



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

AUGUST 13, 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 esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33345** – Applicant: PBLA Engineering, Inc. – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 acre min.) – Location: Northerly of Via Encantada, easterly of Serreno Road, southerly of El Prado Road, westerly of Mirasol Way – 21.56 Acres – Zoning: Light Agriculture – 10 acre min. (A-1-10) – Approved Project Description: Schedule "H" subdivision of 21.56 acres into four (4) parcels with a minimum 5 acre lot size – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 33345, extending the expiration date to July 30, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

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

NONE

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

3.1 **PLOT PLAN NO. 26270, VARIANCE NO. 1905 – Intent to Adopt a Negative Declaration** – EA43026 – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous – 10 Acre Minimum (R-RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Drive, southerly of Glen Meadows, easterly of Carancho Road, and westerly of Gardner Avenue – 5.50 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** The Plot Plan is for a new Verizon Wireless facility proposing a 105 foot disguised monopine and will allow for future colocation. A Variance has been submitted to allow for the 55 foot height extension to allow for the 105 foot monopine. The monopine will provide 12 panel antennas, 12 RRUs, one (1) microwave dish, two (2) raycap surge protectors, three (3) GPS antennas, two (2) equipment cabinets, and one (1) backup generator with leasing area of 510 sq. ft. with a 6 foot high wrought iron fence surrounding the perimeter. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org.

3.2 **PLOT PLAN NO. 26179 – Intent to Adopt a Mitigated Negative Declaration** – EA42990 – Applicant: Brent Engineering – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Highway 74, southerly of Mermack Avenue, easterly of El Toro Cutoff Road, and westerly of Crater Drive – 3.37 Gross Acres – Zoning: Manufacturing Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a 13,000 sq. ft. contractor's storage yard which proposes to construct a 1,430 sq. ft. building for equipment manufacturing and maintenance building on a parcel totaling 3.37 acres. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org.

3.3 **TENTATIVE PARCEL MAP NO. 37073 – No New Environmental Document is Required** – Applicant: Richland Developers, Inc., c/o Craig Cristina – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area, Perris Reservoir Zoning District – General Plan: Community Development: Community Center (CD-CC) – Commercial Retail (CD-CR) – Community Development: Medium Density Residential (CD-MDR) – Community Development: Medium High Density Residential (CD-MHDR) – Community Development: Very High Density Residential (CD-VHDR) – Open Space: Conservation (OS-C) – Open

Space: Conservation Habitat (OS-CH) – Open Space: Recreation (OS-R) – Open Space: Water (OS-W) – Zoning: Specific Plan (SP239) Stoneridge – Location: Northerly of Nuevo Road, southerly of Ramona Expressway, easterly of Foothill Avenue, and westerly of San Jacinto River – **REQUEST:** The **Tentative Parcel Map** is a **Schedule “J”** subdivision of 699.95 gross acres into 16 parcels with a minimum parcel size of 20.82 acres. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

- 3.4 **PLOT PLAN NO. 14271, REVISION NO. 1 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Trip Hord & Associates – First Supervisorial District – Gavilan Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of Lake Mathews Drive, southerly of Idaleona Road, and easterly of Gavilan Road – 11.51 Gross Acres – Zoning: Light Agriculture – 2 Acre Minimum (A-1-2) – **REQUEST:** Request for renewal of entitlement of an existing outdoor reception venue for weddings and private parties, and continue the existing use of wedding and private event use without any further specified time limit. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org.
- 3.5 **PLOT PLAN NO. 17870, REVISED PERMIT NO. 1 – No New Environmental Document is Required** – Applicant: Fred Abdi – Engineer/Representative: Sake Engineers, Inc. – First Supervisorial District – Elsinore Area Plan – Community Development: Light Industrial (CD-LI) – Location: Easterly of Interstate 15, westerly of Temescal Canyon Road, and northerly of Horsethief Canyon Road – 6.27 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** This Revised Permit to Plot Plan No. 17870 (the “project”) proposes to extend the life span of an existing permitted RV and vehicle storage business to July 25, 2030 (the original project, PP17870, was approved July 25, 2005 for a 5 year life span). Additionally this project will consist of removing the existing storage unit/office, with metal structure and install a new 504 sq. ft. office trailer. The existing project size of 6.27 acres will be fully used for parking stalls, landscaping, and the construction of a water quality basin. Total parking will consist of 180 parking stalls with four (4) employee/customer stalls. Upgraded landscaping surrounding the existing project perimeter will be installed. No other changes to the project are proposed. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

STAFF RECOMMENDS A CONTINUANCE OFF CALENDAR – ITEM WILL BE RE-NOTICED AND RE-ADVERTISED

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

- 4.1 **NEW COUNTY-WIDE LAND DEVELOPMENT ORDINANCE** – The County of Riverside is proposing a new zoning ordinance representing a reorganization and restructuring of the existing Ordinance No. 348. Currently, Ordinance No. 348 has sixty-four (64) articles and 484 sections, which can make it difficult to follow, with sometimes redundant or confusing language. On December 17, 2013 the Riverside County Board of Supervisors approved initiation of a series of measures intended to improve Ordinance No. 348. Consistent with that direction, the purpose of the proposed Project is to: 1) improve the overall structure and content of Ordinance No. 348 to make it easier to understand and implement; 2) provide consistency and clarity for land use categories and allowable uses; and 3) provide consistency and clarity in the development review process. The County has determined to prepare an EIR to address potential environmental impacts resulting from the proposed Project. As a result, the County will not prepare an Initial Study as permitted in Section 15060(d) of the State CEQA Guidelines. The scope of the EIR will be based upon information gathered through the NOP scoping process along with input during Planning Commission workshops regarding the Project (for Planning Commission workshop information and other Project-related materials, refer to <http://planning.rctlma.org/Ordinance348Update.aspx>). Project Planner: Keith Gardner at (951) 955-0781 or email at kgardner@rivco.org.

5.0 PUBLIC COMMENTS:



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.1

Director's Hearing: August 13, 2018

PROPOSED PROJECT

Case Number(s):	PM33345	Applicant(s):	
Area Plan:	Southwest		PBLA Engineering, Inc.
Zoning Area/District:	Rancho California Area		c/o Hayward Pardue
Supervisorial District:	First District		
Project Planner:	Gabriel Villalobos		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 21.56 acres into four (4) parcels with a minimum 5 acre lot size. The project is located north of Via Encantada, east of Serreno Rd, south of El Prado Rd, and west of Mirasol Way.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 33345**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 30, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 33345 was originally approved at Planning Commission on March 3, 2010. It proceeded to the Board of Supervisors along with Change of Zone No. 7119 where both applications were approved on July 30, 2013.

The First Extension of Time was received June 15, 2018, ahead of the expiration date of July 30, 2018. The applicant and the County discussed conditions of approval and reached consensus on July 30, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (July 30, 2018) indicating the acceptance of the seven (7) recommended conditions.

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

State Bills

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

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

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

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

This 1st extension of time request will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years and will expire on July 30, 2024.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become July 30, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Parcel Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for PM333345

Vicinity Map





Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

Notes

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

REPORT PRINTED ON... 7/31/2018 9:59:22 AM

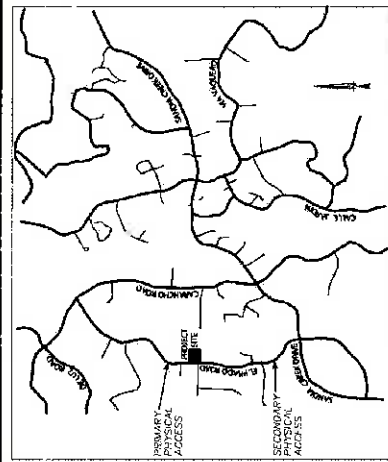
© Riverside County GIS

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP 33345

PAR. 55, PM 25 MB 003/001

AMENDED NO. 3



VICINITY MAP
AS SHOWN ON THE R/W SEC. 13

OWNER/APPLICANT
W.S. GARNY
3010 DGS J OWAS
RIVERSIDE, CA 92506
(760) 731-9100

ENGINEER
RICHARD J. VALDEZ P.E.
40925 COUNTY CENTER DRIVE
RIVERSIDE, CA 92501
(951) 860-5500

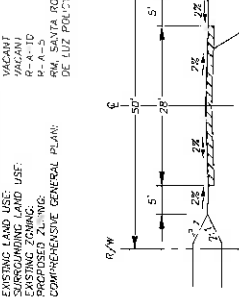
ASSESSOR'S PARCEL/LEGAL DESCRIPTION
913-170-011
PARCEL 55, PM 25 MB 003/001
AS R/W SEC 13 & 16 R/W SEC 13

THOMAS BROTHERS GUIDE
RIVERSIDE/SAN BERNARDINO COUNTY, YEAR 2015
PACE: 977 GRID: E3

UTILITIES
WATER: R/W
SEWER: R/W
SO. CAL GAS: R/W
ELECTRIC: SOUTHERN CALIFORNIA Edison
CABLE: N/A
SCHOOL: MURRETTA VALLEY UNIFIED SCHOOL DISTRICT
SERVICE DISTRICT: N/A

GENERAL NOTES
1. THIS MAP DOES INCLUDE THE EXIST' CONTOUR'S OWNERSHIP
OF THE SUBDIVIDE.
2. THIS MAP IS NOT INCLUDED IN THE FEMA FLOODWAY OF
RIVERSIDE COUNTY NOT TO EXCEED 15% GRADE.
3. ALL DRIVEWAYS SHALL BE A MINIMUM OF 16' WIDE IN WIDTH.
4. SLOPES SHALL NOT BE SUBJECT TO OVERFLOW, INUNDATION, OR
FLOODING AND USE OF THE PROPERTY.
5. NOT WITHIN A COUNTY SERVICE AREA.
6. NOT WITHIN A SPECIFIC PLAN.
7. THE SOULMEST AREA.
8. THERE IS ONE EXISTING WELL ON THE PROPERTY.

ZONING & LAND USE SUMMARY
EXISTING LAND USE: VACANT
EXISTING ZONING: R/A-1D
PROPOSED ZONING: R/W
COMPREHENSIVE GENERAL PLAN: PM SANTA ROSA PLATEAU/
DE LUZ PLATEAU



STREET "A"
R/W OF SER. 13-10-B
A.C. PAVEMENT OVER
AGGREGATE SUB-BASE (17%)
(DIMENSIONS PER SDCS REPORT)

ENVIRONMENTAL STATEMENT
ALL CONSTRUCTION AND ENCROACHMENT SHALL BE KEPT FREE OF BUILT-UPS,
OBSTRUCTIONS AND ENCROACHMENT BY LAND FILL.

BASEMENT NOTE
1. THIS MAP HAS NO EXISTING BASEMENTS IN PAR. 5, PM 25 MB 003/001.

FIRE NOTES
1. ALL PROPOSED SLOPES SHALL BE PLANTED AND MAINTAINED TO PREVENT EROSION.
2. ALL DRIVEWAYS SHALL HANDLE A 6000 LB 2-AAX MOTOR VEHICLE.
3. FIRE LINES PROTECTION MEASURES: ALL FUTURE STRUCTURES SHALL HAVE A MINIMUM 100' STRIPBACK TO PROPERTY LINE OR A 20' STRIPBACK TO PROPERTY LINE SHALL BE PROVIDED IN ADJACENT PROPERTY.



LEGEND
- - - EXISTING PROPERTY LINE
- - - - - CUT/FILL LINE
- - - - - EXISTING CON. MET.
- - - - - RIGHT OF WAY
- - - - - R/W
- - - - - P/L

APPLICABLE	PROPERTY	OWNER	DATE	BY	SCALE
		RICHARD J. VALDEZ P.E.	12/28/2015		1:1

APPLICABLE	PROPERTY	OWNER	DATE	BY	SCALE
		RICHARD J. VALDEZ P.E.	12/28/2015		1:1

APPLICABLE	PROPERTY	OWNER	DATE	BY	SCALE
		RICHARD J. VALDEZ P.E.	12/28/2015		1:1

APN 934-170-011
COUNTY OF RIVERSIDE
PAR. 55, PM 25 MB 003/001
APN 934-170-011

Extension of Time Environmental Determination

Project Case Number: PM33345
 Original E.A. Number: 40044
 Extension of Time No.: 1st EOT
 Original Approval Date: July 30, 2013
 Project Location: North of Via Encantada, East of Serreno Rd, South of El Prado Rd, West of Mirasol Way
 Project Description: a Schedule "H" subdivision of 21.56 acres into four (4) parcels with a minimum 5 acre lot size.

On July 30, 2013, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

Date: 7/31/18
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Hayward Pardue <hpardue@pbla.biz>
Sent: Monday, July 30, 2018 11:44 AM
To: Villalobos, Gabriel
Subject: RE: Recommended Conditions for PM33345 1st EOT

Thank you Gabrielle. Yes, accept the following additional conditions.

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

HAYWARD PARDUE, P.E.
hpardue@pbla.biz (760) 250-0638
PBLA Engineering, Inc.

Coachella Valley Office
79405 Hwy 111 Suite 9-139
La Quinta, CA 92253
(760) 250-0638 Fax (760) 771-6322

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Tuesday, July 17, 2018 5:26 PM
To: Hayward Pardue
Subject: Recommended Conditions for PM33345 1st EOT

Attn: PBLA Engineering, Inc.
c/o Hayward Pardue
79405 Hwy 111, Suite 9-139
La Quinta, CA 92253

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 33345.

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

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

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

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

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

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

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

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

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



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County of Riverside California

Plan: PM33345E01

Parcel: 934170011

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT1 - REQ E HEALTH DOCUMENTS Not Satisfied

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

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

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

Transportation

050 - Transportation. 1 EOT1 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT1 - REQ BMP SWPPP WQMP Not Satisfied

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, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: PM33345E01

Parcel: 934170011

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT1 - WQMP AND MAINTENANCE Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT1 - WQMP REQUIRED Not Satisfied

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

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

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

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

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

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

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

Transportation

090 - Transportation. 1 EOT1 - WQMP COMP AND BNS REG Not Satisfied

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

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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

3.1

Director's Hearing: August 13, 2018

PROPOSED PROJECT

Case Number(s): PLOT PLAN NO. 26270,
VARIANCE NO. 1905

EA No.: 43026

Area Plan: Southwest

Zoning Area/District: Rancho California Area

Supervisory District: First District

Project Planner: Desiree Bowdan

Project APN(s): 936-030-006

Applicant(s):

Courtney Standridge

Representative(s):

SAC Wireless for Verizon Wireless



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

For Plot Plan No. 26270, Verizon Wireless proposes a 105' wireless communication facility disguised as a monopine, which will be constructed to also allow for collocation. The monopine will provide twelve (12) panel antennas, twelve (12) RRUs, one (1) microwave dish, two (2) raycap surge protectors, three (3) GPS antennas, two (2) equipment cabinets, and one (1) backup generator with leasing area of 510 square feet with a 6' high block wall fence surrounding the perimeter.

The project is located: Northerly of Sandia Creek Dr., southerly of Glen Meadows, easterly of Carancho, and westerly of Gardner Ave.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43026**, 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,

APPROVE VARIANCE NO. 1905, based upon the findings and conclusions incorporated in the staff report; and,

APPROVE PLOT PLAN NO. 26270, 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:

Existing General Plan Foundation Component:	Rural: (RUR)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Mountainous (10 Acre Minimum) (R-M-10)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Santa Rosa Plateau
Surrounding General Plan Land Uses	Rural Mountainous
North:	Rural Mountainous (RM) (10 acre minimum)
East:	Rural Mountainous (RM) (10 acre minimum)
South:	Rural Mountainous (RM) (10 acre minimum)
West:	Rural Mountainous (RM) (10 acre minimum)
Existing Zoning Classification:	Residential Agricultural (5ac min) (R-A-5)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	Residential Agriculture (5 Acre Minimum) (R-A-5)
North:	Residential Agricultural (5ac min) (R-A-5)
East:	Residential Agricultural (5ac min) (R-A-5)
South:	Residential Agricultural (5ac min) (R-A-5)
West:	Residential Agricultural (5ac min) (R-A-5)
Existing Use:	EMWD Water Towers
Surrounding Uses	Vacant Land and some residences
North:	Vacant Land
South:	Vacant Land
East:	Scattered Residences
West:	Vacant Land

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	510 sq. ft.	10 acre lots, no minimum lease area *5 acre lot, no minimum lease area
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT):	N/A	N/A
Floor Area Ratio:	N/A	N/A
Monopine Height (FT):	105'	Max. 55 ft without a variance
Proposed Minimum Lot Size:	5.50 acres	5 acres
Total Proposed Number of Lots:	1	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
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Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Service Parking	1	Min. 1 Space for maintenance	1	1
TOTAL:	1			

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	No
Fault Zone:	No
Fire Zone:	Moderate/SRA
Mount Palomar Observatory Lighting Zone:	Zone B, 22.76 Miles from Mt. Palomar Observatory
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The originating Plot Plan No. 25811 was submitted to Riverside County on May 4, 2015, requesting a disguised 65' monopine with no request or submittal of a Variance. Planning informed Verizon that the allowed height within the Residential Agricultural zone for a cell site was 50'. The project was withdrawn, and Verizon submitted a new project on May 22, 2017 for a new submittal of Plot Plan No. 26270, and Variance No. 1905, requesting a 105' tall disguised monopine per Ordinance No. 348, Article VIb, Section 6.51, and Section 18.27 to allow the proposed tower to extend above the Eastern Municipal Water District water tanks and allow for future collocation.

Plot Plan No. 26270 was submitted to the County of Riverside on May 22, 2017 and Variance No. 1905 was submitted on June 14, 2017, after a determination was made that a Variance application was also required.

ENVIRONMENTAL REVIEW

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 documents were circulated for public review per the CEQA Statute and State CEQA Guidelines section 15105.

The IS and ND reflect that the project as proposed and conditioned will result in no significant environmental impacts, and no mitigation is necessary.

FINDINGS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural: Rural Mountainous (R: RM). The project site is surrounded by properties which are designated Rural: Rural Mountainous (R: RM) (10-Acre Minimum) to the north, east, west, and south within the Southwest Area Plan. The types of uses generally envisioned for this Land Use Designation are large-lot single family residential uses, limited animal keeping, and agricultural uses. It is required that public facilities and services such as roads, utilities, public safety be made available for the safety and welfare of the public. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby by residential uses in the area, and will improve cell service for this rural area. Therefore, the proposed use is consistent with the General Plan Land Use Designation.
2. The project site has a Zoning Classification of Residential Agricultural 5-acre minimum (R-A-5). The proposed project as designed and conditioned, exceeds the maximum allowable 50-foot height requirement by 55 feet. Therefore a Variance application was submitted pursuant to Ordinance No. 348 Section 18.27, to request the additional height due to the Eastern Municipal Water District water tanks causing an interference in coverage and to allow for future collocation of Verizon and other communication companies, the applicant has requested the maximum height of 105'.
3. The project site is located within the Santa Rosa Plateau Policy Area, and is consistent with this policy area, as wireless communication towers provide utility infrastructure support for the residences in the area. By disguising the tower as monopine, it adheres to the Santa Rosa Plateau's design to maintain the rural character and natural terrain for the ecological reserve.
4. The project proposes a new disguised monopine. This project will result in a 105-foot wireless communications facility and will allow for future co-location. The proposed expansion are consistent with Ordinance No. 348 (Land Use) and the use is allowed within the Residential Agricultural Zoning Classification, subject to Plot Plan approval, Section 18.27 with the approval of the proposed Variance pursuant to Section 18.30.

Entitlement Findings:

Variance

The following findings shall be made prior to making a recommendation to grant a Variance, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

1. That special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings. The variance will allow the proposed monopine to extend over the existing Eastern Municipal Water District water tanks, a constraint that does not exist on other nearby parcels. Due to this special circumstance of the high water tanks, the wireless facility needs to be taller than the tanks to allow for wireless coverage and connectivity. Due to these features, this site has special circumstances, specific to this property.

2. That the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. Without the variance, the new wireless facility would not extend over the height of the water tanks, thus prohibiting adequate cell service to the surrounding communities. Other property in the vicinity within the same zoning classification does not have similar constraints of containing tall water towers that block wireless coverage. Furthermore, federal law, state law, and the County encourage co-locations in order to reduce establishing additional facilities. Co-locatable towers generally require additional heights, in order to provide the necessary equipment separation as well as adequate coverage. Accordingly, this Variance would prevent this property from being deprived of the privileges enjoyed by the other property in the vicinity that is under the same zoning classification.
3. That a variance shall not be granted for a parcel of property which authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements. The establishment and operation of wireless communication facilities are allowed in residential zones, including R-A-5, subject to Plot Plan approval. This Variance is only for a height increase in a wireless facility height from the 50 feet, which could be permitted without a variance, to 105 feet. This Variance does not constitute a request to establish a use that otherwise is not permitted in residential zones.
4. Pursuant to Ordinance No. 348, Article XIXg, Section 19.409.A.11, a Variance application is appropriate for a wireless communication facility that would exceed the maximum height, provided that the application complies with all requirements Ordinance No. 348 Section 18.27. As demonstrated above and in the application package, the applicant has submitted an application that complies with all requirements of Section 18.27.
5. According to Section 19.410.c of Ordinance No. 348, the R-A-5 zone is classified as Residential Agricultural zone classification. The proposed project as designed and conditioned would exceed the maximum allowable 50-foot height requirement by 55 feet. Therefore, a Variance application was submitted pursuant to Section 18.27, to request the additional height due to the Western Municipal Water District water tanks causing an interference in coverage. To allow for maximum coverage and collocation of other communication companies, the applicant has requested the maximum height of 105'.
6. The Public Facilities & Services Provision policy requires that all developments, including developments within the Rural (RUR) land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residences, commercial uses, and the traveling public in the area.

Disguised Wireless Communication Facilities 19.404.c

1. The facility is designed and sited so that it is minimally visually intrusive. The proposed wireless communication facility is a disguised 105-foot-high monopine, which would extend above the existing Western Municipal Water District water towers. The monopine will be located where most of the surrounding properties are vacant and the monopine will look aesthetically pleasing and blend with the surrounding area.

2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area and will be screened from view with landscape vegetation. The project proposes to provide two 36" box pines, twelve (12) shrubbery, and a 6' eucalyptus tree.
3. As demonstrated in detail below, the application has met the processing requirements set forth the Article 19.409 of the Riverside County Zoning ordinance.
4. As demonstrated in detail below, the application has met the location and development standards set forth in Article 19.410 of the Riverside County Zoning ordinance.
5. The County has been provided with a fully executed copy of the lease entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

Development Standards, Section 19.410

- A. Area Disturbance: Physical disturbance of the site will be minimal. This project includes the construction of a new 105-foot wireless communication facility to provide adequate coverage and allow for future co-location to the site. The project will also include the construction of two equipment enclosures in the 510-square-foot leasing area.
- B. Fencing and Walls: The location of the equipment area is such that it will not be visible to the general public, due to the proposed landscaping to be installed as well as the 6' high wrought iron fencing proposed to encompass the perimeter of the site.
- C. Height Limitations: The project site is located within the Residential Agricultural Zoning Classification, which allows for a maximum height of 50' for wireless communication facilities. The project proposes a variance to extend the height of the tower to 105-feet, to allow for adequate coverage and extend beyond the height of the Western Municipal Water District water towers. In accordance with Ordinance 348, Article VIb, Section 6.51, pursuant to Section 18.27, a variance from the terms of the ordinance may be granted when, because of special circumstances applicable to a parcel of property, including size, shape topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. As demonstrated above, all requirements for a variance have been met.
- D. Impacts: The location of this existing wireless communication facility is within an area dedicated to public utilities, including two water tanks. As demonstrated in the EA, the proposed communication tower will not result in adverse impacts to the surrounding community or any biological resources.
- E. Landscaping: The area surrounding project site will provide a 6 foot eucalyptus tree, twelve 12 shrubbery, and two (2) box pines for adequate screening of the equipment and will also provide irrigation to maintain the growth and prosperity of the landscape materials.

- F. Lighting: Although there will be temporary lights used during the construction phase of the disguised wireless facility, the project site does not propose any lighting system around the perimeter of the project site. Occasionally an overhead light may be used to provide maintenance inside the equipment cabinets, but this would be infrequent and of short duration.
- G. Noise: The tower and equipment enclosure are located approximately 410 feet away from the nearest residence. Wireless communication facilities typically produce negligible noise during normal operations and the nearest residence will not be affected. The equipment enclosure will contain an emergency backup generator. The generator is to be only used in the event of a power disruption and during maintenance checks. It will not be used during the course of regular operations. Any noise produced by the generator is required to comply with the County noise standards.
- H. Parking: The wireless communication facility will provide one parking space for the employee providing maintenance to the tower.
- I. Paved Access: Paved access to the wireless communication facility has already been provided by Western Municipal Water District for access to the water tanks.
- J. Roof Mounted Facility: This is not a roof mounted wireless communication facility. Furthermore, no equipment will be attached or mounted to the water tanks. Therefore, this requirement does not apply in this case.
- K. Sensitive View-shed: The wireless communication facility will be disguised as a monopine which will blend with the surrounding and will reduce the impacts of a negative view-shed.
- L. Power and Communication Lines: All Verizon Power & Telco utilities for the proposed project will be placed 8' underground. There will be no overhead powerlines proposed for this project.
- M. Setbacks: The communication facility is setback at a distance of 410' from the project site to the nearest residence located on Camino Del Valle. A disguised wireless tower located in a residential zoning classification must have a minimum setback of 200% of the facility height. As a 105-foot monopine, the project would be required to have a minimum setback of 210 feet. The project exceeds the minimum required to a single family residence by providing a 410' setback from the centerline of the tower location to the property line. Therefore, it meets this requirement.

SETBACK TABLE		
	FROM CENTER OF TOWER TO PROPERTY LINE	FROM SITE TO PROPERTY LINE
NE	57'-5"	80'-0"
SE	175'-8"	144'-10"
SW	427'-3"	421'-1"
NW	366'-7"	382'-3"
CLOSEST RESIDENT	±410'-0"	±380'-0"

- N. Support Facilities: 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 location of the new equipment enclosure, which are less than 6 feet in height, will not be readily visible to the public, due to its location behind existing tree and plant coverage.

- O. Treatment: 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. The existing tower is disguised as a pine tree to blend in with surrounding area. The 105-foot tower, will be treated to appear as a monopine disguise with materials such as faux bark and dark paint to match and make the tower more aesthetically pleasing.

State Responsibility Area/ High Fire Hazard Severity Area

- 1. This project is located within a CAL FIRE state responsibility area a high fire hazard severity zone. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development within SRA's. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside's County Assistant Fire Marshall Swarthout stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - b. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, road access shall be unobstructed with a width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm) (COA Prior to Permit).
 - c. The zoning classification for the subject site is Residential Agriculture 5 Acre Minimum (R-A-5).

Tribal Consultation (AB 52)

- 1. Based on Native American consultation; notifications about this project were sent to nine Native American groups who had requested to be noticed pursuant to AB 52. There was no response from the Soboba Band of Luiseno Indians, Colorado River Indian Tribes, Morongo Band, Cahuilla Band of Indians, the Quechan Band or the Ramona Band and consultation was closed on July 1, 2017.

The Pala Band of Indians requested consultation in a letter dated June 26, 2017. After being provided the project maps and exhibits Pala stated that they had no concerns and consultation was concluded on July 21, 2017. The Rincon Band of Luiseño Indians requested consultation in a letter dated June 22, 2017. An email was sent to the Tribe by Planning on July 18, 2017 to set up a consultation meeting. A response was received from the Tribe on July 18, 2017 stating that they had no concerns and consultation was concluded on the same day. The Pechanga Band of Luiseño Indians requested consultation in a letter dated June 15, 2017. Consultation was held on June 21, 2017. At this meeting Pechanga requested the cultural report and wanted the TCNS number for the project. On June 22, 2017, Planning provided Pechanga with the cultural report. A follow-up email was sent to the tribe on July 12, 2017 asking if the tribe had any further comments or concerns. A

response was received on July 26, 2017 stating that the Tribe would submit comments to the Federal Communication Commission and consultation was concluded on the same day. No tribal cultural resources were identified by any of the tribes.

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/has not received written communication/phone calls from anyone who indicated support/opposition to the proposed project.

This project was presented before the (MAC GROUP) on (September 9, 2017).

APPEAL INFORMATION

The decision of the Planning Director is considered final and no action by the Planning Commission is required unless, within ten days after the notice of decision appears on the Planning Commission agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671, or unless the Planning Commission assumes jurisdiction by ordering the matter set for public hearing.

PP26270_VAR1905

Aerial Map



Legend

- Parcels
- Blue line Streams
- City Areas
- World Street Map



0

752

1,505 Feet

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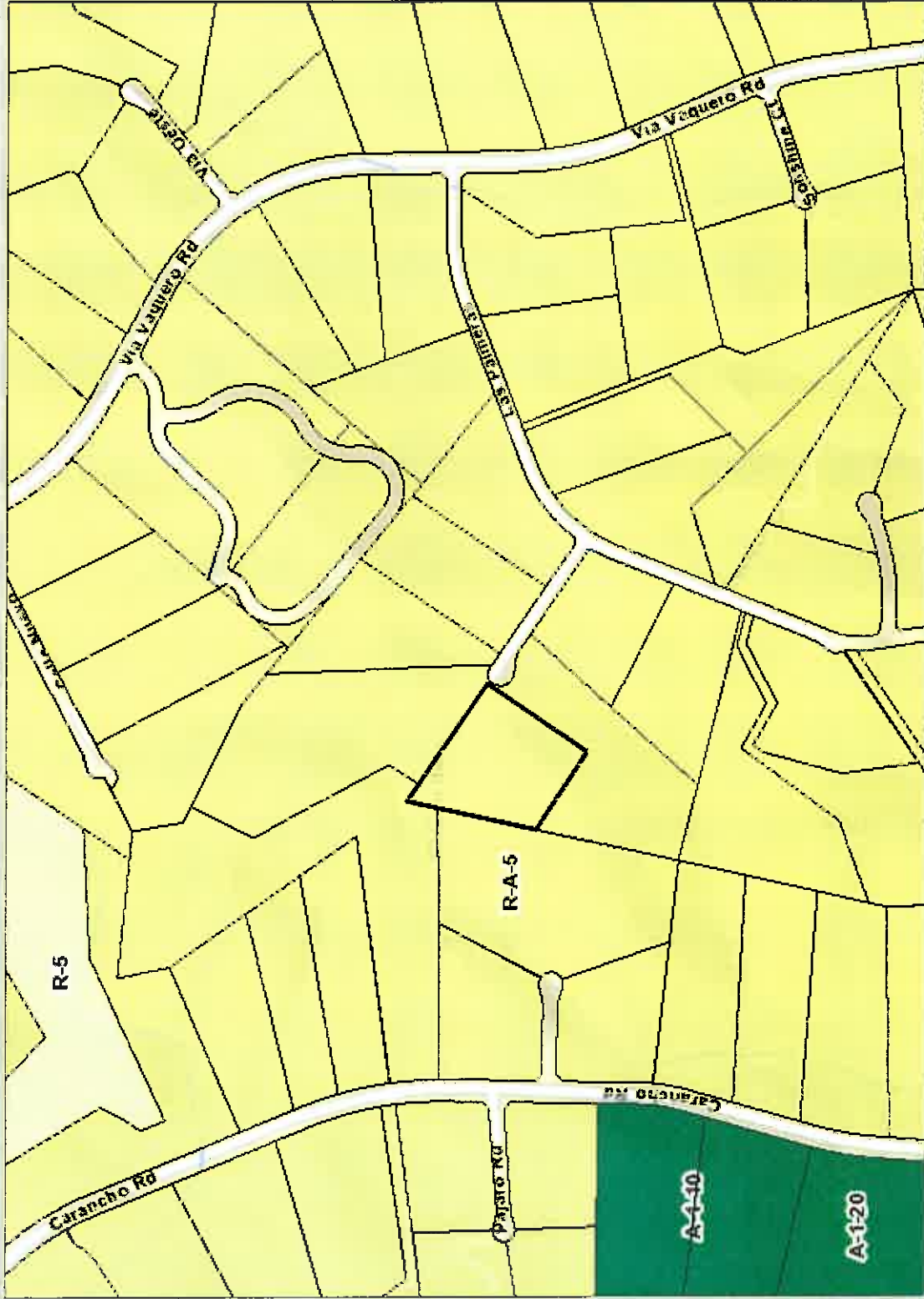
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Notes

PP26270_VAR1905

Existing Zoning



Legend

- Parcels
- Zoning
- OTHER ZONING
- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2
- A-1-2 1/4
- A-1-20
- A-1-30000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D
- A-P
- A-P-10

Notes

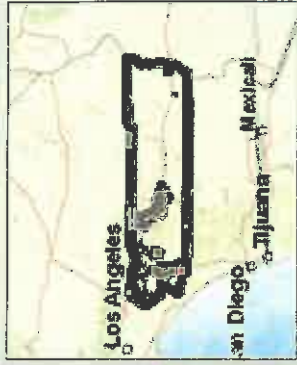
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

0 752 1,505 Feet

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PP26270_VAR1905 Existing General Plan





Legend

- Parcels
- General Plan Land Use**
 - Rural Community - Estate Density f
 - Rural Community - Very Low Dens
 - Rural Community - Low Density Re
 - Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Very High Density Residential
 - Highest Density Residential
 - Commercial Retail
 - Commercial Tourist
 - Commercial Office
 - Community Center
 - Light Industrial
 - Heavy Industrial
 - Business Park
 - Public Facilities
 - Mixed Use Area
 - Rural Residential
 - Rural Mountainous
 - Rural Desert
 - Agriculture
 - Conservation

Notes

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ISSUE STATUS

REV.	DATE	DESCRIPTION

WFT
 WFT COMMUNICATIONS
 10000 WILLOW CREEK DRIVE
 SUITE 100
 TEMECULA, CA 92590
 TEL: 951-251-1100
 FAX: 951-251-1101
 WWW.WFT.COM

PREPARED BY:
 WFT COMMUNICATIONS
 10000 WILLOW CREEK DRIVE
 SUITE 100
 TEMECULA, CA 92590
 TEL: 951-251-1100
 FAX: 951-251-1101
 WWW.WFT.COM

Verizon
 18305 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

Professional Land Surveying
 910 WEST HANNAH AVENUE, SUITE 200
 TEMECULA, CALIFORNIA 92590
 (951) 251-1100
 www.temeculasurvey.com

LAX VAQUERO
 24885 CAMINO DEL VALLE
 TEMECULA, CA 92590

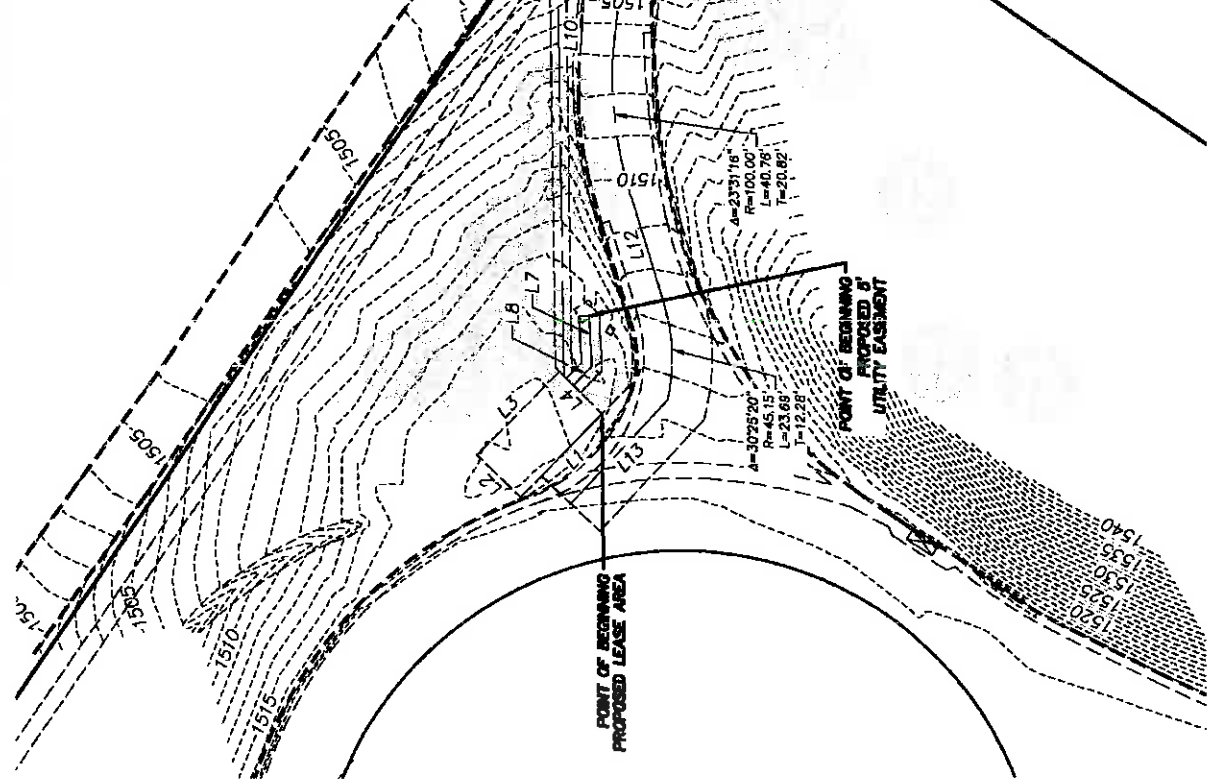
SHEET TITLE:
 TOPOGRAPHIC SURVEY

LS-2

PROPOSED 4" WIDE UTILITY EASEMENT LEGAL DESCRIPTION
 COMMENCING AT A 1" IRON PIPE IN A WELL IN THE CENTERLINE OF CAMINO DEL VALLE (AS SHOWN), THENCE NORTH 28°25'30" EAST, A DISTANCE OF 24.38 FEET TO THE POINT OF BEGINNING;
 BEING A STRIP OF LAND 4" WIDE, 2.0' TO EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
 NORTH 89°27'35" WEST, A DISTANCE OF 3.89 FEET;
 THENCE SOUTH 89°27'40" WEST, A DISTANCE OF 158.38 FEET TO THE POINT OF TERMINATION.
 THE SIDELINES OF WHICH ARE TO BE UNMENDED AND/OR SHORTENED TO THE NORTHERLY LINE OF THE PROPOSED LEASE AREA, AND THE NORTHERLY LINE OF THE PROPOSED ACCESS EASEMENT.
 CONTAINING 851.5 FEET, MORE OR LESS.

PROPOSED 8" WIDE UTILITY EASEMENT LEGAL DESCRIPTION
 COMMENCING AT A 1" IRON PIPE IN A WELL IN THE CENTERLINE OF CAMINO DEL VALLE (AS SHOWN), THENCE NORTH 82°55'19" WEST, A DISTANCE OF 128.08 FEET TO THE POINT OF BEGINNING;
 BEING A STRIP OF LAND 8" WIDE, 2.5' TO EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
 SOUTH 89°29'29" WEST, A DISTANCE OF 12.67 FEET;
 THENCE NORTH 45°27'45" WEST, A DISTANCE OF 8.51 FEET TO THE POINT OF TERMINATION.
 THE SIDELINES OF WHICH ARE TO BE UNMENDED AND/OR SHORTENED TO THE SOUTHEASTERLY LINE OF THE PROPOSED LEASE AREA.
 CONTAINING 816.9 FEET, MORE OR LESS.

PROPOSED 12" WIDE UTILITY EASEMENT LEGAL DESCRIPTION
 COMMENCING AT A 1" IRON PIPE IN A WELL IN THE CENTERLINE OF CAMINO DEL VALLE (AS SHOWN), THENCE NORTH 82°55'19" WEST, A DISTANCE OF 128.08 FEET TO THE POINT OF BEGINNING;
 BEING A STRIP OF LAND 12" WIDE, 3.0' TO EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
 SOUTH 89°29'29" WEST, A DISTANCE OF 12.67 FEET;
 THENCE NORTH 45°27'45" WEST, A DISTANCE OF 8.51 FEET TO THE POINT OF TERMINATION.
 THE SIDELINES OF WHICH ARE TO BE UNMENDED AND/OR SHORTENED TO THE SOUTHEASTERLY LINE OF THE PROPOSED LEASE AREA.
 CONTAINING 816.9 FEET, MORE OR LESS.



PROPOSED ACCESS EASEMENT LEGAL DESCRIPTION
 COMMENCING AT A 1" IRON PIPE IN A WELL IN THE CENTERLINE OF CAMINO DEL VALLE (AS SHOWN), THENCE NORTH 53°53'30" WEST, A DISTANCE OF 17.34 FEET TO THE POINT OF BEGINNING;
 BEING A STRIP OF LAND 8' WIDE, 1.64' TO EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
 ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 77°29'51", A RADIUS OF 26.00 FEET, AND AN ARC LENGTH OF 11.16 FEET;
 THENCE NORTH 89°25'30" WEST, A DISTANCE OF 142.41 FEET;
 THENCE ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 100.00 FEET, AND AN ARC LENGTH OF 14.79 FEET;
 THENCE SOUTH 72°39'23" WEST, A DISTANCE OF 28.38 FEET;
 THENCE ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 45.15 FEET, AND AN ARC LENGTH OF 23.89 FEET TO AN ANGLE POINT;
 THENCE FROM SAID ANGLE POINT, NORTH 49°13'31" EAST, A DISTANCE OF 26.35 FEET TO THE POINT OF TERMINATION.
 CONTAINING 3453.3 FEET, MORE OR LESS.

PROPOSED V2W LEASE AREA LEGAL DESCRIPTION
 COMMENCING AT A 1" IRON PIPE IN A WELL IN THE CENTERLINE OF CAMINO DEL VALLE (AS SHOWN), THENCE NORTH 82°55'19" WEST, A DISTANCE OF 184.83 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 45°27'45" WEST, A DISTANCE OF 26.00 FEET;
 THENCE NORTH 49°27'13" EAST, A DISTANCE OF 15.00 FEET;
 THENCE SOUTH 44°23'13" WEST, A DISTANCE OF 15.80 FEET TO THE POINT OF BEGINNING.
 CONTAINING 836.0 FEET, MORE OR LESS.

Line #	Direction	Length
L1	N45°37'48"W	29.00'
L2	N44°22'12"E	16.00'
L3	S45°37'48"E	28.00'
L4	S44°22'12"W	15.00'
L7	S88°50'28"W	12.67'
L8	N45°37'48"W	8.51'
L9	N58°17'55"W	3.98'
L10	S89°01'48"W	158.38'
L11	S83°50'22"E	42.41'
L12	S72°39'23"W	28.35'
L13	N46°41'31"W	35.35'

REV	DATE	DESCRIPTION	BY
1	08/24/17	ISSUE FOR PERMITS	WJ
2	02/02/18	REVISIONS TO PERMITS	WJ
3	02/02/18	CITY COMMENTS	WJ
4	02/02/18	REVISED PERMITS	WJ
5	02/02/18	REVISED PERMITS	WJ
6	02/02/18	REVISED PERMITS	WJ
7	02/02/18	REVISED PERMITS	WJ
8	02/02/18	REVISED PERMITS	WJ
9	02/02/18	REVISED PERMITS	WJ
10	02/02/18	REVISED PERMITS	WJ
11	02/02/18	REVISED PERMITS	WJ

VERIZON
 15905 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

VERIZON
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 IRVINE, CA 92618

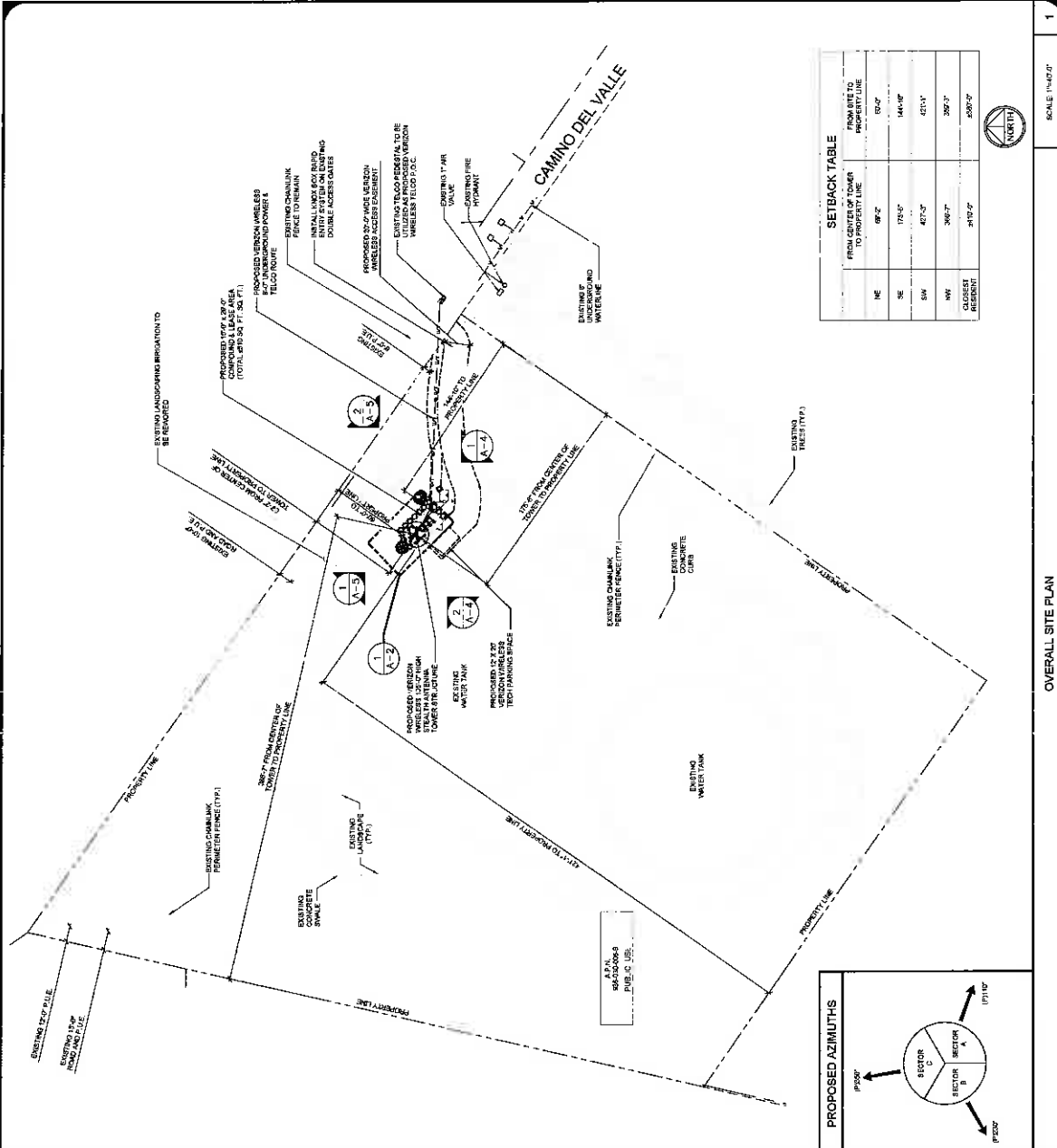
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 TEMECULA, CA 92590

SHEET TITLE
 OVERALL SITE PLAN

A-1

SETBACK TABLE	FROM CENTER OF TOWER TO PROPERTY LINE	FROM SETBACK TO PROPERTY LINE
NE	66'-2"	33'-2"
SE	178'-5"	144'-0"
SW	42'-0"	42'-11"
NW	369'-7"	292'-7"
CLOSEST RESULT	66'-2"	33'-2"



ABBREVIATIONS & SYMBOLS

ASB	ASBESTOS	UB	UNDERGROUND
AC	ASBESTOS	UB	UNDERGROUND
AC	ASBESTOS	UB	UNDERGROUND
AC	ASBESTOS	UB	UNDERGROUND
AC	ASBESTOS	UB	UNDERGROUND

LEGEND

- SUBJECT BOUNDARY LINE
- POINT-TO-POINT CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- UNDERGROUND ELECTRICAL LINE
- UNDERGROUND FLEDD LINE
- BURIED GAS LINE
- BURIED TELEPHONE LINE
- BURIED WATER LINE
- BURIED SANITARY SEWER
- BURIED STORM DRAIN
- CHANNEL FENCE
- WELDED IRON FENCE
- TRANSFORMER
- FIRE HYDRANT
- GATE VALVE
- WATER METER
- UTILITY BOX
- CATCH BASIN (TYPE I)
- CATCH BASIN (TYPE II)

ABBREVIATIONS & SYMBOLS

SCALE: NTS

1

REV	DATE	DESCRIPTION	BY
1	02/24/17	ISSUE STATUS	AKD
2	02/24/17	REVISED 100% CD	AKD
3	02/24/17	CITY COMMENTS	AKD
4	02/24/17	REVISED PER SURVEY	AKD
5	02/24/17	TOWER HEIGHT CHANGE	AKD
6	02/24/17	TOWER HEIGHT CHANGE	AKD
7	02/24/17	TOWER HEIGHT CHANGE	AKD

WTF
 WIRELESS TOWER FOUNDATION
 DESIGN GROUP, LLC
 1000 UNIVERSITY AVENUE, SUITE 100
 RAYN, CA 92081
 TEL: (619) 441-1111
 WWW.WTFDESIGN.COM

Verizon
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 TEMECULA, CA 92590

BHEET TITLE:
**ENLARGED SITE &
 ANTENNA PLAN**

A-2

NOTE: REFERENCE SURVEY BY DWAN/BACKLUND SURVEYING ON AUGUST 14, 2014 FOR ALL LOCAL PROPERTY LINES AND EXISTING EASEMENT INFORMATION.

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

NOTE: ALL TOWER EQUIPMENT TO BE INSTALLED TO MATCH EXISTING TOWER STRUCTURE.

NOTE: THESE DRAWINGS DO NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR THE ANTENNAS. THE CLIENT HAS BEEN ADVISED THAT THE TOWER HAS BEEN PERFORMED BY SOLAR COMMUNICATIONS INC. THE ANTENNA HEIGHT, LOCATION AND MOUNTING SHOWN IN THESE DRAWINGS SHALL SUPERSEDE THESE DRAWINGS.

NOTE: ALL EQUIPMENT ON THE TOWER WILL BE INSTALLED PER THE DRAWINGS AND WILL REQUIRE A PERMITS APPROVAL STAMP. ALL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS.

NOTE: THE PROPOSED WIRELESS ANTENNA STRUCTURE IS TO BE INSTALLED ON THE EXISTING TOWER. THE CLIENT SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS.

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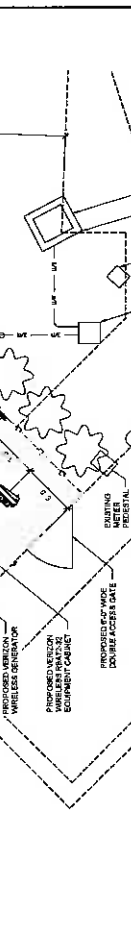
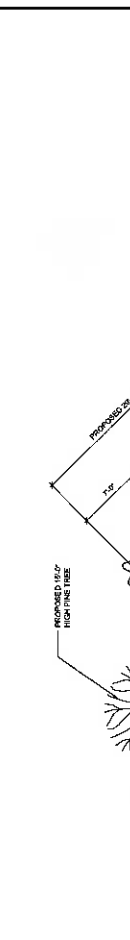
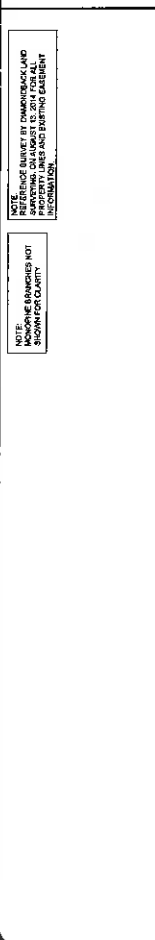
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ENLARGED SITE PLAN
 & CABLE ANTENNA SCHEDULE

ENLARGED ANTENNA PLAN
 & CABLE ANTENNA SCHEDULE

ENLARGED SITE PLAN

REV	DATE	DESCRIPTION	BY
1	02/24/17	10% ZONING	ED
2	02/24/15	REVISED FROM ZX	ARC
3	02/24/15	CITY COMMENTS	ARC
4	02/24/15	REVISIONS	ARC
5	02/24/17	RESUBMITTED DRAWING	ED
6	02/24/17	TOWER HEIGHT CHANGE	ED
7	02/24/17	TOWER HEIGHT CHANGE	ED

WF

WEST CALIFORNIA
DESIGN GROUP, LLC
8000 CENTINELA BLVD
SUITE 300
FREMONT, CA 94555
PHONE: 415.871.7600
WWW.WFDESIGN.COM

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DATE PLOTTED: 02/24/17
PLOT TIME: 1:18:49 AM

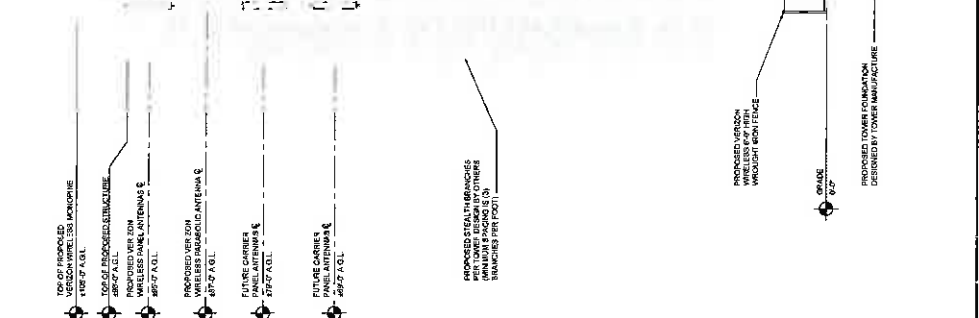
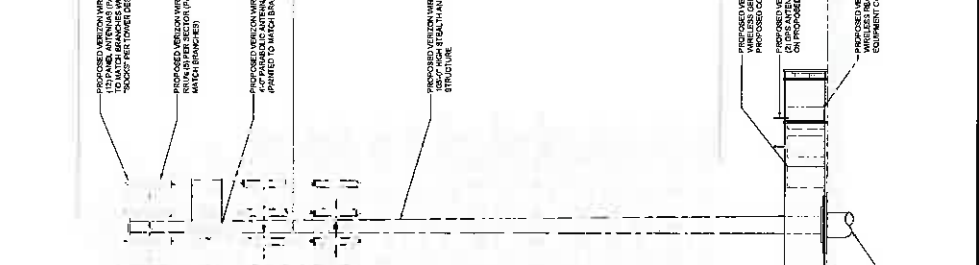
VQUERO
28855 CAMINO DEL VALLE
TEMECULA, CA 92590

SHEET TITLE:
**PROPOSED
ELEVATIONS**

A-3

NOTE: PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO THE PROPOSED MONUMENT POLE SHALL BE COORDED IN COORDINATION WITH THE CITY OF TEMECULA. ALL ANTENNAS AND EQUIPMENT MOUNTED TO THE PROPOSED MONUMENT POLE SHALL BE PAINTED GREEN TO MATCH THE NEIGHBORING MONUMENT POLES. ALL ANTENNAS AND EQUIPMENT SHALL BE MOUNTED TO THE PROPOSED MONUMENT POLE IN ACCORDANCE WITH THE CITY OF TEMECULA'S ORDINANCE 2014-09-15. ALL ANTENNAS AND EQUIPMENT SHALL BE MOUNTED TO THE PROPOSED MONUMENT POLE IN ACCORDANCE WITH THE CITY OF TEMECULA'S ORDINANCE 2014-09-15.

NOTE: PROPOSED PRODUCT COULD POTENTIALLY BE USED AS A FUTURE PROJECT. THIS PROJECT IS SUBJECT TO APPROVAL BY VERIZON. VERIZON INSTALLATION TO FACILITY MAY BE REQUIRED.



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

2

PROPOSED SOUTH WEST ELEVATION

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

1

PROPOSED SOUTH EAST ELEVATION

REV#	DATE	DESCRIPTION	BY
1	08/24/14	TRON ZAVENKO	TRZ
2	02/04/15	REVISED PER 02	TRZ
3	03/24/15	CITY COMMENTS	TRZ
4	04/01/15	REVISED PER 04	TRZ
5	04/01/15	REVISED PER 05	TRZ

WFT
 WFT COMMUNICATION
 DESIGN INCORPORATED
 10000 WILSON AVENUE, SUITE 100
 SAN DIEGO, CALIFORNIA 92121
 TEL: 619.594.1100 FAX: 619.594.1101
 WWW.WFTCOMMUNICATIONS.COM

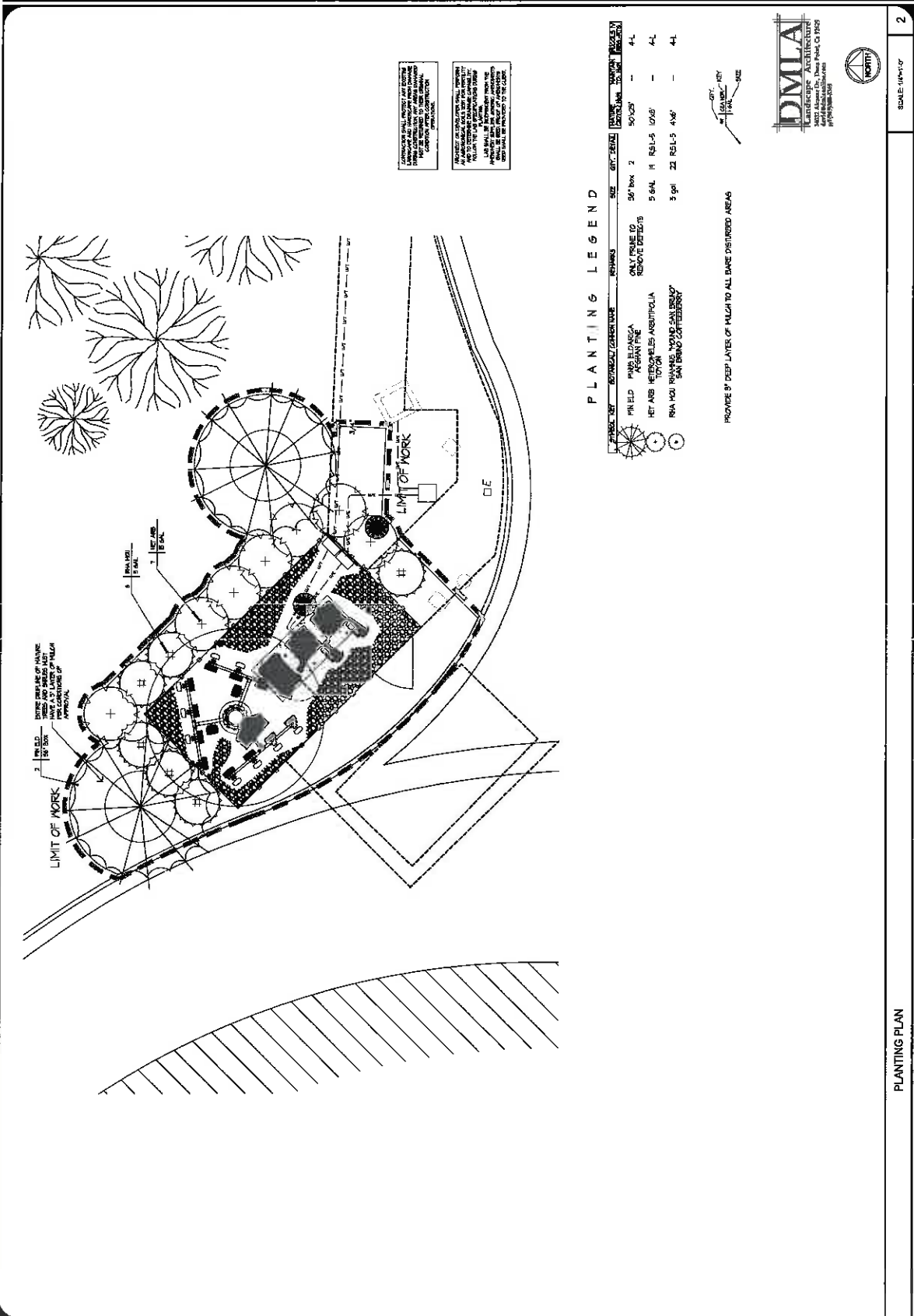
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 TEMECULA, CA 92590

SHEET TITLE:
PLANTING PLAN
L-1



1. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE LIMIT OF WORK. PLANTINGS SHALL BE INSTALLED WITHIN THE LIMIT OF WORK. PLANTINGS SHALL BE INSTALLED WITHIN THE LIMIT OF WORK.

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PLANTING LEGEND

SYMBOL	DESCRIPTION	QUANTITY	REMARKS
(Symbol)	1" DIA. 10' H. REDWOOD	2	50' DIA. 2' - 4L
(Symbol)	1" DIA. 10' H. REDWOOD	1	50' DIA. 2' - 4L
(Symbol)	1" DIA. 10' H. REDWOOD	1	50' DIA. 2' - 4L
(Symbol)	1" DIA. 10' H. REDWOOD	1	50' DIA. 2' - 4L



PROVIDE 9" DEEP LAYER OF MULCH TO ALL BARE DISTURBED AREAS

DMLA
 DMLA LANDSCAPE ARCHITECTURE
 10000 WILSON AVENUE, SUITE 100
 SAN DIEGO, CALIFORNIA 92121
 TEL: 619.594.1100 FAX: 619.594.1101
 WWW.DMLA.COM



REV	DATE	DESCRIPTION	BY
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2	02/07/15	REVISED TO PERMITS	WJ
3	02/07/15	REVISED TO PERMITS	WJ
4	02/07/15	REVISED TO PERMITS	WJ
5	02/07/15	REVISED TO PERMITS	WJ

WT
 WESTERN TERRAZZO
 DESIGN GROUP, LLC
 15505 SAND CANYON AVENUE, D1
 RIVINE, CA 92518
 TEL: 951.341.1111
 WWW.WESTERN-TERRAZZO.COM

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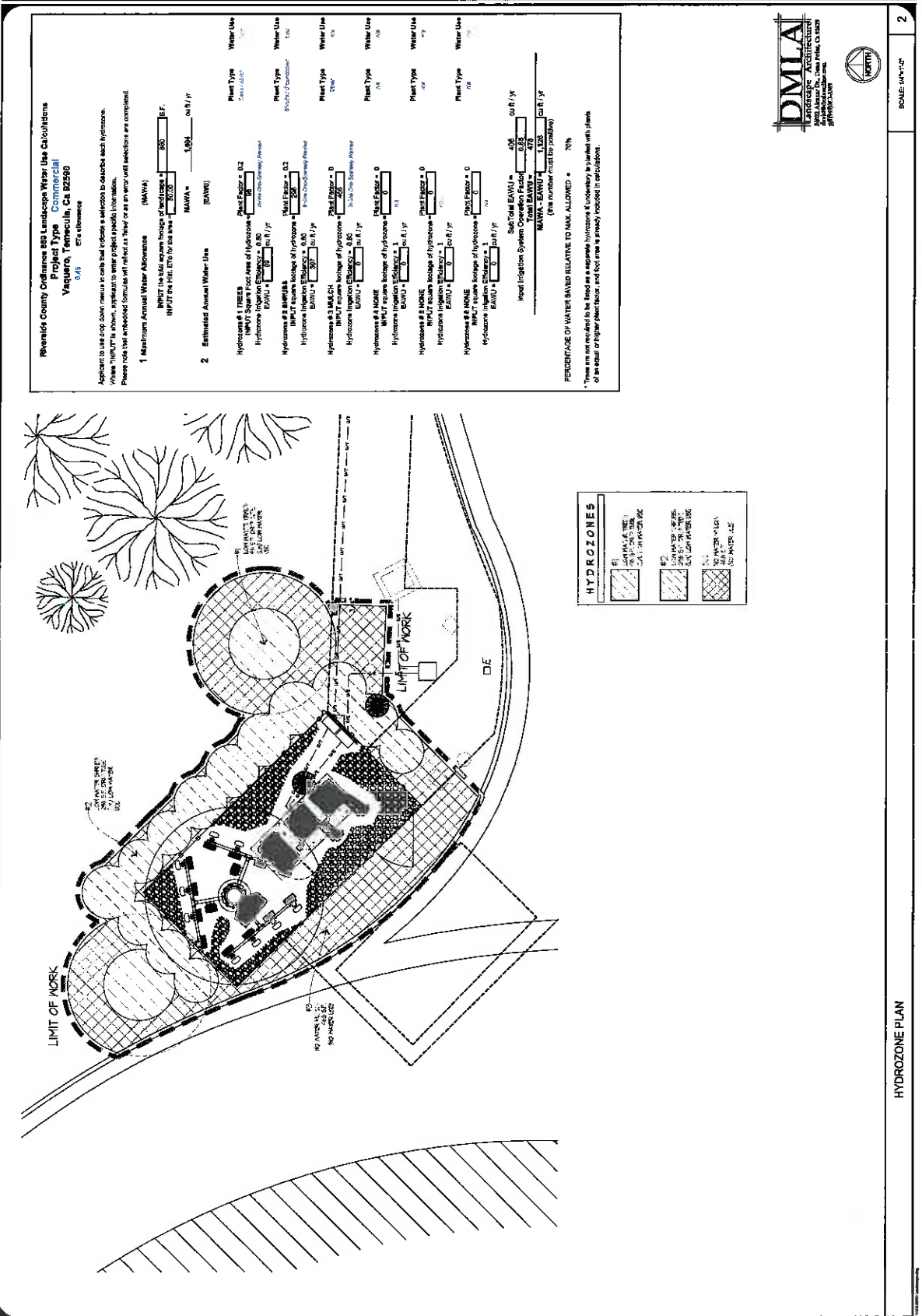
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VAQUERO
 24885 CAMINO DEL VALLE
 TEMECULA, CA 92590

SHEET TITLE:
HYDROZONE PLAN

L-3



Reynolds County Ordinance 880 Landscape Water Use Calculations
 Project Type: **Commercial**
 Vaquero, Temecula, CA 92590
 ETS Allowance: 0.45

Applicant to use crop down menu in cells that indicate a selection to describe each hydrozone. Where "input" is shown, applicant to enter project specific information. Please note the embedded formulas will reflect a "type" or an "area" used selections are completed.

1. Maximum Annual Water Allowance (MAWA)
 INPUT: Total square footage of hydrozone = 250 SF.
 INPUT: ETS Allowance = 0.45
 MAWA = 100 GALLONS PER YEAR (GAL/YR)

2. Estimated Annual Water Use (EAWU)

Hydrozone	Plant Type	Plant Factor	Area (sq. ft.)	EAWU (GAL/YR)
Hydrozone # 1 TREES	Plant Type: Tree	Plant Factor: 0.2	Area: 100	EAWU: 20
Hydrozone # 2 PLANTS	Plant Type: Plant	Plant Factor: 0.2	Area: 100	EAWU: 20
Hydrozone # 3 LAWN	Plant Type: Lawn	Plant Factor: 0	Area: 100	EAWU: 0
Hydrozone # 4 MOSE	Plant Type: Mose	Plant Factor: 0	Area: 100	EAWU: 0
Hydrozone # 5 NONE	Plant Type: None	Plant Factor: 0	Area: 100	EAWU: 0
Hydrozone # 6 NONE	Plant Type: None	Plant Factor: 0	Area: 100	EAWU: 0

Sum Total EAWU = 20 GAL/YR
 Input Irrigation System Capacity = 200 GAL/YR
 Total MAWA = 100 GAL/YR
 MAWA - EAWU = 80 GAL/YR
 (The number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX ALLOWED = 80%

* These are not required to be listed as a separate hydrozone if customary to be paired with items of the same or higher description, and foot area is already included in calculations.

HYDROZONES

- 1) TREES (10% ETS ALLOWANCE)
- 2) PLANTS (10% ETS ALLOWANCE)
- 3) LAWN (0% ETS ALLOWANCE)
- 4) MOSE (0% ETS ALLOWANCE)
- 5) NONE (0% ETS ALLOWANCE)
- 6) NONE (0% ETS ALLOWANCE)

DMLA
 Landscape Architectural
 Professional Seal
 State of California
 License No. 10000

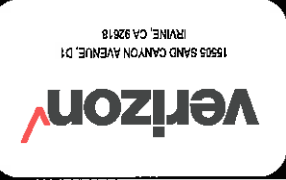
SCALE: 1/4" = 1'-0"

HYDROZONE PLAN

REV	DATE	DESCRIPTION	BY
1	08/24/14	100% DRAWING	RE
2	02/20/15	REVISED DRAWING	RE
3	02/20/15	REVISED DRAWING	RE
4	02/20/15	REVISED DRAWING	RE
5	02/20/15	REVISED DRAWING	RE



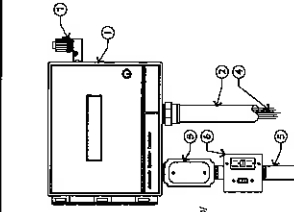
PROPRIETARY INFORMATION
UNLESS OTHERWISE SPECIFIED,
ALL DIMENSIONS ARE IN INCHES AND FRACTIONS THEREOF.
ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.



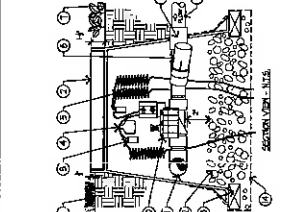
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24888 CAMINO DEL VALLE
TEMECULA, CA 92590

SHEET TITLE:
IRRIGATION
DETAILS
L-5

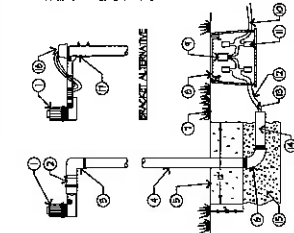
- IRRIGATION**
1. 100% DRAWING
 2. 02/20/15
 3. 02/20/15
 4. 02/20/15
 5. 02/20/15



1. FINISH GRADE
2. STANDARD VALVE BOX W/ COVER
3. 1/2" PVC SUPPLY LINE
4. 1/2" PVC SUPPLY LINE
5. 1/2" PVC SUPPLY LINE
6. 1/2" PVC SUPPLY LINE
7. 1/2" PVC SUPPLY LINE
8. 1/2" PVC SUPPLY LINE
9. 1/2" PVC SUPPLY LINE
10. 1/2" PVC SUPPLY LINE
11. 1/2" PVC SUPPLY LINE
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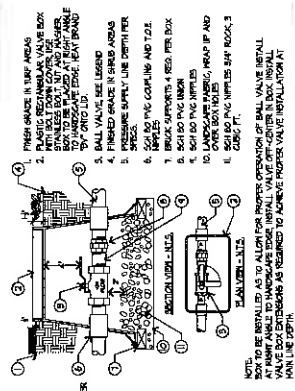


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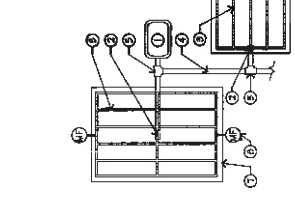
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(A) WALL MOUNT CONTROLLER



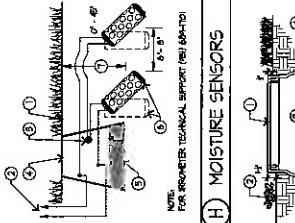
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(B) BALL VALVE



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(C) DRIPLINE ISLAND LAYOUT



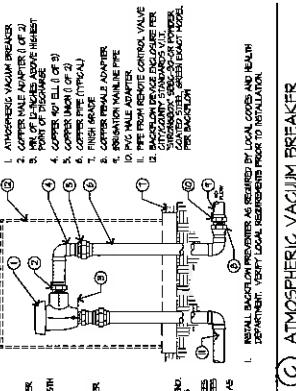
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(D) DRIPLINE RING LAYOUT



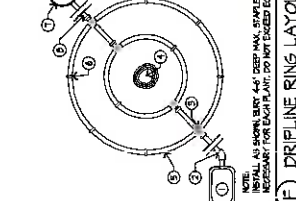
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(E) MOISTURE SENSORS



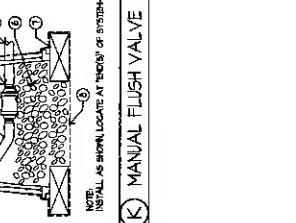
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(F) MANUAL FLUSH VALVE

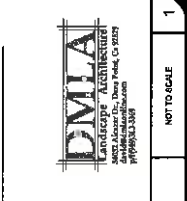


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(G) ATMOSPHERIC VACUUM BREAKER



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IRRIGATION DETAILS

NOTE: AS SHOWN, BUT ALSO SEE PLAN, SPECIFICATIONS AND LOCAL DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

NOTE: SUCCESSIVE RINGS MAY BE ADDED AS REQUIRED. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

NOTE: INSTALL AS SHOWN, BUT ALSO SEE PLAN, SPECIFICATIONS AND LOCAL DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

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ISSUE STATUS	DATE	DESCRIPTION	BY
1	ISSUED	WORK ZONING	DD
2	ISSUED	CITY COMMENTS	DD
3	ISSUED	REVISED DRAWINGS	DD
4	ISSUED	REVISED PERMITS	DD

WT
 WET COMMUNICATIONS
 1500 S. GARDEN AVENUE
 SUITE 100
 TEMECULA, CA 92590
 TEL: 951.261.1111
 FAX: 951.261.1112

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF WET COMMUNICATIONS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Verizon
 15005 SAND CANYON AVENUE, D1
 IRVINE, CA 92618



VAQUERO
 24885 CAMINO DEL VALLE
 TEMECULA, CA 92590

SHEET TITLE:
IRRIGATION NOTES
L-6

IRRIGATION SPECS.

IRRIGATION SPECS. CONTD.

I. GENERAL CONDITIONS
 THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING WATER PRESSURE (P&H) AND AVAILABLE FLOW (GPM) AT THE POINT OF TAKE OFF FROM THE MAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

IV. ADJUSTING AND TESTING THE SYSTEM
 AFTER FINAL ASSEMBLY, THE CONTRACTOR SHALL THOROUGHLY FLUSH THE SYSTEM WITH OPEN END ALL GRADE PRESSURE TEST FOR FOUR (4) HOURS AT 80 P.S.I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

II. MATERIALS/INSTALLATION
 THE MAINLINE PIPE SHALL BE INSTALLED AND REQUIRED TO AVOID IMPROPER OVERSIZES BELOW THE MAINLINE AND TO BE INSTALLED WITH PROPER JOINTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

VII. MAINTENANCE
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VIII. CITY REQUIRED AS-BUILT PLANS
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V. MATERIALS/INSTALLATION
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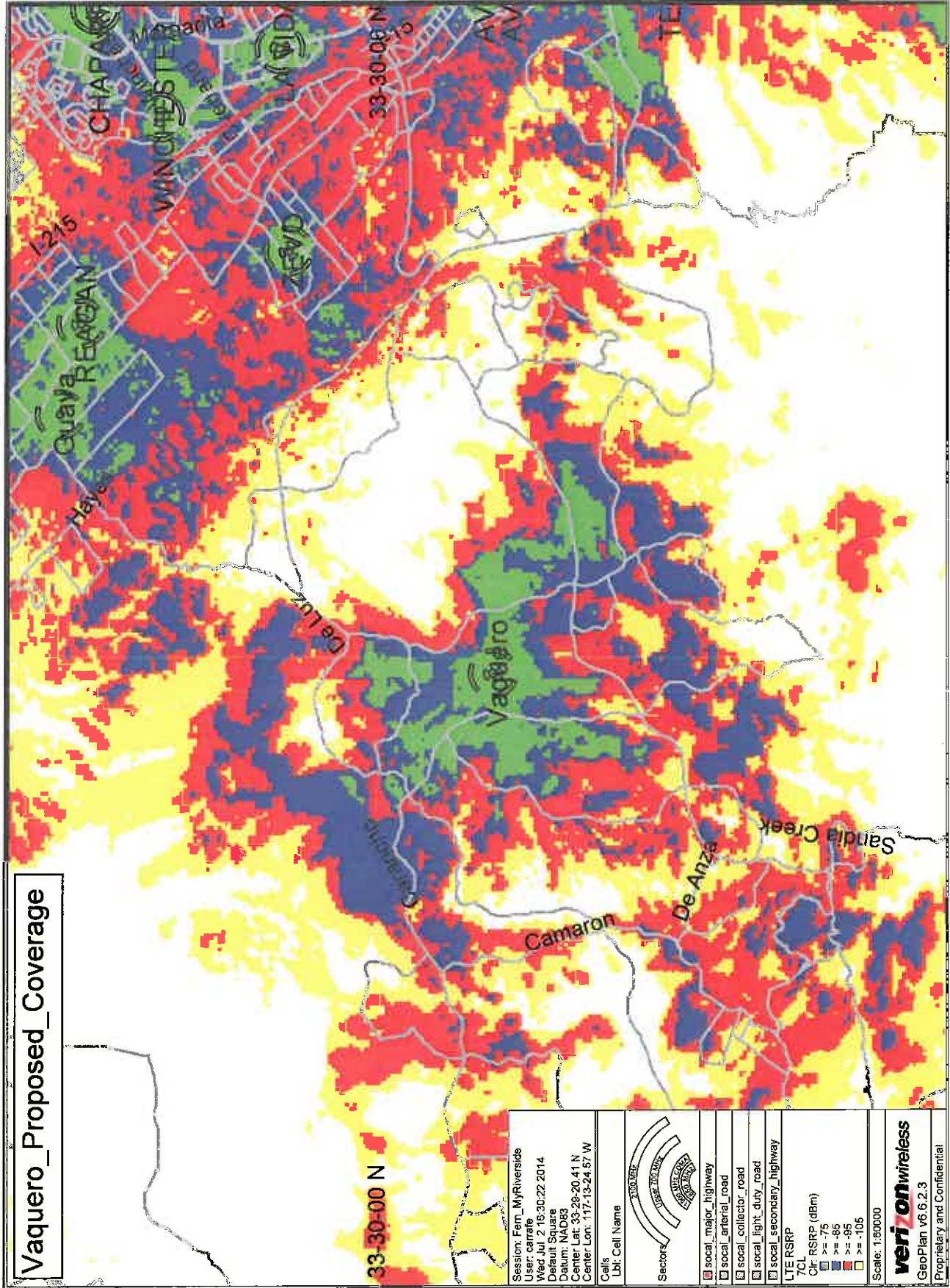


DMLA
 LANDSCAPE ARCHITECTURE
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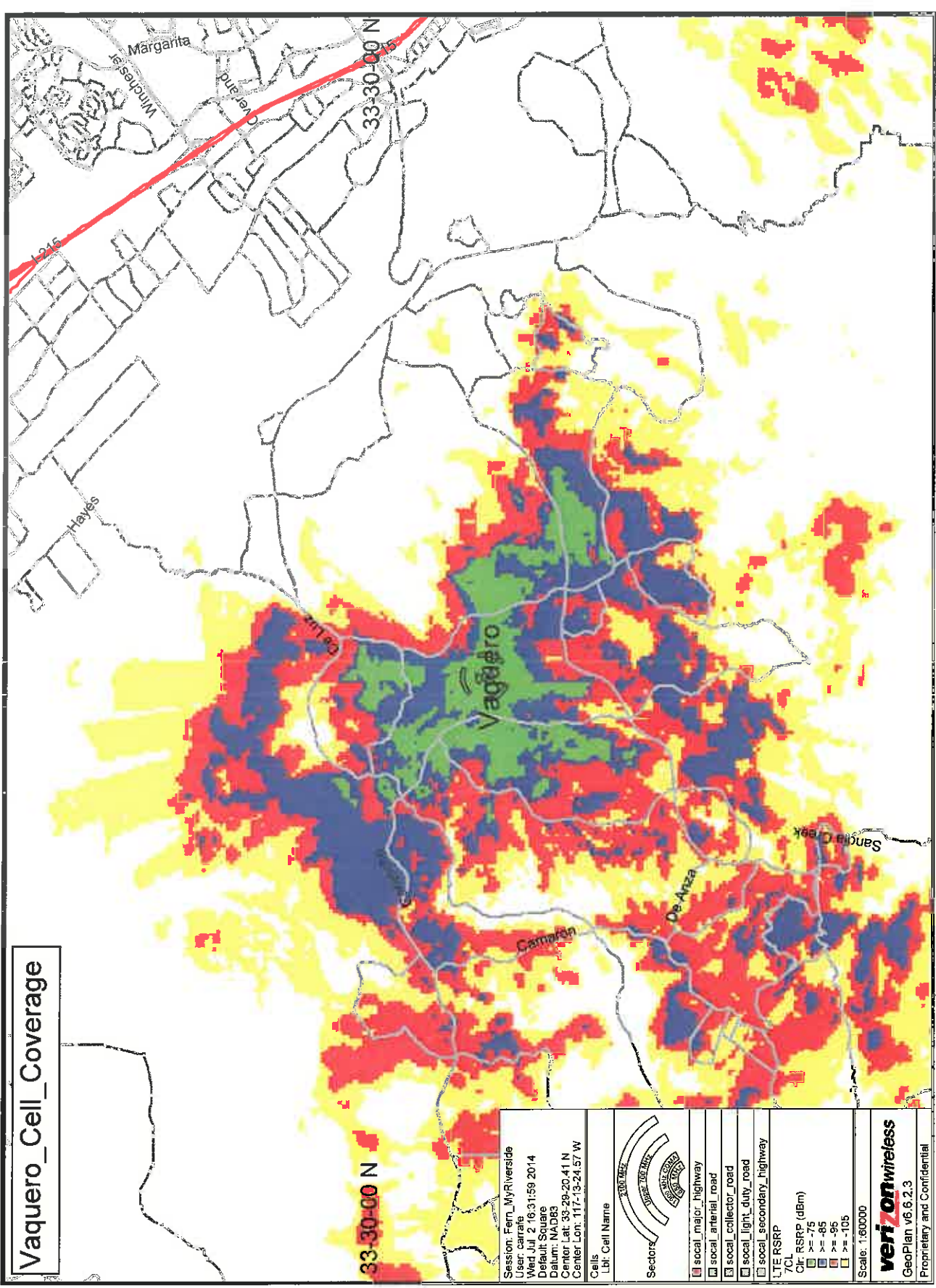
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IRRIGATION NOTES

Vaquero_Proposed_Coverage



Session: Fern_MyRiverside User: jgarrido Date: 12/16/30/22 2014 Design: Scales Datum: NAD83 Center: Lat: 33.29-20.41 N Center: Lon: 117-13-24.67 W	Cells Lbl: Cell Name	Sectors 	<input type="checkbox"/> social_major_highway <input type="checkbox"/> social_arterial_road <input type="checkbox"/> social_collector_road <input type="checkbox"/> social_light_duty_road <input type="checkbox"/> social_secondary_highway	LTE RSRP 7CL Cr: RSRP (dBm) >= -75 >= -85 >= -95 >= -105	Scale: 1:600000 verizon wireless GeoPlan v6.6.2.3 Proprietary and Confidential
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Vaquero_Cell_Coverage

Session: Fern_MyRiverside User: carra@... Wed Jul 2 16:31:59 2014 Default: Square Datum: NAD83 Center Lat: 39-29-20.41 N Center Lon: 117-13-24.57 W	
Cells	Lbr: Cell Name
<input type="checkbox"/> social_major_highway <input type="checkbox"/> social_arterial_road <input type="checkbox"/> social_collector_road <input type="checkbox"/> social_light_duty_road <input type="checkbox"/> social_secondary_highway	
LTE RSRP Color RSRP (dBm) <input type="checkbox"/> >= -75 <input type="checkbox"/> >= -85 <input type="checkbox"/> >= -95 <input type="checkbox"/> >= -105	
Scale: 1:600000	
verizon wireless GeoPlan v6.6.2.3 Proprietary and Confidential	



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: Plot Plan 26270 VAR01905 EA43026

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: Desiree Bowdan Title: Project Planner Date: 6/28/2018

Applicant/Project Sponsor: Verizon Wireless Date Submitted: 5/22/2017

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: N/A 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 Desiree Bowdan at 951-955-8254.

Revised: 08/01/17
Y:\Planning Case Files-Riverside office\PP26270\DH-PC-BOS Hearings\DH-PC\Cover_Sheet_PP26270_VAR01905_Negative_Declaration.docx

Please charge deposit fee case#: ZEA43026 ZCFG6397

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 43026
Project Case Type (s) and Number(s): PLOT PLAN NO. 26270
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Desiree Bowdan
Telephone Number: (951) 955-8254
Applicant's Name: SAC Wireless for Verizon Wireless
Applicant's Address: 5015 Shoreham Place #150, San Diego, CA 92122

I. PROJECT INFORMATION

Project Description:

The Plot Plan is for a new Verizon Wireless facility proposing a 105 foot disguised monopine, and will allow for future collocation. A Variance has been submitted to allow for the 55 foot height extension to allow for the 105 foot monopine. The monopine will provide twelve (12) panel antennas, twelve (12) RRUs, one (1) microwave dish, two (2) raycap surge protectors, three (3) GPS antennas, two (2) equipment cabinets, and one (1) backup generator with leasing area of 510 square feet with a 6' high wrought iron fence surrounding the perimeter.

APN: 936-030-006

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

B. Total Project Area: 510 square feet

Residential Acres:	Lots: 1	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area: 510	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 936-030-006

Street References: Northerly of Sandia Creek Dr., southerly of Glen Meadows, easterly of Carancho, and westerly of Gardner Ave.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township: 8 South Range: 3 West Section 18, and West Section 7

E. Brief description of the existing environmental setting of the project site and its surroundings: There are two water tanks located just south of the proposed monopine. The project is also surrounded by open space with minimal single family residences.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** Rural Mountainous (RM) Ten acre minimum.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Safety:** The proposed project is not located within any special hazard zone (including a fault zone, flood zone, high fire hazard area, high liquefaction area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
4. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
5. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
6. **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.
7. **Healthy Communities:** The project is for an unmanned wireless communication facility and Healthy Communities do not apply to this project.

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

C. Foundation Component(s): Rural (RUR)

D. Land Use Designation(s): Rural Mountainous (10 Acre Minimum)

E. Overlay(s), if any: There is no Overlay

F. Policy Area(s), if any: Santa Rosa Plateau Policy

G. Adjacent and Surrounding: Not Applicable

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

Signature

Desiree Bowdan

Printed Name

October 16, 2017

Date

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. To minimize this potential impact, the project has been designed to be disguised as a monopine and provide two (2) live 36" box pines and twelve (12) shrubbery along the perimeter of the lease area which will allow the facility to blend in with the surrounding setting. In addition, to minimize the visual impact of the wireless communication facility the equipment shelter has been designed to blend in with the surrounding setting. With the incorporation of this measure, the project will have a less than significant impact to scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) According to GIS database, the project site is located in Zone B comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 22.76 miles from the Mt. Palomar Observatory, and subject to the provisions of Ordinance No. 655. All lighting proposed as part of the Project would be required to comply with the Riverside County Ordinance No. 915 (Regulating Outdoor Lighting) which would serve to minimize impacts associated with project lighting. Because the Project site is located less than 45 miles from the Mt. Palomar Observatory, and because the project would be subject to the provisions of Ord. No. 915, Project lighting would not create or contribute to sky glow that could adversely affect operations at the Observatory, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

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

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

Findings of Fact:

a) The project is located on land designated as "Other Lands" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, and C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. As a result, there is no impact.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

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

a) The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area (1,225 sq. ft.), a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. The Air Quality Analysis conducted

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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for the project found that the construction and operation of the proposed project will not exceed criteria pollutant thresholds established by SCAQMD on a regional or localized level. The project will also not exceed the draft GHG screening threshold recommended by SCAQMD.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards.

The project is consistent with the General Plan and the Western Coachella Valley Area Plan land use designations. The General Plan (2016) is a policy document that reflects the County’s vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

To ensure that the project will not significantly impact air quality in the short-term during construction or in the long-term through operation, in accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard Conditions of Approval, and are not considered mitigation pursuant to CEQA.

As an unmanned wireless facility with a small footprint and only occasional maintenance, the proposed project would primarily impact air quality through increased automotive emissions. However, projects of this type and size do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Project construction would involve the use of heavy equipment creating temporary exhaust pollutants from on-site movement and from equipment bringing concrete and other building materials to the site. Other emissions generated would be by the vehicle driven to provide maintenance to the cell site periodically. Therefore, impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized 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. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor. Accordingly, there will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor. There will be no impact.

f) The project will not create objectionable odors affecting a substantial number of people. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Plot Plan proposes a wireless communication facility, for Verizon Wireless: With a leasing area of 510 square feet, a 105' high monopine, consisting of 12 panel antennas, 15 RRUs, 1 MW dish, 3 raycap surge protectors, 2 GPS antennas, 2 equipment shelter, and 1 backup generator with an 8 foot high chain link fence surround the perimeter. There is no impact.

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.

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 not located in an area where additional surveys are needed for certain species in conjunction with the MSHCP implementation in order to achieve coverage for these species. Therefore, no surveys were required. The project is consistent with Section 6.3.2 of the MSHCP.

By meeting with the provisions outlined within Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the MSHCP the project is consistent with the County's habitat conservation plan.

b) Based on a query of the California Natural Diversity Database (CNDDDB) no state or federally threatened or endangered species occur within proximity to the project site. Additionally the project site is would not be suitable habitat for threatened or endangered species if they were to occur nearby. The site is located on Developed/Disturbed land, and is surrounded by Agricultural land. No impacts to any endangered, or threatened species will occur.

c) Based on a query of the California Natural Diversity Database (CNDDDB) no state or federal special status, candidate, or sensitive species occur within proximity to the project site. Additionally the project site is would not be suitable habitat for special status, candidate, or sensitive species if they were to occur nearby. The site is located on Developed/Disturbed land, and is surrounded by Agricultural land. The project will not impact any candidate, sensitive, or special status species.

d) The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery. These areas are designated habitat with the explicit purpose of facilitating movement of wildlife species. Additionally because the project site exists on Developed/Disturbed land, it would not be useful habitat to facilitate wildlife movement.

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. Conditions of Approval will include Migratory Bird Treaty Act mandated Nesting Bird surveys, which will prevent disturbance of any nesting birds in the area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The project site does not contain any drainages that would be considered jurisdictional to either the California Department of Fish and Wildlife or the U.S. Army Corp of Engineers. 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 Wildlife 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.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a/b) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist, Judy Bernal, B.A., under David Brunzell, M.A., RPA on April 01, 2016, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in a cultural resources assessment report titled, Phase I Cultural Resources Assessment Vaquero Project (PP26270), Assessor Parcel Number 936-030-006-09, unincorporated Riverside County, California, prepared by BCR Consulting, dated July 24, 2017. Therefore, there are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact:

a/b) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist, Judy Bernal, B.A., under David Brunzell, M.A., RPA on April 01, 2016, it has been determined that there are no impacts to archaeological resources because they do not occur within the project site. The results of the survey are provided in a cultural resources assessment report titled, Phase I Cultural Resources Assessment Vaquero Project (PP26270), Assessor Parcel Number 936-030-006-09, unincorporated Riverside County, California, prepared by BCR Consulting, dated July 24, 2017.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed project is not located within proximity to the Alquist-Priolo Earthquake Fault Zone. Overall, the project will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all residential developments, the requirements are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone

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

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

Findings of Fact:

a) According to RCLIS (GIS database), the potential for this site to be affected by seismically induced liquefaction is considered very low due to dense underlying earth materials and/or the absence of shallow groundwater. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

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. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

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

13. Landslide Risk

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

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

Findings of Fact:

The project site is not located within 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. There are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground Subsidence

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

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

Findings of Fact:

According to RCLIS (GIS database) the proposed project is not located in a susceptible subsistence area. Additionally, with conformance with the California Building Code any potential for ground subsidence would be minimized to a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed monopine tower project will not change the existing topography appreciably due to its small footprint and limited ground disturbance, and will be a less than significant impact.

b) The proposed project will not create cut or fill slopes greater than 2:1 or higher than 10 feet; therefore no impact will occur.

c) The proposed project would not result in grading that affects or negates any active subsurface sewage disposal systems due to its small footprint and the absence of any subsurface sewage disposal systems in the vicinity, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

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

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will prevent any potential impacts from rising to a level of significance. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is for the installation of an unmanned wireless communication facility and will not require the use of sewers or septic tanks. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake. There will be no impact.

b) The grading slopes on the project site will not create an increase in water erosion on-site or off-site. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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19. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

20. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

Source: Riverside County Climate Action Plan

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility disguised as a 105 foot high monopine within a 510 square foot lease area. The installation of the monopine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases, because the size or scope of the project is not significant. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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HAZARDS AND HAZARDOUS MATERIALS Would the project

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) The project proposes the use of a backup emergency generator and there is a very small potential for spill of fuel used for the generator. A Business Emergency Plan (BEP) that also addresses the handling of spills and leaks shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB) for review. This is a standard Hazmat Clearance condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. There is no impact

d) The project site is not located within one-quarter mile of an existing or proposed school. There will be no impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Airports

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

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

Findings of Fact:

a-b) The project site is not located within Airport Compatibility Airport Influence Area (AIA). Therefore, the impact is considered less than significant.

c-d) The project would not result in a safety hazard for people residing or working in the project area, because the project is not located within two miles of a public airport, it's not located within the vicinity of a private airstrip or heliport. Therefore, the project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Hazardous Fire Area

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

Findings of Fact:

a) The project is located in a rural mountainous area and will not expose people or structures to wildland fires because the project will be designed to enclose any wires or equipment from brush and debris. It will also provide a concrete pad for the equipment cabinet to be placed on and properly fenced to keep people out of the enclosed area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

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

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

Findings of Fact:

a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality BMPs or waste discharge requirements. There will be no impact.

c) The new wireless facility will not require the use of water. Therefore, there will be no depletion of groundwater. Therefore, there is no 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. Therefore, the impact is considered less than significant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project is for the installation of an unmanned wireless communication facility and will not place housing within a 100-year flood hazard area. Therefore, there is no impact.

f) The project site is not located within a 100 year flood zone. Therefore, the project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. The impact is less than significant.

g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have less than significant impact.

b) Because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Because of the small size and limited development of the project site, the project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the project will have less than significant impact.
- d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING	Would the project				
26. Land Use		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed use is in compliance with the current land use of Rural: Rural Mountainous (R:RM) (10 Acre Minimum) in the Southwest Area Plan because all areas within the County of Riverside allow for public facilities. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.
- b) The project is not located within the City sphere of influence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

27. Planning		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Without a variance, the proposed project would not be consistent with the site's existing zoning of Residential Agriculture 5-Acre Minimum as proposed, since, with approval of a plot plan, the zone allows for a maximum 50-foot-high wireless communications facility. However, a Variance has been requested by Verizon Wireless for this project requesting a 55 foot increase in the height of the monopine due to the Eastern Municipal Water District water tanks causing an interference in coverage. Therefore, the project will have a less than significant impact.

b-c) The proposed wireless communication facility will be designed as a 105 foot high monopine. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. The project site has a General Plan Land Use Designation of Rural: Rural Mountainous (R: RM). The project site is surrounded by properties which are designated Rural: Rural Mountainous (R: RM) (10-Acre Minimum) to the north, east, west, and south within the Southwest Area Plan. The Public Facilities & Service Provision policy requires that all developments, including developments within the land use designation, have available public facilities and services such as roads, utilities, public safety and public facilities. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residential uses in the area, and will improve cell service for this rural area. Furthermore, the project site has a Zoning Classification of Residential Agricultural 5-acre minimum (R-A-5). The proposed project as designed and conditioned, exceeds the maximum allowable 50-foot height requirement. Therefore, a Variance application was submitted pursuant to Ordinance No. 348, Section 18.27, to request the additional height due to the Rancho Municipal Water District water tanks causing an interference in coverage and to allow for future collocation of Verizon and other communication companies. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the Municipal Water District tanks disrupt cell service in the area, therefore a variance is necessary to allow for better reception to the surrounding area. The project will not disrupt or divide the physical arrangement of an established community. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project				
28. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is not within MRZ, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. There will be no impact.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. There will be no impact.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. There will be no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

29. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

- a) The project is not located within the vicinity of an Airport Influence Area, or where such a plan has been adopted. Therefore, this does not apply in this case and will have no impact on the project.
- b) The project is for an unmanned wireless facility and is not located within the vicinity of a private airstrip. Therefore it would not expose people to excessive noise levels. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Railroad Noise

NA A B C D

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

Findings of Fact: The project site is not located adjacent to a rail line. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is for an unmanned wireless communications facility that does not create a noise sensitive use and that only requires occasional site visits for maintenance. There will be no impact.

Mitigation: No mitigation measures are required.

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

32. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources are anticipated to impact the project site. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

b) 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) 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.

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

Monitoring: No monitoring measures are required.

PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

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

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

Findings of Fact:

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. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

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

f) Affect a County Redevelopment Project Area?

g) Cumulatively exceed official regional or local population projections?

h) 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a&c) The project is a 105 foot high monopine with an equipment shelter in a 510 square foot lease area. Under existing conditions, there are no existing homes on-site, nor is the site occupied by any people. Implementation of the facility would not displace housing or people, which would not require construction of replacement housing elsewhere. Thus, the proposed project will have no significant impact.

b) The project simply proposes an unmanned wireless facility and would not result in an affordable housing demand. Thus, the proposed project will have no significant impact.

d) According to Riverside County's "Map My County," the site is not located within or adjacent to any County Redevelopment Project Area. Thus, the proposed project will have no significant impact.

e) The project simply proposes an unmanned wireless facility. Implementation of the project would not result in the construction of housing or in a population increase. Thus, the proposed project will have no significant impact.

f) The proposed project will develop the site with an unmanned wireless facility. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Thus, the proposed project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be moderated by the payment of standard fees to the County of Riverside. The project will not directly physically alter the facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, the impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project must comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Murrieta Valley Unified School District correspondence, GIS database

Findings of Fact:

The project will not physically alter the facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Palm Springs Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. The impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project must comply with County Ordinance No. 659 to prevent any potential effects to library services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

The use of the proposed lease area as an unmanned wireless communications facility would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing health service facilities or result in the construction of new or physically altered health service facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

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

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

Findings of Fact:

a) The project is a 105 foot high monopine with an equipment shelter in a 510 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

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

c) The project is not located within a County Service Area. The project will have no impact.

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

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

Findings of Fact:

The project is for an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan

Findings of Fact:

a-b) The Project proposes an unmanned telecommunication facility allowing colocation. Any traffic resulting from the proposed Project will be due to occasional maintenance, which will involve one vehicle at a time and minimal equipment. Therefore, there will be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there will be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. The impact is less than significant.

c-d) The Project proposes an unmanned telecommunication facility and does not propose any design issues that will cause a change in air traffic patterns or alter waterborne, rail, or air traffic. There will be no impact.

e-f) The Project proposes an unmanned telecommunication facility and does not propose any change in street design. Therefore, there will be no impact.

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

h) The Project proposes an unmanned telecommunication facility on an approximately 510 square-foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, there will be no impact.

i) The Project proposes an unmanned telecommunication facility. Therefore, the proposed project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

The project is for an unmanned wireless communications facility and does not create a need or impact a bike trail in the vicinity of the project. The project will have no impact.

Mitigation: No mitigation measures are required.

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

TRIBAL CULTURAL RESOURCES Would the project

45. Tribal Cultural Resources

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

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

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

Source: Native American Consultation

Findings of Fact:

Based on Native American consultation; notifications about this project were sent to nine Native American groups who had requested to be noticed pursuant to AB 52. There was no response from the Soboba Band of Luiseno Indians, Colorado River Indian Tribes, Morongo Band, Cahuilla Band of Indians, the Quechan Band or the Ramona Band and consultation was closed on July 1, 2017.

The Pala Band of Indians requested consultation in a letter dated June 26, 2017. After being provided the project maps and exhibits Pala stated that they had no concerns and consultation was concluded on July 21, 2017. The Rincon Band of Luiseno Indians requested consultation in a letter dated June 22, 2017. An email was sent to the Tribe by Planning on July 18, 2017 to set up a consultation meeting. A response was received from the Tribe on July 18, 2017 stating that they had no concerns and consultation was concluded on the same day. The Pechanga Band of Luiseno Indians requested consultation in a letter dated June 15, 2017. Consultation was held on June 21, 2017. At this meeting Pechanga requested the cultural report and wanted the TCNS number for the project. On June 22, 2017 Planning provided Pechanga with the cultural report. A follow-up email was sent to the tribe on July 12, 2017 asking if the tribe had any further comments or concerns. A response was received on July 26, 2017 stating that the Tribe would submit comments to the Federal Communication Commission and consultation was concluded on the same day. No tribal cultural resources were identified by any of the tribes. Because there are no tribal cultural resources present there will be no impacts in this regard.

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

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

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-b) The Project proposes an unmanned telecommunication facility that requires no water during operation. Therefore, the proposed Project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. There will be 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:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities because the size and scope of the project is small. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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48. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities because it will not result in an increase of waste disposal. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact:

- a) The project will have no impact on electricity because it will provide its own source of power with the equipment on-site.
- b) The project will not require the use of natural gas, because it is a public communication facility, and will not require the use of natural gas. There is no impact.
- c) The project is a communication system and will benefit people in the surrounding area. There is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project will not require storm water drainage because of the location within thick vegetation and the size of the project would not require a need for a storm drain system. There is no impact.
- e) There is no street light requirement. The project will provide a small light onsite for maintenance to access the equipment cabinet. There will be no impact.
- f) Verizon will maintain the project site as needed. The County of Riverside will maintain the road. There will be no impact.
- g) No other government services are required or needed for this project site. There will be no impact.

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-b) The proposed project will not conflict with any adopted energy conservation plans, because the project is a self-contained location providing its own source of energy. The project will have less than significant impact.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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examples of the major periods of California history or prehistory. This is a project for a wireless facility, located within a rural area confined within a small area. There will be no impact.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, project application

Findings of Fact: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts will occur.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not Applicable.

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

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

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of*

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

Revised: 6/28/2018 9:31 AM

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

*Juan C. Perez
Agency Director*



06/25/18, 9:32 am

PP26270

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26270. 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 Plot Plan 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

Exhibit A (Site Plan), Amended No. 2, dated 3/19/2018.

Exhibit B (Elevations), Amended No. 2, dated 3/19/2018.

Exhibit L (Conceptual Landscaping and Irrigation Plans), Amended No. 2, dated 3/19/2018.

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- School District Impact Compliance
- 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

The proposed project is a Plot Plan for a Verizon Wireless facility proposes to construct a disguised 105' monopine with a 55' Variance resulting in a 105' tall monopine, and will allow for collocation. The monopine will provide twelve (12) panel antennas, twelve (12) RRUs, one (1) microwave dish, two (2) raycap surge protectors, three (3) GPS antennas, two (2) equipment cabinets, and one (1) backup generator with leasing area of 510 square feet with a 6' decorative block wall surrounding the perimeter. APN: 936-030-006

ADVISORY NOTIFICATION DOCUMENT

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.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-USE - EMERGENCY GENERATOR (cont.)
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 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.

Fire

Fire. 1 0010-Fire-USE-#005-BUILDING MATERIAL

All buildings shall be constructed in accordance with Chap. 7A of the California Building Code.

Fire. 2 0010-Fire-USE-#50-BLUE DOT REFLECTOR

Blue retro reflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Fire. 3 0010-Fire-USE-#84-TANK PERMITS

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

Fire. 4 0010-Fire-USE*-#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be available before any combustible material is placed on the job site. Fire flow is based on building construction type per the CFC and CBC.

Planning

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-USE - BRNCH HGT CNT ANT SOCK

The branches for the monopine 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. 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 - 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, 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. 6 0010-Planning-USE - FUTURE INTERFERENCE

If the operation of the facilities authorized by this approved cell tower 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 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. 8 0010-Planning-USE - MAINTAIN SOCKS/BRANCHES

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

Planning. 9 0010-Planning-USE - MAX HEIGHT

The monopole/antenna array located within the property shall not exceed a height of 105 feet.

Planning. 10 0010-Planning-USE - NO USE PROPOSED LIMIT CT

The balance of the subject property, APN 936-030-006 (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. 11 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. 12 0010-Planning-USE - PDA04981r1 accepted

County Archaeological Report (PDA) No.4981 submitted for this project PP26270 (PP25811) was prepared by David Brunzell and is entitled: "Phase I Cultural Assessment Vaquero Project (PP26270) Assessor Parcel Number 936-030-006-9, Unincorporated Riverside County, California" dated April 21, 2016. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant on May 02, 2016 and again on June 15, 2017. Revised County Archaeological Report (PDA) No. 4981r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated July 24, 2017. This report was received on July 24, 2017 and accepted by the County Archaeologist on July 26, 2017. BCR Consulting conducted a Phase I Cultural Resources Assessment of the Vaquero Project in Unincorporated Riverside County, California. The field survey and research have failed to result in any cultural resources or sensitivity located within the project site boundaries. Therefore, no

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 0010-Planning-USE - PDA04981r1 accepted (cont.)
significant impact related to historical resources is anticipated and no further investigations are recommended for the proposed project unless: These documents are herein incorporated as a part of the record for project.

Planning. 13 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. 14 0010-Planning-USE - UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

Planning. 15 0020-Planning-USE - LIFE OF PERMIT

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

Planning-All

ADVISORY NOTIFICATION DOCUMENT

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. 26270 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 26270, Exhibit A, dated: 3/19/2018

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 Plot Plan for a Verizon Wireless facility to construct a disguised 50' monopine with a 55' Variance resulting in an 105' high monopine allowing for co-location, with twelve (12) panel antennas, twelve (12) RRUs, one (1) microwave dish, two (2) raycap surge protectors, three (3) GPS antennas, two (2) equipment cabinets, and one (1) backup generator with leasing area of 510 square feet with a 6' high wrought iron fence surrounding the perimeter. The Variance shall allow for co-location to the site. APN: 936-030-006

ADVISORY NOTIFICATION DOCUMENT

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
REQUIREMENT

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 3 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 regarding the true meaning of the conditions shall be referred to the Transportation Department.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-PRJ - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Waste Resources. 2 0010-Waste Resources-PRJ - HAZARDOUS MATERIALS

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.

Waste Resources. 3 0010-Waste Resources-PRJ - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Waste Resources. 4 0010-Waste Resources-PRJ*- AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 4 0010-Waste Resources-PRJ*- AB 341 (cont.)

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Plan: PP26270

Parcel: 936030006

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - GRADING PLANS Not Satisfied

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

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

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

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

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

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.

Transportation

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, 4080 Lemon Street, Riverside, CA Standard plan check turnaround time is 10 working days.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE-NO GRADING VERIFICATION Not Satisfied

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.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

1. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
2. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside

Plan: PP26270

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Prior to permit (cont.) Not Satisfied
County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Planning

080 - Planning. 1 0080-Planning-USE - LIGHTING PLANS CT Not Satisfied

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

080 - Planning. 2 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 the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated March 19, 2018.

080 - Planning. 3 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 March 19, 2018.

Transportation

080 - Transportation. 1 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access.

080 - Transportation. 2 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other

Plan: PP26270

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied

maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

080 - Transportation. 3 0080-Transportation-USE - LC LNDSCPNG PROJ SPECIFC Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

1. Project shall supply an irrigation backflow for the site per Plumbing Code.
2. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
3. Project shall prepare water use calculations as outlined in Ord 859.3.
4. Project shall use point source irrigation type.
5. Trees shall be hydrozoned separately.
6. Project shall use County standard details for which the application is available in County Standard Detail Format.
7. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.
8. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.

080 - Transportation. 4 0080-Transportation-USE - UTILITY PLAN CELL TOWER 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-PRJ - 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/CONTACT Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances. Please contact 951-358-5055 for any additional questions.

Plan: PP26270

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90. Prior to Building Final Inspection

Fire

090 - Fire. 1 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied

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

Planning

090 - Planning. 1 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.

090 - Planning. 2 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A the approved fencing plan.

090 - Planning. 3 0090-Planning-USE - SITE INSPECTION Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP26270 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated March 19, 2018_.

Transportation

090 - Transportation. 1 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

090 - Transportation. 2 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 3 0090-Transportation-USE - LNDSCPE INSPCTN RQRMENTS Not Satisfied

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape

Plan: PP26270

Parcel: 936030006

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-USE - LANDSCAPE INSPCTN RQRMNTS (cont.) Not Satisfied
inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 4 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.

090 - Transportation. 5 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.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-PRJ - 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.

10. GENERAL CONDITIONS EVERY DEPARTMENT

The use hereby permitted is for
10. EVERY.999 Plot Plan - 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.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



05/10/18, 10:33 am

VAR01905

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for VAR01905. 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.

Planning

Planning. 1 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. 2 0010-Planning-VAR - 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. 3 0010-Planning-VAR - 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning-All

Planning-All. 1

0010-Planning-All-VAR - 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 VARIANCE; 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 VARIANCE, 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.

“This approved permit shall be used within one (1) year from the approval date; otherwise, the permit shall be null and void. The term “used” shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 1-year period, the permittee/ applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon determination that a valid reason exists for the permittee not using the permit within the required period. A maximum of two (2) one-year extension of time requests may be permitted. Should the time period established by any of the extension time requests laps, or should be the one-year extensions be obtained and no substantial construction or use of this variance be initiated within three (3) years of the approval date, this variance shall become null and void.”

Planning-All. 2

0010-Planning-All-VAR - 90 DAYS TO PROTEST

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3

0010-Planning-All-VAR* - PROJECT DESCRIPTION

The use hereby permitted for a Verizon Wireless facility proposes to construct a disguised 105' monopine with a 55' Variance resulting in a 105' tall monopine, and will allow for collocation. The monopine will provide twelve (12) panel antennas, twelve (12) RRUs, one (1) microwave dish, two (2) raycap surge protectors, three (3) GPS antennas, two (2) equipment cabinets, and one (1) backup generator with leasing area of 510 square feet with a 6' decorative block wall surrounding the perimeter. APN: 936-030-006

LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Site Name: Vaquero

Property Address: 24885 Camino Del Valle, Temecula, CA 92590


Assessor's Parcel Number: 936-030-006

The Rancho California Water District, owner of the above described property, by and through its authorized representative, Richard R. Aragon, authorize Site Acquisition Consultants (SAC), its employees, representatives, agents, and/or consultants, to act as an agent on my behalf for the sole purpose of consummating any building and land-use permit applications, or any other discretionary entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. I understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

I further understand that signing of this authorization in no way creates an obligation of any kind.

Signature of Property Owner(s)/Authorized Representative:

Rancho California Water District

Signature: 

Name: Richard R. Aragon

Title: Finance Manager

Date: 4-28-15



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

PP26270
EA43026
CGF06397

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: SAC Wireless for Verizon Wireless

Contact Person: Courtney Standridge E-Mail: courtney.standridge@sacw.com

Mailing Address: 5015 Shoreham Pl #150

San Diego Street CA 92122
City State ZIP

Daytime Phone No: (602) 885-3676 Fax No: ()

Engineer/Representative Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____

Street

City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner Name: Rancho California Water District

Contact Person: _____ E-Mail: _____

Mailing Address: 29379 Rancho California Rd., Suite 108

Street

Temecula, CA 92591
City State ZIP

Daytime Phone No: (951) 676-4882 Fax No: ()

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE 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.)

Courtney Standridge (auth. rep for Verizon)
PRINTED NAME OF PROPERTY OWNER(S)

See attached LOA
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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): 936-030-006

Approximate Gross Acreage: 5.50

General location (nearby or cross streets): North of Sandia Creek Dr., South of Glen Meadows, East of Carancho, West of Gardner Ave

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Verizon proposes the installation of a new unmanned, stealth telcom facility, disguised as a 70' monopine consisting of 12 panel antennas, 12 RRUs, 1 MW dish, 2 raycap surge protectors and 3 GPS antennas with 1 equipment shelter, and 1 backup generator in a 8' high chain link fence.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): XIXg

Number of existing lots: _____

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

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

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes If yes, provide

Application No(s). We applied for this project last, but had to withdrawl it due to interference No
issues. Those have since been resolved.

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

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

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

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

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

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: 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): 24885 Camino Del Valley, Temecula, CA 92590

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 936-030-006

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

Owner/Authorized Agent (1) _____ Date _____

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

VAR01905

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: SAC Wireless for Verizon Wireless

Contact Person: Courtney Standridge E-Mail: courtney.standridge@sacw.com

Mailing Address: 5015 Shoreham Pl #150

San Diego City CA State 92122 ZIP
Street

Daytime Phone No: (602) 885-3676 Fax No: ()

Engineer/Representative Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____

Street

City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner Name: Rancho California Water District

Contact Person: _____ E-Mail: _____

Mailing Address: 29379 Rancho California Rd., Suite 108

Temecula, CA 92591
Street City State ZIP

Daytime Phone No: (951) 676-4882 Fax No: ()

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE 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.)

Courtney Standridge (auth. rep for Verizon)
PRINTED NAME OF PROPERTY OWNER(S)

See attached LOA
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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): 936-030-006

Approximate Gross Acreage: 5.50

General location (nearby or cross streets): North of Sandia Creek Dr., South of Glen Meadows, East of Carancho, West of Gardner Ave

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Requesting to exceed 50' height by 25' resulting in 75' monopine. The request is for RF coverage through Verizon. The site is located near 2 large water tanks. The tanks deminish

Describe the proposed project.

Verizon proposes the installation of a new unmanned, stealth telcom facility, disguised as a 70' monopine consisting of 12 panel antennas, 12 RRUs, 1 MW dish, 2 raycap surge protectors and 3 GPS antennas with 1 equipment shelter, and 1 backup generator in a 8' high chain link fence.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): XIXg

Number of existing lots: _____

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
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4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

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No.*	Square Feet	Height	Stories	Use/Function
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3				
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No.*	Square Feet	Use/Function
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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:

Are there previous development applications filed on the subject property: Yes If yes, provide

Application No(s). We applied for this project last, but had to withdraw it due to interference No
issues. Those have since been resolved.

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

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.

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

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

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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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): 24885 Camino Del Valley, Temecula, CA 92590

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 936-030-006

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

Owner/Authorized Agent (1) _____ Date _____

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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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



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) THIRD CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: April 17, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Southern California Edison Co. (SCE)
Southern California Gas Co.
Telephone: Verizon

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Information Technology
Riverside Transit Agency
Cable T.V.: Frontier
Rancho California Water District

Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: 1st District-
Jeffries
Planning Commissioner: 1st District- Shaffer
Murrieta Valley Unified School District

PLOT PLAN NO. 26270, and VARIANCE NO. 1905 AMENDED NO. 3 – EA43026 – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Rancho California Zoning Area – Southwest Area: Rural: Rural Mountainous 10 Acre minimum (RUR:RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Dr., southerly of Glen Meadows, easterly of Carancho, and westerly of Gardner Ave. – 5.50 Acres - Zoning: Residential Agriculture – 5 Acre Minimum (R-A-5) - **REQUEST:** The **Plot Plan** proposes a wireless communication facility, for Verizon Wireless: With a leasing area of 510 square feet, a 50 foot high monopine, requesting a 55' **Variance** resulting in a 105' high monopine, consisting of 12 panel antennas, 15 RRUs, 1 MW dish, 3 raycap surge protectors, 2 GPS antennas, 2 equipment shelter, and 1 backup generator with an 8 foot high chain link fence surrounding the perimeter. The Variance would allow for colocation to the site. Related Cases: **VAR01905** APN: 936-030-006. **BBID: 759-500-943**

DAC 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 Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on April 5, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Desiree Bowdan, Project Planner at (951) 955-8254, or e-mail at dbowdan@rivco.org / MAILSTOP #: 1070

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.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

July 17, 2017

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Planning Department
County of Riverside
P.O. Box 1409
Riverside, CA 92502

Re: Pechanga Tribe Comments on the Phase I Cultural Resources Assessment for the Vaquero Project [PP 26270]

Dear Ms. Thomson,

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe submits these comments concerning the Cultural Resources Assessment for the Vaquero Project (PP 26270).

The Tribe is concerned that within the "Cultural Setting" section (page 5), the report refers to the era between 800 BP to contact as the "Shoshonean Period." It is noted that there was an influx of Shoshonean People into the area from the Great Basin approximately 1,200 years ago. "It is presumed that the Luiseño are the descendants of the late prehistoric peoples who occupied the area and represent one linguistic group of the Takic (Shoshonean) speakers who are postulated to have entered the area from the Great Basin at least 1200 years ago" (p. 4.5-4). The Tribe would like to point out that the "Shoshonean Wedge" theory is outdated and cannot be supported by current archaeological data and linguistic research (Sutton 2009; Shaul 2014).

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area. The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts.

For the record, Pechanga Tribe does not agree with the ethnographic theories presented in the Phase I Cultural Resources Assessment for the Vaquero Project (PP 26270), as noted above. The Tribe requests that the County forward these comments to BCR Consulting LLC so that they may either edit their cultural resources assessment, or make note that the Tribe does not agree with the theories presented in the Report. The Tribe welcomes the opportunity to meet with the County to

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Searce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Comments on the Vaquero Project CRA
July 17, 2017
Page 2

further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction. The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozdil@pechanga-nsn.gov if you have any further questions. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Ebru Ozdil', with a large, stylized flourish extending to the right.

Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



June 21, 2017

Heather Thomson
Riverside County Planning Dept.
4080 Lemon St.
Riverside, CA 92502

Re: AB-52 Consultation: PP26270, EA43026

Dear Ms. Thomas:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. It is, however, within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history. Therefore, we would like to initiate AB-52 consultation at this time.

We appreciate involvement with your initiative and look forward to working with you. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Shasta C. Gaughen".

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

September 18, 2017

Attention: Land Development Committee

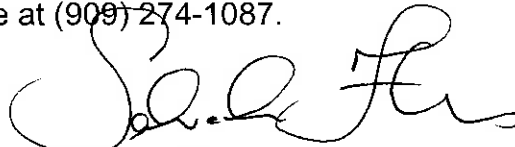
Subject: Plot Plan No. 26270 and Variance No. 1905

Please be advised that the division of the property shown on Plot Plan No. 26270 and Variance No. 1905 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (909) 274-1087.



Salvador Flores
Title and Real Estate Services
Real Properties

County of Riverside
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

March 19, 2018

Attention: Planning Department
Desiree Bowie, Project Planner

Subject: Plot Pan No. 26270, Variance No. 1905 Amended No.2,
APN 936-030-006

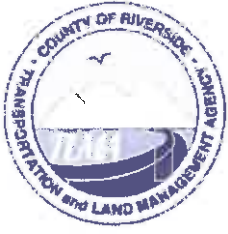
Please be advised that the division of the property shown on plan for Plot Pan No. 26270, Variance No. 1905 Amended No.2, APN 936-030-006 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (909) 274-1825.

Jeremy Beard
Title and Real Estate Services
Real Properties



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Patricia Romo, P.E.
Director of Transportation

Transportation Department

MEMORANDUM

Date: December 21, 2017
To: Mark Hughes, Transportation Department
Desiree Bowdan, Planning Department
Project Number: **PP26270**
Project Name: **Verizon Wireless Cell Tower - Vaquero**
Landscape Submittal: **Landscape Concept Plan – 2nd**
Bluebeam Session: 759-500-943
Landscape Plan Consultant: Elaine Sitz / Denise Armijo (VDLA Landscape Architects)
951-955-0924 or 619-294-8484
esitz@VDLA.us, darmijo@VDLA.us, marhughe@rivco.org

Recommendation: **APPROVE WITH STANDARD CONDITIONS PLUS ADDITIONAL CONDITIONS AS NOTED BELOW**

The Riverside County Transportation Department has completed the Landscape review of the above-mentioned project. This is a conceptual level review, and does not comprise full approval of final design details.

The following deficiencies may be addressed at construction document level and do not require re-submittal of the Landscape Concept Plan.

1. Plans shall indicate a reduced pressure backflow preventer at the point of connection for the new portion of the system.
2. Water budget calculations must include all areas covered by the water meter, including the existing area. Zones with mixed water-use plants must be included in the square footage of the highest water using plant in the zone and may need to be adjusted to comply with Ordinance 859.3.

END MEMO



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Reference: Verizon Wireless Project Site Name: "Vaquero"
Riverside County Plot Plot: 26270

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

[Handwritten signature] 1/30/18

Property Owner(s) Signature(s) and Date

STEVEN LAMB - DIRECTOR NETWORK

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.




RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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 1-25-18

Property Owner(s) Signature(s) and Date

Richard R. Aragon

PRINTED NAME of Property Owner(s)

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- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
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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. 26270, VARIANCE NO. 1905 – Intent to Adopt a Negative Declaration – EA43026 – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Rancho California Zoning Area – Southwest Area: Rural: Rural Mountainous – 10 Acre minimum (RUR-RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Drive, southerly of Glen Meadows, easterly of Carancho Road, and westerly of Gardner Avenue – 5.50 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** The Plot Plan is for a new Verizon Wireless facility proposing a 105 foot disguised monopine, and will allow for future collocation. A Variance has been submitted to allow for the 55 foot height extension to allow for the 105 foot monopine. The monopine will provide 12 panel antennas, 12 RRUs, one (1) microwave dish, two (2) raycap surge protectors, three (3) GPS antennas, two (2) equipment cabinets, and one (1) backup generator with leasing area of 510 sq. ft. with a 6 foot high wrought iron fence surrounding the perimeter.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **AUGUST 13, 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 dbowdan@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 27, 2018,

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

APN (s) or case numbers PP26270 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

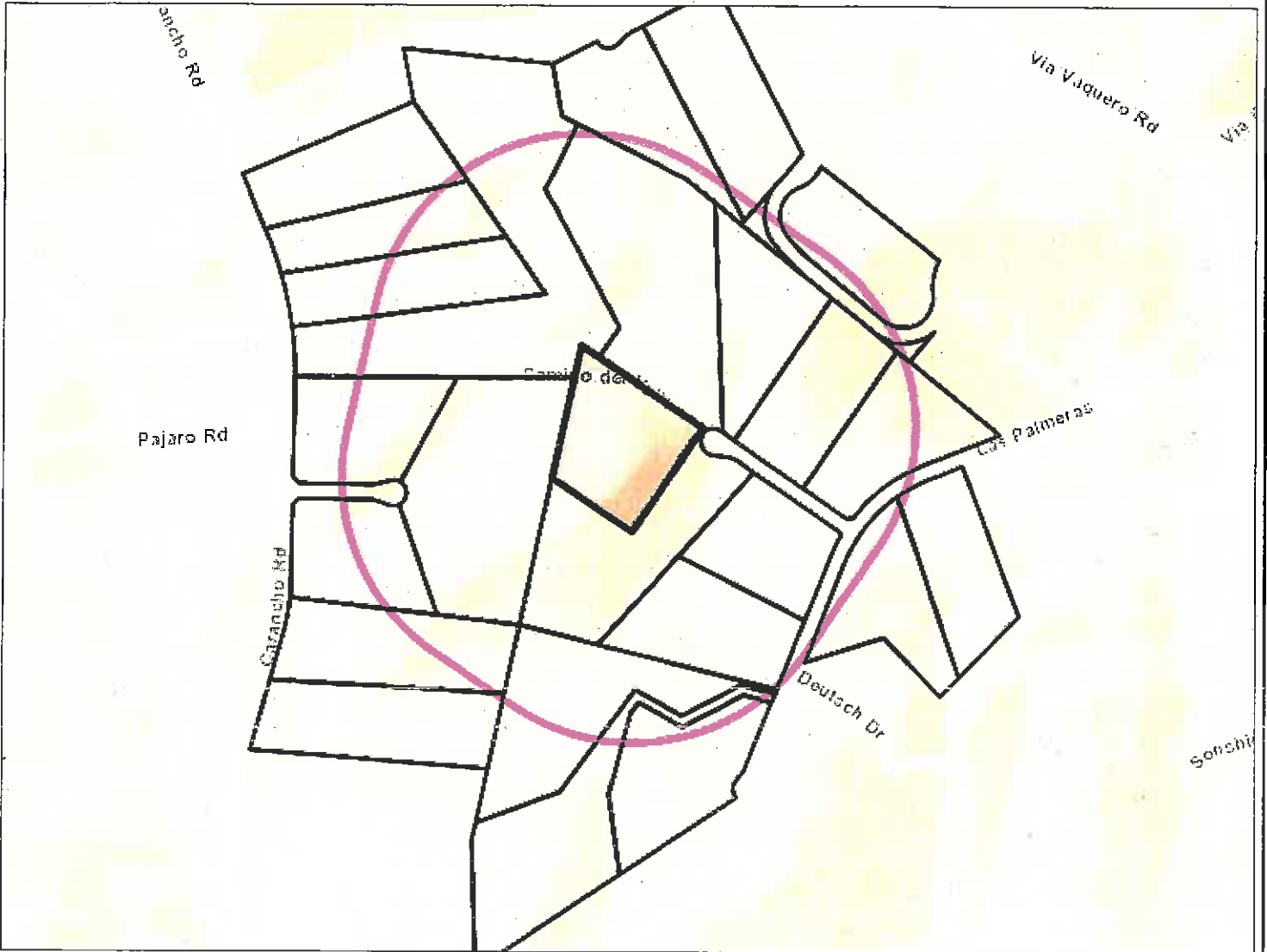
Riverside, Ca. 92502

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

10/27/18
[Signature]

Riverside County GIS

PP26270 (1000 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 4/27/2018 9:33:47 AM

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936120010
SOROOSH SHAMBAYATI
KAVEH TALEGHANI
525 E 72ND ST APT 21A
NEW YORK NY 10021

936120007
MICHAEL RANDOLPH
KRISTIE RANDOLPH
26383 BASE LINE
HIGHLAND CA 92346

936120012
JOHN W CORNELL
DEBBIE LEE CORNELL
10123 40TH AVE SE
EVERETT WA 98208

936120011
~~JOHN W CORNELL
DEBBIE LEE CORNELL
10123 40TH AVE SE
EVERETT WA 98208~~

936040024
CASIMIR S WYTANIEC
KRYSZYNA A WYTANIEC
1434 LAVERNE AVE
PARK RIDGE IL 60088

936020016
MARK C WHITWORTH
SONIA M WHITWORTH
331 W DAWSON CT
GLENORA CA 91740

936030010
SHAWN K HALVERSON
TIFFANY A HALVERSON
25050 LAS PALMERAS DR
TEMECULA CA. 92590

936030006
RANCHO CALIF WATER DIST
C/O C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

936020008
LARRY C DEIBLER
JUDITH A DEIBLER
255 TAMARISK DR
WALNUT CREEK CA 94598

936040022
~~CASIMIR S WYTANIEC
KRYSZYNA A WYTANIEC
1434 LAVERNE AVE
PARK RIDGE IL 60068~~

936020009
DONALD A MCINTYRE
ROBIN C MCINTYRE
6090 KEELE LN
CAMINO CA 95709

936030012
GATES PROP GROUP
1321 RIDGEVIEW TERR
FULLERTON CA 92831

936030011
MAGED TAWFEEK EBRAHIM
24910 CAMINO DEL VALLE
TEMECULA CA 92590

936110023
FLAGGRICULTURE INC
P O BOX 1677
TEMECULA CA 92593

936020013
IRA SERVICES TRUST CO
IRA SERVICES TR CO
7417 S RITA LN
TEMPE AZ 85283

936030008
ARFA BABAKNIA
FARNAZ N BABAKNIA
2 REU GRAND DUCAL
NEWPORT BEACH CA 92660

936030007
DUANE POINTKOSKI
0
CA. 0

936020014
ANKE CILING
23120 CARANCHO RD
TEMECULA CA 92590

936040014
GARY W CLELLAND
KRISTIN L CLELLAND
43146 CAMINO CASILLA
TEMECULA CA 92592

936020012
PAUL J WILSON
CAROL W WILSON
26077 ARJUNA AVE
TEMECULA CA 92590

936110022
DANIEL P ORTON
DAWNA L DICKENS
25025 LAS PALMERAS
TEMECULA CA 92590

936030009
TRAVIS VICTOR SCHMID
PRISCILA SCHMID
25002 LAS PALMERAS DR
TEMECULA CA 92590

936020010
ERNESTO SANDOVAL
VERONICA SANDOVAL
9235 DINSDALE ST
DOWNEY CA 90240

936040025
CASIMIR S WYTANIEC
KRYSTYNA A WYTANIEC
1434 LAVERNE AVE
PARK RIDGE IL 60088

936120006
ANKE CILING
23120 CARANCHO RD
TEMECULA CA. 92590

936040015
RICHARD MILLER
MARY MILLER
220 7TH AVE S
KIRKLAND WA 98033

936030014
KENNETH BRADLEY WHITWORTH
SUNITA CHAUHAN WHITWORTH
45485 EAGLE CREST LN
TEMECULA CA 92592

SAC Wireless for Verizon Wireless
Courtney Standridge
5015 Shoreham Place #150
San Diego, CA 92122

Rancho California Water District
29379 Rancho California Road Suite 108
Temecula, CA 92591

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

SAC Wireless for Verizon Wireless
Courtney Standridge
5015 Shoreham Place #150
San Diego, CA 92122

Rancho California Water District
29379 Rancho California Road Suite 108
Temecula, CA 92591



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
 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.

PP26270/VAR01905/EA43026

Project Title/Case Numbers

Desiree Bowdan

County Contact Person

951-955-8254

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

SAC Wireless for Verizon Wireless

Project Applicant

5015 Shoreham Pl. #150, San Diego, CA 92122

Address

Northerly of Sandia Creek Dr., southerly of Glen Meadows, easterly of Carancho and westerly of Gardner Ave.

Project Location

The Plot Plan No. 26270 and Variance No. 1905 proposes a Verizon Wireless facility to construct a disguised 50' monopine with a 55' Variance resulting in a 105' monopine allow for co-location.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on xxxxxx and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (**\$2,280.75+\$50.00**) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA43026 ZCFG6397

FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG06397)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Sac Wireless For Verizon
5015 Shoreham Pl, No 150
San Diego, Ca 92122

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06397	05/22/2017	05/22/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06397	0452 - CF&G TRUST: RECORD FEES	\$50.00
SUB TOTAL		\$50.00

TOTAL **\$50.00**

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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

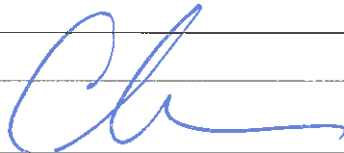
Agenda Item No.

3.2

Director's Hearing: August 13, 2018

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 26179	Applicant(s): Brent Engineering
EA No.:	Mitigated Negative Declaration EA42990	Representative(s): Ron Burek
Area Plan:	Elsinore	
Zoning Area/District:	Meadowbrook Area	
Supervisory District:	First District	
Project Planner:	Desiree Bowdan	
Project APN(s):	347-090-014	



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 26179 proposes a contractor's storage yard with a 1,430 square foot building for equipment storage and maintenance, on a parcel, totaling 3.37 acres.

The project site is located northerly Highway 74, southerly of Mermack Ave., easterly of El Toro Cutoff Rd., and westerly of Crater Dr.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42990**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 26179, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the 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:	Light Industrial (LI) (0.25 – 0.60 *FAR)

Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Warm Springs
Surrounding General Plan Land Uses	
North:	Community Development: Light Industrial (0.25-0.60 *FAR) (CD:LI)
East:	Community Development: Light Industrial (0.25-0.60 *FAR) (CD:LI)
South:	Community Development: Light Industrial (0.25-0.60 *FAR) (CD:LI)
West:	Community Development: Light Industrial (0.25-0.60 *FAR) (CD:LI)
Existing Zoning Classification:	Manufacturing Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Manufacturing Service Commercial (M-SC)
East:	Manufacturing Service Commercial (M-SC)
South:	Manufacturing Service Commercial (M-SC)
West:	Manufacturing Service Commercial (M-SC)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land and some light industrial uses
South:	Vacant Land and some light industrial uses
East:	Vacant Land and some light industrial uses
West:	Vacant Land and some light industrial uses

Project Site Details: Ordinance No. 348, Article XI

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	3.37	Section 11.4.a
Existing Building Area (SQFT):	No existing Structures	N/A
Proposed Building Area (SQFT):	1,430	Section 11.4.b.3
Building Height (FT):	40	Section 11.4.c.2
Proposed Minimum Lot Size:	13,000 sq. ft.	Section 11.4.a
Total Proposed Number of Lots:	1	Section 11.4.a

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Contractor's Storage Yard	1,430	There is no minimum parking requirement for a use of this kind.	0	9
TOTAL:	9			

Located Within:

City's Sphere of Influence:	City of Lake Elsinore
Community Service Area ("CSA"):	Not within a CSA
Special Flood Hazard Zone:	Within a 100 year Flood Hazard Zone
Agricultural Preserve:	Not within an Agriculture Preserve
Liquefaction Area:	Low/Moderate potential for Liquefaction
Fault Zone:	Not within a ½ mile of a fault zone
Fire Zone:	Within a Very High Fire/ LRA area
Mount Palomar Observatory Lighting Zone:	Within 35.6 miles of Zone B
WRCMSHCP Criteria Cell:	Within Cell Criteria 4076 HANs 2344
CVMSHCP Conservation Boundary:	Not within CVMSHCP
Stephens Kangaroo Rat ("SKR") Fee Area:	In or Partially within an SKR Fee Area
Airport Influence Area ("AIA"):	Not within an AIA

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project was submitted on March 16, 2017. The project is located northerly of Highway 74, southerly of Mermack Avenue, easterly of El Toro Cutoff, and westerly of Crater Dr. The project proposes a contractor's storage yard and to construct a 1,430 square foot building for equipment and maintenance use, on a single parcel, totaling 3.37 acres. Plot Plan No. 26224 has the same property owner and will be located across the street. Hours of operation will be 7:00 a.m. to 5:00 p.m., Monday through Saturday.

Circulation/Parking

Circulation/Parking: Sufficient public right-of-way along Mermack Avenue shall be conveyed for public use to provide for a 59 foot half-width right-of-way per Standard No. 93, of Ordinance No. 461. Sufficient public street right-of-way along El Toro Cutoff Road shall be conveyed for public use to provide for a 60 foot half-width right-of-way including standard corner cutbacks per Standard No. 106, Section A and Standard No. 805 of Ordinance No. 461. According to Ordinance No. 348, Section 18.12.b there are no parking requirements for this project. (COA. R-O-W Dedication 1)

Development Standard Findings:

1. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, because the project will be required to adhere to conditions of approval and be required to obtain building permits. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including but not limited to: Building and Safety, Transportation, Fire Department, Environmental Health, and Flood. The review of the project design by these departments and agencies ensure the project's compliance with applicable requirements and regulations adopted and applied to ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to meet at different milestones of the project's implementation (i.e – prior to grading, prior to issuance of building permits, prior to building final). In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere to in addition to the conditions of approval. Therefore, the project design, condition of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.
2. 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 property, as the project will be required to adhere to conditions of approval and be required to obtain building permits. The project is compatible to the surroundings which include other light industrial businesses such as contractor's storage yards and light manufacturing within the surrounding area. Therefore, the project design, condition of approval, and permitting will ensure that the project will conform to the logical development of the land and is compatible with the present and future logical development of the surrounding property.
3. That 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. Sufficient public street right-of-way along Mermack Avenue shall be conveyed for public use to provide for a 59 foot half-width right-of-way (from existing survey centerline) per Standard No. 93 of Ordinance 460. Sufficient public right-of-way along El Toro Cutoff Road (southwest of the project boundary) shall be conveyed for public use to provide for a 30 foot half-width right-of-way per Standard No. 106, Section A of Ordinance 461. (COA Transportation R-O-W Dedication)

1. Countywide Design Guidelines: There are no structures proposed for this project.
2. Per Section 11.4.a of Ordinance No. 348, the minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet. This project meets the lot size requirement with a 3.37 acre parcel, proposing a 13,000 square foot contractor's storage yard with a 404 square foot lot width.
3. Per Section 11.4.2.1-4 of Ordinance No. 348, where the front, side, or rear adjoins a lot with (residential) zoning classification such as those specified, there is no minimum setback. The project meets this requirement because the property does not abut any residential properties.
4. Height: Per Section 11.4.2 of Ordinance No. 348, structures shall not exceed 50 feet. The building proposes to be 40 feet in height. Therefore, it meets this height requirement. (COA. Height Limitations)
5. Per Section 11.4.h of Ordinance No. 348, outside Storage and Service Areas: must be screened by structures or landscaping. The project must provide mature landscaping for adequate screening of equipment and materials stored outdoors. The project proposes adequate screening and fencing to screen all outside storage. (COA. Landscape Plot Plan)
6. Landscaping: Per Section 11.4.e of Ordinance No. 348, a minimum 10 percent of the site proposed for development must be landscaped and irrigated. The project will exceed this minimum 10 percent landscape requirement with landscaping at 12 percent. All slopes greater than 3 feet high will have erosion control measures, as it relates to Ordinance No. 457. The project will have 17,802 square feet of ground cover around the perimeter of the project which will include trees and shrubs. (COA. Landscape Plot Plan)
7. Adequate Screening: Per Section 11.4.d of Ordinance No. 348, the project will include a 7 foot high chain link fence to prevent break-ins. The fencing is required to have screening material as well as mature landscaping to screen all mechanical equipment from public view. The zoning classification is not residential, therefore, a masonry wall is not required to be constructed. Therefore, it meets the requirement. (COA. Wall & Fence)
8. Per Section 11.4.f of Ordinance No. 348, parking areas shall be provided as required by Section 18.12. Because the proposed project is a contractor's storage yard, there are no parking requirements required in Section 18.12. However, the project does propose a parking and driveway area, which will comprise of 1,604 square feet of pervious class II base, including 8 parking spaces and 1 accessible space.
9. Per Section 11.4.g of Ordinance No. 348, the Trash collection area will provide a 112 square foot trash enclosure located on the property near the entrance and will provide adequate landscaping for screening to reduce visibility. Therefore, the project meets this requirement. (COA. Trash Enclosure)

10. Pursuant to Section 11.4.h of Ordinance No. 348, the project will provided adequate screening with a 7 foot high chain link fence with wood slats, and will also provide mature landscaping for added screening of materials and equipment. Therefore, the project meets the requirement. (COA. Landscaping) (COA. Landscaping Plot Plan) (COA. Fencing Plan Required)
11. Pursuant to Section 11.4.j of Ordinance No. 348, the roof-mounted equipment will be screened by portions of the building façade from view of the public. Therefore, the requirement is met. (COA. Roof Equipment Shielding)
12. Pursuant to Section 11.4.k of Ordinance No. 348, the project will provide adequate lighting for structures, landscape, and parking areas. Therefore it meets this requirement. (COA. Outdoor Lighting)
13. Neighborhood Compatibility: The project is compatible to the surroundings which include other light industrial businesses such as contractor's storage yards and light manufacturing within the surrounding area. Therefore, it is compatible with the surrounding uses.
14. Utilities: The project proposes to install all utilities underground as provided in Section 11.4.l of Ordinance No. 348. (COA. Transportation Utility Plan & COA. Transportation Utility Install) (COA. Planning. Utilities Underground)

Code Enforcement Action: There have been no Code Violations to date.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS an ND represent the independent judgment of Riverside County. The documents were circulated for public review per the CEQA Statute 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:

Land Use Findings

1. The project site has a General Plan Land Use Designation of Light Industrial. The project is consistent with Community Development: Light Industrial (CD:LI), which includes uses such as warehouse and distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The Warm Springs Area Plan requires that development of contiguous areas designated as light industrial be designed in a coordinated manner. This project is to allow a contractor's storage yard for the keeping of large equipment which is an industrial related use which is allowed in the Warm Springs Area Plan. Therefore, this project is consistent with the General Plan land use designation of Community Development: Light Industrial.

2. The project site has a Zoning Classification of Manufacturing Service Commercial (M-SC), which is consistent with the Riverside County General Plan. The proposed project is located within the Manufacturing – Service Commercial (M-SC) zone. The project is a contractor's storage yard with a building for equipment storage and repair, which is a listed use in Ordinance No. 348, Section 11.6.m.9, which identifies warehousing, distribution, cold storage plants, contractor's storage yards, and other places of industrial uses as a permitted use subject to a Plot Plan approval. Therefore, the project is consistent with the zoning classification.
3. The project site is located within the Warm Springs Policy Area / Overlay Zone.
4. The proposed use, a contractor's storage yard, is consistent with Ordinance No. 348 (Land Use) and is allowed within the M-SC Zoning Classification, subject to Plot Plan approval.

Circulation/Parking: Sufficient public right-of-way along Mermack Avenue shall be conveyed for public use to provide for a 59 foot half-width right-of-way per Standard No. 93, of Ordinance 461. Sufficient public street right-of-way along El Toro Cutoff Road shall be conveyed for public use to provide for a 60 foot half-width right-of-way including standard corner cutbacks per Standard No. 106, Section A and Standard No. 805 of Ordinance 461. According to Ordinance No. 348, Section 18.12.b there are no parking requirements for this project storage yards although the project will provide nine (9) parking spaces.

Other Findings

1. The project site is located within Criteria Cell **4076** of the Western Riverside County Multiple Species Habitat Conservation Plan. Per requirements set-forth by Environmental Programs, the constrained areas will conform to the drainage channel. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine Area)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department. The ECS map must be stamped by the Riverside County Surveyor with the following notes. "No disturbances may occur within the boundaries of the Delineated Constraint Area (Riparian/Riverine Area)." "Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the Delineated Constraint Area (Riparian/Riverine Area)." "Night lighting shall be directed away from the Delineated Constraint Area (Riparian/Riverine Area). Shielding shall be incorporated into project designs to ensure ambient lighting in the constraint areas is not increased." "The perimeter of the Delineated Constraint Area (Riparian/Riverine Area) shall be permanently fenced. Fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, or illegal trespass or dumping in the Delineated Constraint Area (Riparian/Riverine Area). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height." This project fulfills the plan requirements.
2. Sphere Of Influence / Comment Letters: The project is located within the Sphere of Influence of the City of Lake Elsinore. On March 7, 2017 the City of Lake Elsinore provided a comment letter to the Planning Department stating they did not oppose to the project but made requests to the conditions of approval that the County of Riverside provide to the applicant. The requests from the City of Lake Elsinore were regarding hours of operation, outside storage, adequate landscape, and lighting. The County of Riverside has addressed all requests made by the City of Lake Elsinore and defined the project expectations in the conditions of approval.

3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed out to seven requesting tribes on February 2, 2017. Only one tribe request to consult on this project. A consultation request was received from the Soboba Band of Luiseno Indians dated February 23, 2017. This project was discussed in a meeting on July 18, 2017 and the Tribe requested that standard conditions of approval be applied to the project. These were provided to the tribe and consultation was concluded the same day. No Tribal Cultural Resources were identified by the tribe. As such, there are no tribal cultural resources present within the project boundaries and there will be no impacts in this regard.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings

1. The project site is located within a Cal Fire Low Responsibility Area ("LRA") and is also within a very high fire hazard severity zone.
 - a. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - b. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by that road access shall be unobstructed with a width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). The project meets this requirement by providing primary access on Mermack Avenue with a 24 foot width road standards for fire equipment access – standards for signs identifying streets, roads minimum private water supply reserves for emergency fire use. This project is located within a very high fire hazard severity zone in the Low Responsibility Area (LRA). Building setbacks and vegetation management plan shall be in accordance with the California Public Resources Code. Buildings already exist on lots created by this land division, but shall comply with the special construction requirements of the California Building Code. In addition, the project has been conditioned to have blue dot reflectors and meet the fire hydrant spacing requirements. The project has also been conditioned for the Riverside County Fire Department to review and approve water and access.

The ECS shall note that the project site is located within a State Responsibility Area. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department and California Department of Forestry and Fire Protection. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access - standards for signs identifying streets, and roads and buildings. The project location provides adequate accessibility to the project site for all emergency vehicles.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, 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 not received written communication/phone calls from anyone who indicated support/opposition to the proposed project.

This project was presented before the Warm Springs Community Advisory Council on July 26, 2017.

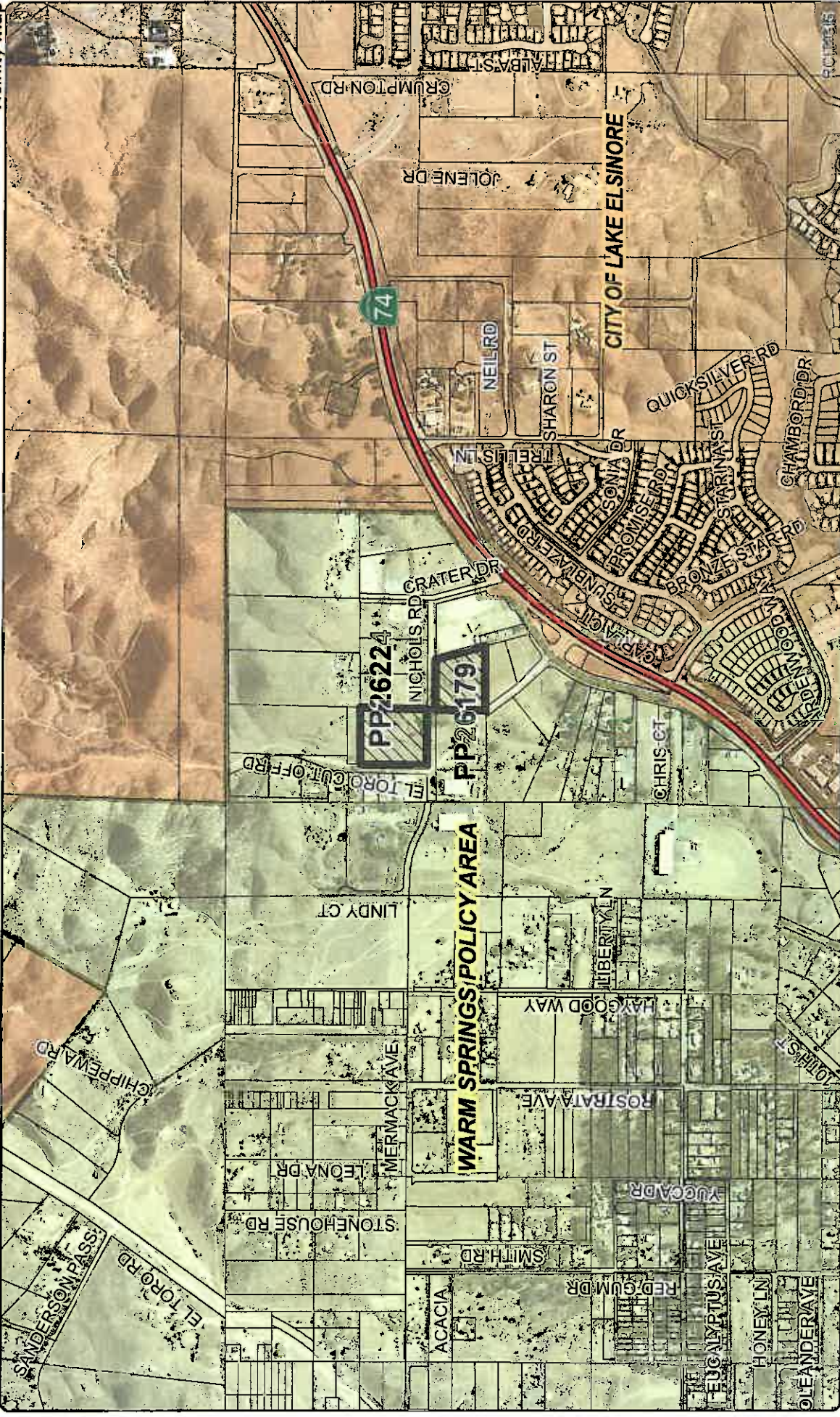
APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP21679 PP26224
VICINITY/POLICY AREAS

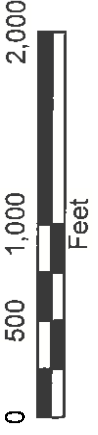
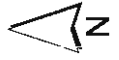
Supervisor: Jeffries
 District 1

Date Drawn: 04/03/2018
 Vicinity Map



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department, 1000 University Blvd., Riverside, CA 92507. Western County of California Planning & Zoning Department, 1000 University Blvd., Riverside, CA 92507. <http://www.riversidecountyplanning.com>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP21679 PP26224

Supervisor: Jeffries
District 1

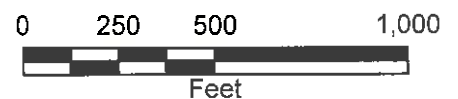
Date Drawn: 04/03/2018
Exhibit 2

EXISTING ZONING



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



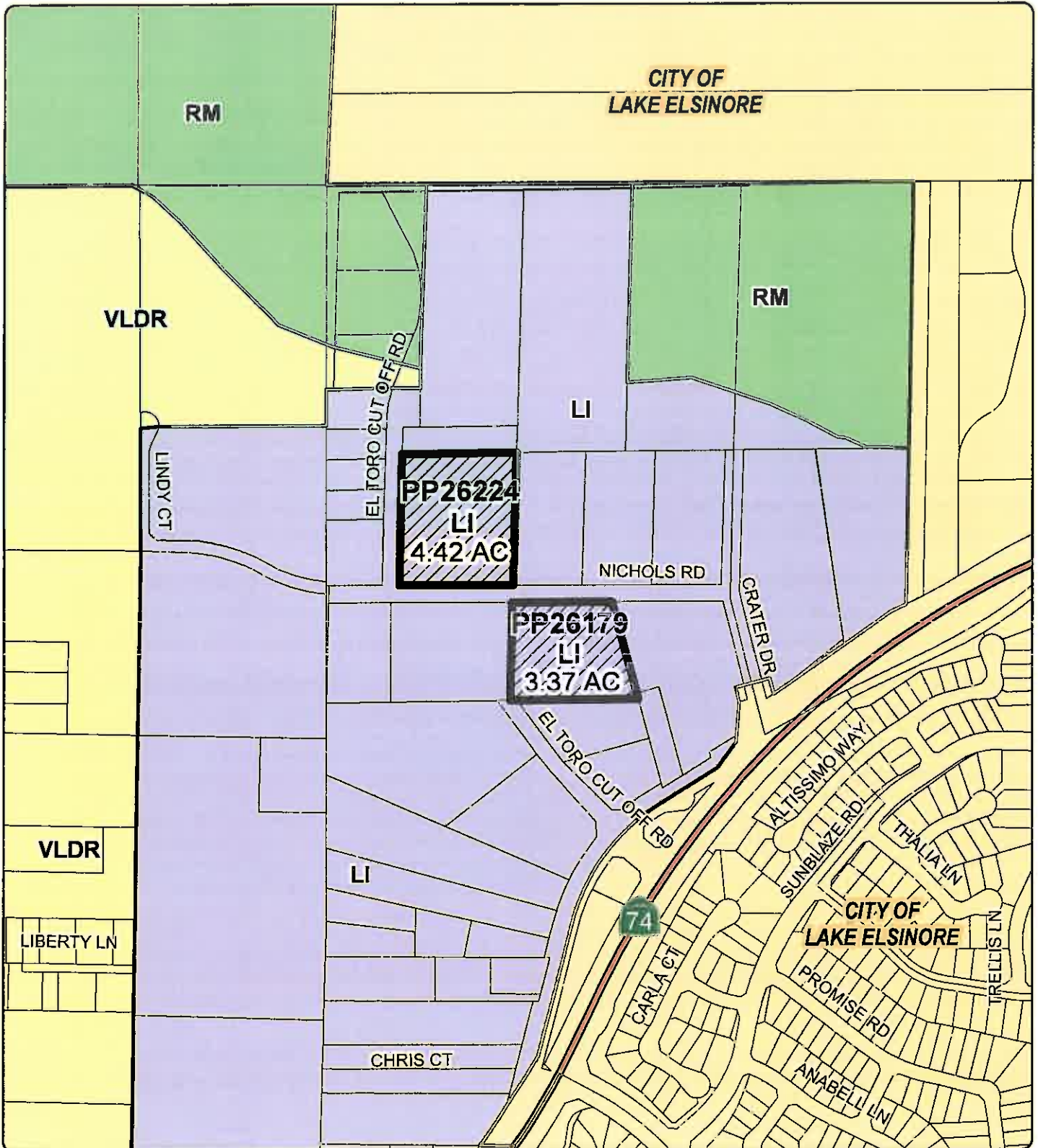
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP21679 PP26224
EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 04/03/2018
Exhibit 5



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

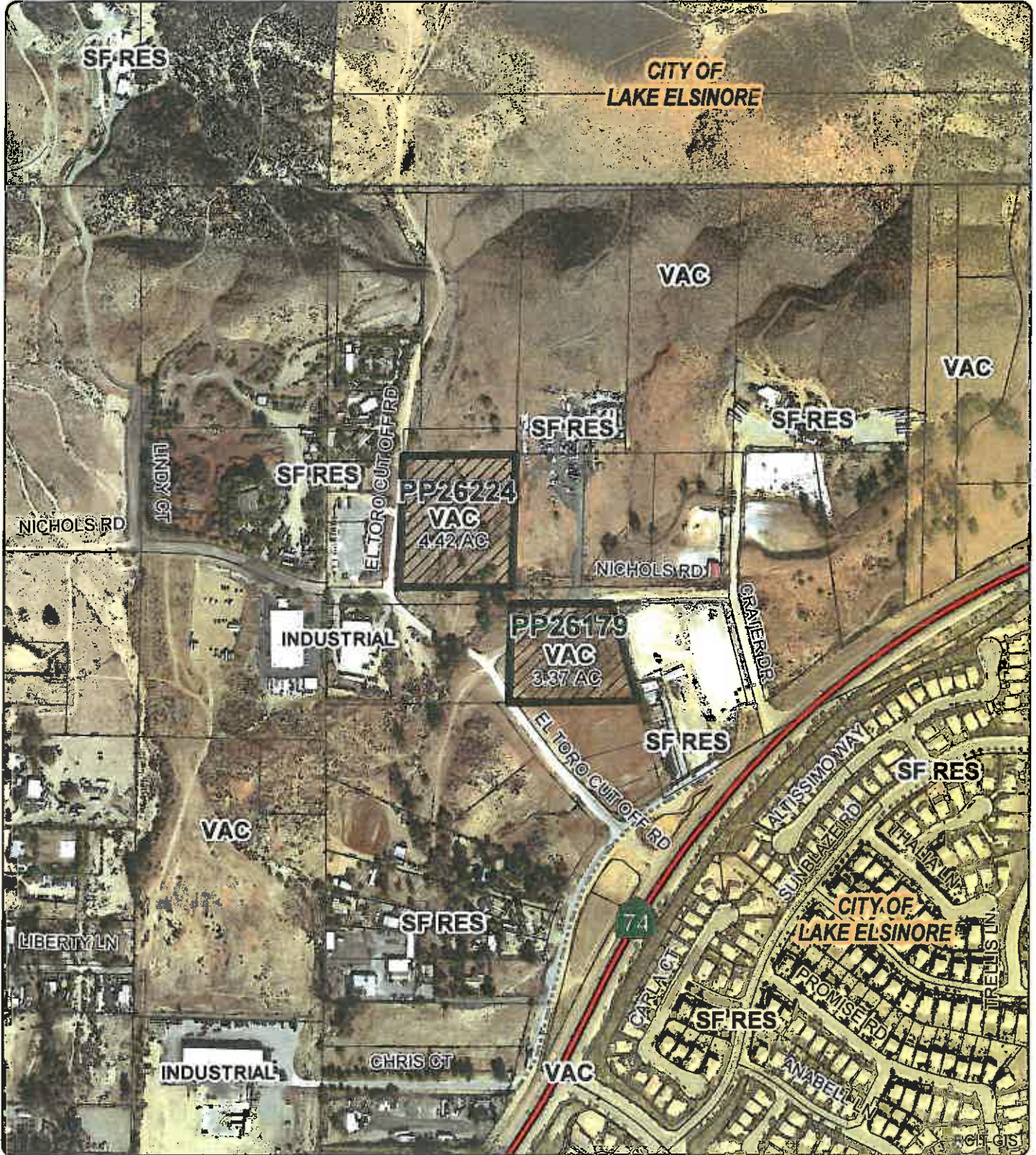
PP21679 PP26224

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 04/03/2018

Exhibit 1



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-8200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplna.org>

COUNTY OF RIVERSIDE

BRENT ENGINEERING FACILITY - Parcel 13/BK 15/ PG 92
 EL TORO CUTOFF / MERMAC AVE
 LANDSCAPE PLANS

APN NUMBERS
 347-090-014
 PROJECT DIRECTORY

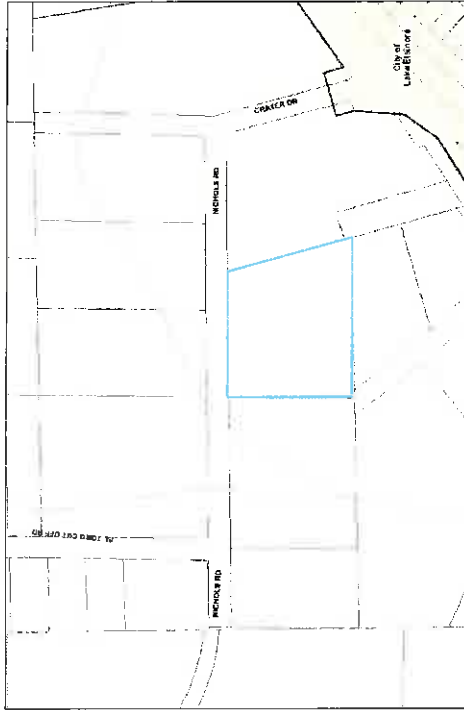
OWNER:
 BRENT ENGINEERING INC
 2030 W. EL TORO RD
 CALA MODEL
 PHONE 949 833-9877
 CONTACT PERSON - RON BUREK

LANDSCAPE ARCHITECT:
 Jim Fekorske
 12701 San Juan Ave
 San Clemente CA
 92673-6695
 Contact: Jim Fekorske

CIVIL ENGINEER:
 Bob Mc Associates
 1000 W. El Toro Road
 Tustin, CA 92680
 949-781-8080
 email: info@bobmc.com

MAINTENANCE QUANTITIES (ONSITE/OFFSITE)

	S.F.	S.F.
1. LANDSCAPED FLAT AREAS:	1,206	
2. LANDSCAPED SLOPES:		12,613
3. TOTAL NUMBER OF TREES:	0	0
4. TOTAL NUMBER OF PALM TREES:	0	0
5. CONCRETE SIDEWALKS:	0	0
6. CONCRETE TRAILS:	0	0
7. CONCRETE HEADERS:	0	0
8. 3 RAIL PVC FENCING:	0	0
9. ALUMINUM GRATING:	0	0
10. LANDSCAPE LIGHTING:	0	0
11. TURF:	0	0
12. DECORATIVE ROCK	0	12,813



SINGLE SHEET

WATER DISTRICT NOTES

COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL UTILITIES. PERMITTEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS TO BEGINNING CONSTRUCTION.

PHONE: (951) 855-6780 FOR PERMIT CASES (C.L., P.U., OR VOLUNTARY), CABAZON AND AREA WEST MAPS
 PHONE: (951) 855-6885 FOR PARKER, MAPS AND TRACT MAPS
 PHONE: (760) 342-9267 FOR PERMIT CASES EAST OF CABAZON

MAINTENANCE DISTRICT NOTES

RIVERSIDE COUNTY INSPECTION AND CERTIFICATION NOTES

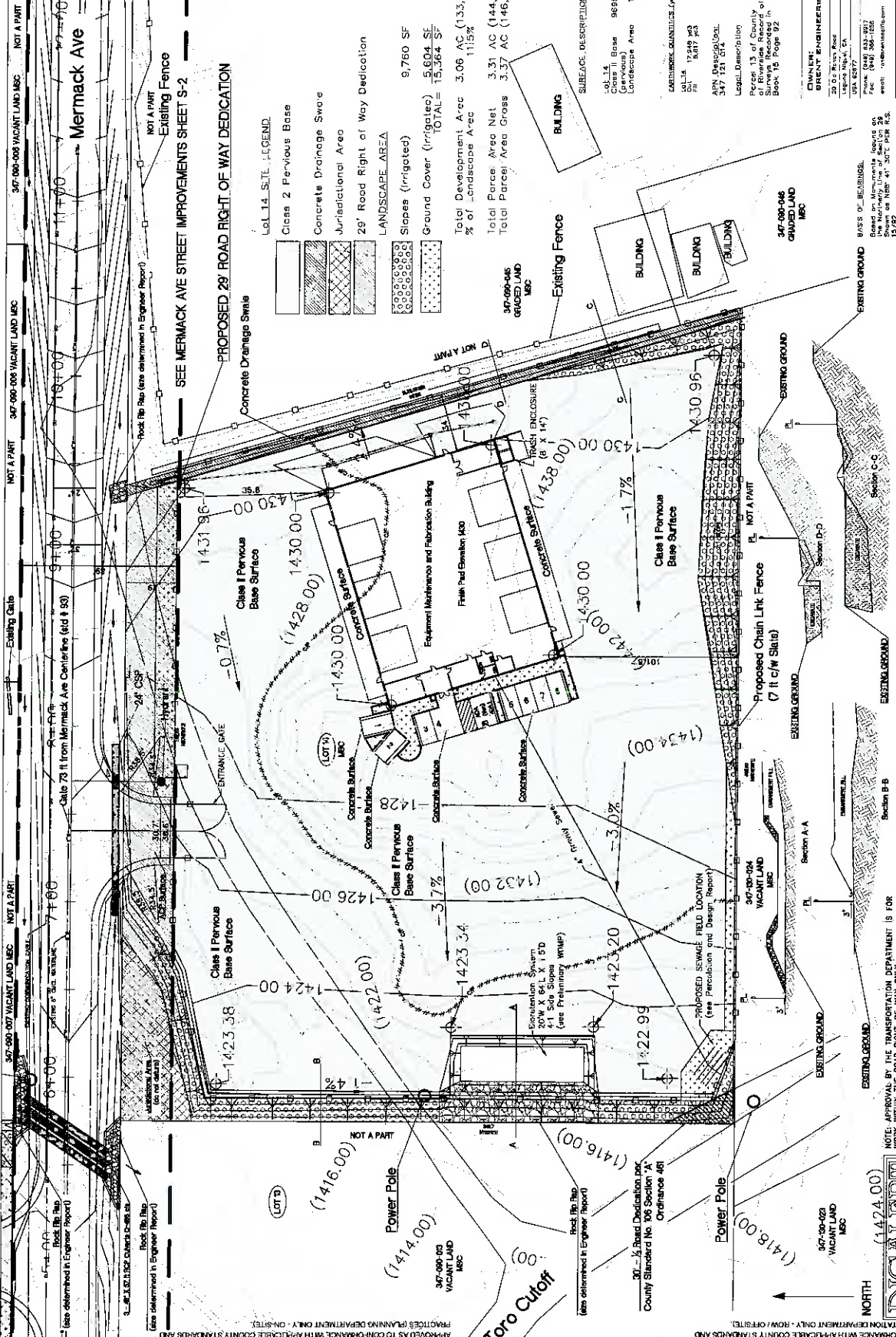
INSPECTION SCHEDULE

CASE: PP26179
EXHIBIT: A (SHEETS 1-2)
DATE: 4/3/2017
PLANNER: D. Bowdan



INDEX OF SHEETS

- Title Sheet
- Conceptual Planning Plan



NOT A PART
 SEE MERMACK AVE STREET IMPROVEMENTS SHEET S-2
 Existing Fence

NOT A PART
 PROPOSED 28' ROAD RIGHT-OF-WAY DEDICATION
 Concrete Drains Swale

LOI 14_SITL LEGEND

Class 2 Pervious Base	Concrete Drainage Swale	Jurisdictional Area	28' Road Right of Way Dedication	LANDSCAPE AREA
Slopes (Irrigated)	9,760 SF	Ground Cover (Irrigated)	5,604 SF	TOTAL = 15,364 SF
Total Development Area	3.06 AC (133,564 SF)	% of Landscape Area	11.15%	
Total Parcel Area Net	3.31 AC (144,465 SF)	Total Parcel Area Gross	3.37 AC (146,797 SF)	

LOI 14
 Class Base 96685 sqft
 Landscape Area 15,364sqft

EMERGENCY QUANTITIES (AQ3)
 LOI 14 15,899 AQ3
 PI 15,897 AQ3

APR Design/Drawn: 347 121 CTA
 Legal Description: Parcel 13 of County of Stanislaus Survey Recorded in Book 15 Page 92

BRANT ENGINEERING INC.
 3075 West 1st Street
 Stockton, CA 95210
 Phone: (209) 932-2017
 Fax: (209) 938-1222
 email: info@branteng.com

SHEET NO. **S-1**
 1 OF 3 SHEETS

COUNTY OF STANISLAUS
BRENT ENGINEERING FACILITY
MERMACK AVENUE & CRATER DRIVE
SITE PLAN

DATE: February 1, 2018
 SCALE: 1" = 25'

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - CM-ST/EL)

BAC-ONLINE DRIVER

PREPARED BY:
BRENT ENGINEERING

3075 West 1st Street
 Stockton, CA 95210
 Phone: (209) 932-2017
 email: info@branteng.com

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

DIGIART
 1" ENGINE SCALE BY MERMACK AVENUE & CRATER DRIVE

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - FLOW/ORIS/EL)

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	VERSION

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - CM-ST/EL)

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - CM-ST/EL)

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - CM-ST/EL)

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - CM-ST/EL)

BRENT ENGINEERING INC. RIVERSIDE COUNTY FACILITY

LOT 14 / MERMAK AVENUE IMPROVEMENTS
(PP26179)

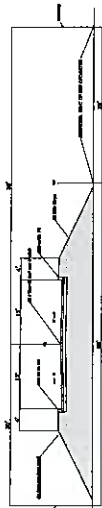
SITE SUMMARY

PROJECT DESCRIPTION

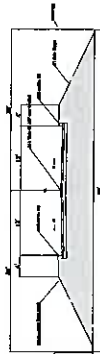
Plot Plan 26179 is a proposed to grade approximately 3.01 acres of a 3.37 acre site for the outside storage of heavy equipment and equipment maintenance purposes and employee parking. The project also includes a new 1,000sqft office building which consists of 900sqft of office space, 100sqft of enclosed area for heavy equipment fabrication and maintenance, the installation of Class 2 base material, chain link fencing, a WQMP BMP mitigation basin, entry gate, trash enclosure, required landscaping and utility installation.

APN: 347-090-014

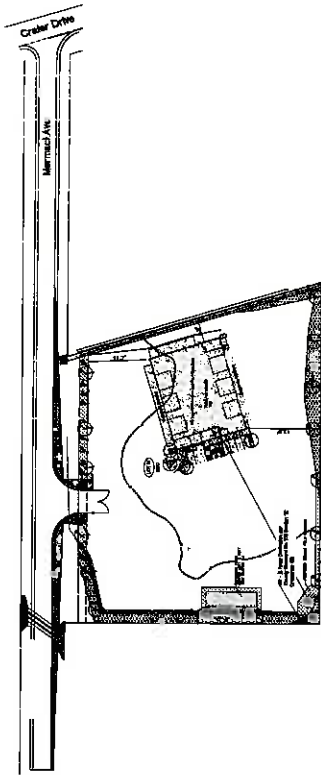
Total Enc Area	3.37 acres
Graded Area	3.06 acres
Land to Blg Ratio	11.1 : 1
Coverage	9.0 %
Parking Provided	8 stalls
Parking Ratio	1 Stall / 2 Employees
Parking Required	3 Stalls (6 employees)
Zoning	MSC
Proposed Land Use	Heavy equipment storage
Provide Landscape Area	15,364sqft (11.5%)
Require Landscape Area	13,367sqft (10.0%)
Minimum Lot Size	10,000sqft
Minimum Parcel Width	75'0"



MERMAK TYPICAL SECTION
Adjacent to Lot 14



MERMAK TYPICAL SECTION
Adjacent to Lot 14



LIMITS OF WORK

CASE: PP26179
EXHIBIT: L (SHEETS 1-2)
DATE: 4/3/2017
PLANNER: D. Bowdan



LOCATION MAP

- T - 1 TITLE PAGE
- B - 1 SITE PLAN
- P - 1 PHOTO INDEX
- L - 1 LANDSCAPE TITLE
- L - 2 CONCEPT PLANTING

NOTES:

- ALL UNMARKET PROPERTIES AND ADJACENT PROPERTIES ARE ZONED MSC
- FOR BLDG DESIGN SEE SHEET L-1
- LAKE BURNETT MUNICIPAL WATER DISTRICT (SERVICE AVAILABLE) (951) 674-3146
- WEST UTILITY SERVICES (951) 674-3146
- DRY UTILITY PROVIDER (951) 674-3146
- PHONE: VERIZON (888) 893-2553
- GAS: SOUTHERN CALIFORNIA GAS (800) 427-2200
- TRASH COLLECTION (800) 755-8112
- PROPERTY IS NOT SUBJECT TO LIQUIDATION, SEISMOLOGICAL HAZARDS, FLOOD HAZARD NOR IS IT LOCATED IN A SPECIAL STUDIES ZONE
- SOURCE OF TOPOGRAPHIC SURVEY FIELD SURVEY COMPLETED MARCH 2017

APN: 347-090-014
Thomas Bros PC 836, 2014
Edition

SoLi 13 of County of Riverside
Records in Book 15 Page 92 6/26/1348

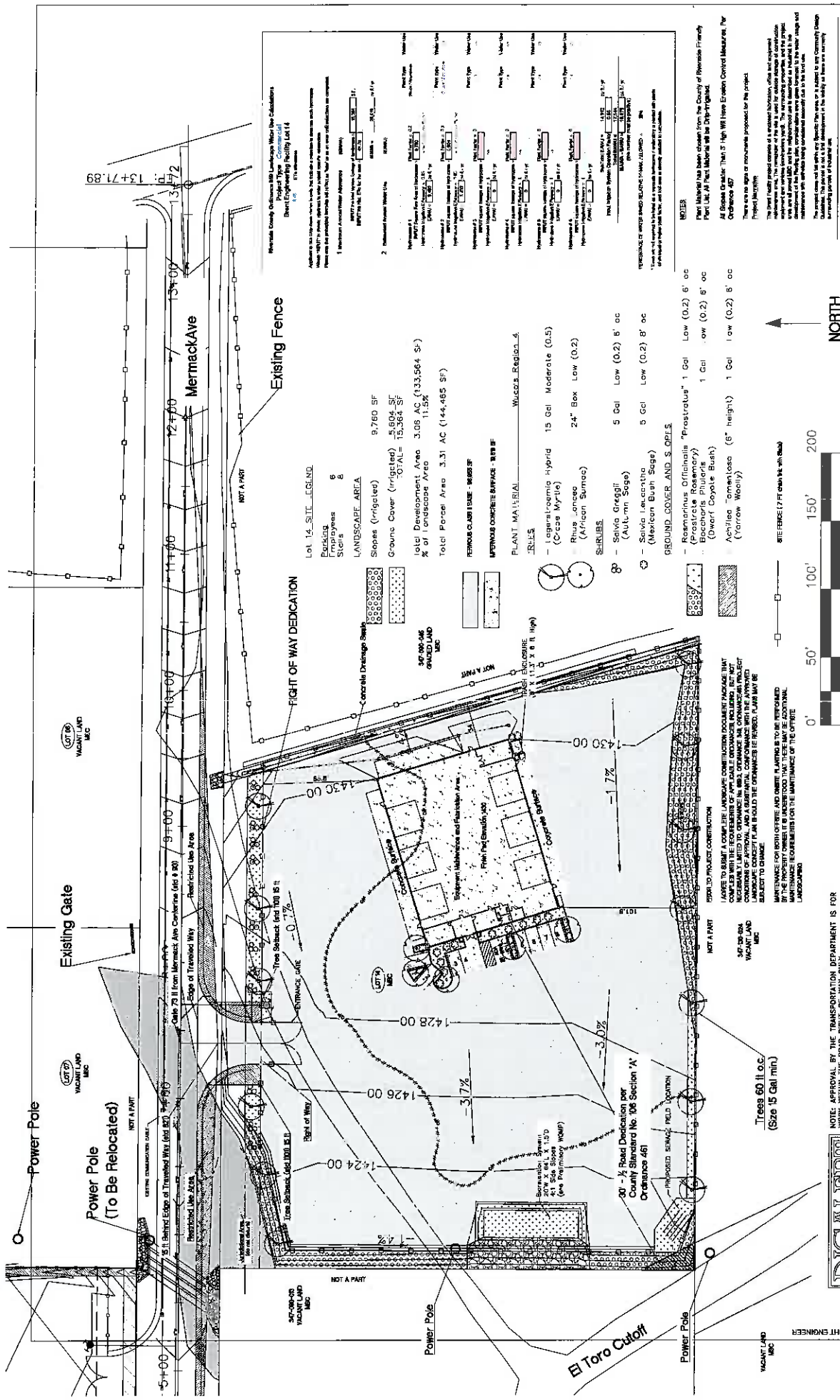
APN: 347-090-014
Thomas Bros PC 836, 2014
Edition

PP 26179
REVISED 2.2018
T-1

California
Professional Engineer

RDS And Associates

3059 Wilcox Court
Torrance, CA 90502
ph: 561-891-7706
email: rd@rdsra.com



NOTES:
 1. Plant Material has been chosen from the County of Riverside Plant List. All Plant Material will be 100% Local.
 2. All Grades: That 2" High will have 2:1 Minimum Slopes. For Grades Above 4:1.
 3. There are no signs or markers proposed for the project.
 4. Project Description:
 The project consists of a 2.0-acre parcel located at the intersection of El Toro Cutoff and Mermack Ave. The project includes the construction of a 2.0-acre parcel, the installation of a 2.0-acre parcel, and the construction of a 2.0-acre parcel. The project also includes the construction of a 2.0-acre parcel, the installation of a 2.0-acre parcel, and the construction of a 2.0-acre parcel. The project also includes the construction of a 2.0-acre parcel, the installation of a 2.0-acre parcel, and the construction of a 2.0-acre parcel.

- VEGETATION:**
 1. Leguminosae Hybrid 15 Gal Moderate (0.5)
 2. Rhus Janceo 24" Box Low (0.2)
 3. Shrubbery
 4. Salvia Greggii (Autumn Sage)
 5. Salvia Leucantha (Mexican Bush Sage)
 6. Rosmarinus Officinalis "Prostratus" 1 Gal Low (0.2) 6' oc
 7. Prostrate Rosemary 1 Gal Low (0.2) 6' oc
 8. (Ornamental) 1 Gal Low (0.2) 6' oc
 9. (Ornamental) 1 Gal Low (0.2) 6' oc
 10. (Ornamental) 1 Gal Low (0.2) 6' oc

VEGETATION QUANTITIES:

Plant Name	Quantity	Plant Type	Plant Size
Leguminosae Hybrid	15 Gal	Moderate	0.5
Rhus Janceo	24"	Box	Low (0.2)
Shrubbery	5 Gal	Low	(0.2) 6' oc
Salvia Greggii	5 Gal	Low	(0.2) 6' oc
Salvia Leucantha	5 Gal	Low	(0.2) 6' oc
Rosmarinus Officinalis "Prostratus"	1 Gal	Low	(0.2) 6' oc
Prostrate Rosemary	1 Gal	Low	(0.2) 6' oc
(Ornamental)	1 Gal	Low	(0.2) 6' oc
(Ornamental)	1 Gal	Low	(0.2) 6' oc
(Ornamental)	1 Gal	Low	(0.2) 6' oc

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT INFORMATION:

TRACT: PULP/PA or MS LP No. 00000
 COUNTY OF RIVERSIDE
 EREN ENGINEERING FACILITIES LOT 14
 EL TORO CUTOFF / MERMACK AVE
 (CONCEPTUAL PLANTING PLAN)

DATE: February 1, 2008
 SCALE: 1" = 100'
 SHEET NO. L-2
 OF 2 SHEETS

PREPARED BY: J. N. ...
 CHECKED BY: ...
 DATE: ...

NOTE: APPROVAL BY THE TRANSFORMATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PP26179/EA42990

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: Desiree Bowdan Title: Project Planner Date: March 28, 2018

Applicant/Project Sponsor: Ron Burek Date Submitted: March 28, 2018

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: May 21, 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 Desiree Bowdan at 951-955-8254.

Revised: 03/28/18

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Please charge deposit fee case#: ZEA42990 ZCFG6359

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42990
Project Case Type (s) and Number(s): PP26179
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Desiree Bowdan
Telephone Number: 951-955-8254
Applicant's Name: Ron Burek
Applicant's Address: 20 Old Ranch Rd., Laguna Niguel, CA 92677

I. PROJECT INFORMATION

Project Description: PLOT PLAN NO. 26179 proposes a contractor's storage yard with a 1,430 square foot building for equipment storage and maintenance, on a parcel, totaling 3.37 acres. Hours of operation will be 7:00 a.m. to 5:00 p.m. Deliveries to the facility will be during these working hours. APN: 347-090-014

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

A. Total Project Area: 3.37

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 3.37	Lots: 1	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

B. Assessor's Parcel No(s): 347-090-014

Street References: The project is located northerly Highway 74, southerly of Mermack Ave., easterly of El Toro Cutoff Rd., and westerly of Crater Dr.

C. Section, Township & Range Description or reference/attach a Legal Description:
Township: 5 south, Range: 4 west, Section: 29

D. Brief description of the existing environmental setting of the project site and its surroundings: There is vacant property to the south and west of the property with a scattered mix of industrial and residential use.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Community Development Community Development: Light Industrial (CD:LI) land use designation and other applicable land use policies within the General Plan. Community Development: Light Industrial (CD:LI) (0.25-0.60 *FAR)

3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space Element Policies within the General Plan of the Elsinore Area Plan.
4. **Safety:** The proposed Project is not located within a Fault Zone or active subsidence zone and is moderate potential for liquefaction. The Project is not located within an airport land use zone, within a 100-year flood plain, or dam inundation area. The Project is located within a high fire hazard area, but has been conditioned according to Ordinance No. 787, section 503.2.1 Dimensions of the Riverside County Fire Ordinance. There are no known hazardous waste sites in the area. Therefore, the proposed Project will not conflict with any General Plan safety policies.
5. **Noise:** There will be no site disturbance for this project, because the site is already existing. 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:** Implementation of the project does not entail any displacement of significant numbers of existing housing nor does it create a need for new housing; thus, the proposed Project will not conflict with General Plan Housing Element policies.
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.
8. **Healthy Communities:** The proposed contractor's storage yard satisfies all applicable Healthy Community policies.

B. General Plan Area Plan(s): Light Industrial (LI)

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial

E. Overlay(s), if any: The project does not fall within a Policy Overlay Area

F. Policy Area(s), if any: The project is within the Warm Springs Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Elsinore Area Plan

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

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

4. **Overlay(s), if any:** The surrounding and adjacent properties do not fall within a Policy Overlay Area

5. **Policy Area(s), if any:** The surrounding and adjacent properties are located within the Warm Springs Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** The project is not located within a Specific Plan

2. **Specific Plan Planning Area, and Policies, if any:** Does not apply in this case

I. **Existing Zoning:** Manufacturing Service Commercial (M-SC)

J. **Proposed Zoning, if any:** The Zoning will remain the same; Manufacturing Service Commercial (M-SC)

K. **Adjacent and Surrounding Zoning:** The project is zoned Manufacturing Service Commercial (M-SC) to the north, east west and south of the property.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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


Signature

Desiree Bowdan

Printed Name



Date
August 30, 2017

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project is not located within or visible from a designated scenic corridor; therefore, the project will have no impact.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located 35.90 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Expose residential property to unacceptable light levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light; however this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way. (COA 10.PLANNING.4) This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The proposed project will introduce new sources of nighttime lighting into the area. However, this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way. (COA 10.PLANNING.4) In addition, the proposed project will comply with Ordinance No. 655 which limits light pollution emissions, thus reducing the amount of light that may interfere with the adjacent residential uses in the area. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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

Findings of Fact:

a) The project is located on land designated as "Urban-Built up Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. There will be no impact.

b) According to GIS database, the project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The property and surrounding properties are zoned Manufacturing – Service Commercial (M-SC). Parcels to the north and south are for the purpose of light industrial and are not agriculturally zoned. Therefore, the proposed project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property and will have no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The 2016 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designation. Conformance with the AQMP for development projects is determined by demonstration compliance with local land use plans, population projections, and SCAQMD regulations. The project is consistent with the goals of the AQMP and impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) Air quality impacts may occur during site preparation and construction activities required to implement the proposed land uses. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during demolition, site preparation and grading activities, and VOC (ROG) emission during the painting of structures. In order to reduce these short-term construction related impacts, the project shall comply SCAQMD's Rule 403 that governs fugitive dust emissions from construction projects. This rule sets forth a list of control measures that must be undertaken for all construction projects to ensure that no dust emissions from the project are visible beyond the property boundaries. Adherence to Rule 403 is mandatory and as such is not mitigation under CEQA. The project is conditioned such that no Volatile Organic Compound (VOC) emissions may be given off from the application of paints and coatings that could exceed the daily threshold after building construction. With the incorporation of the recommended measures for construction paint emissions, criteria pollutants are all within the recommended SCAQMD threshold levels and, from an air quality perspective, the project will have a less than significant impact.

d-e) 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, but are not limited to, long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project proposes a contractor's storage yard and a 13,000 square foot building. The project is not anticipated to generate significant odors or substantial point source emissions based upon the studies provided. Therefore, this impact is considered less than significant.

f) Project construction is not allowed to involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. An occasional "whiff" of diesel exhaust from passing equipment and trucks accessing the site from public roadways may result. Such brief exhaust odors are an adverse but less than significant air quality impact. Additionally, some odor would be produced from the application of asphalt, paints, and coatings. Any exposure to these common odors would be short-term duration and, while potentially adverse, are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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)?

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

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003) General Biological Assessment and Western Riverside County MSHCP Consistency Analysis for the Brent Engineering Riverside Facility, by Hernandez Environmental Services (HES), dated March 2017 (Revised October 2017).

Findings of Fact:

a) Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) has a plan area of about 1.26 million acres, or 1,970 square miles, extending from the western county boundary to the San Jacinto Mountains. Roughly 506,000 acres are designated reserves, and the plan covers 146 species and 14 natural communities. The WRC MSHCP was approved by the US Fish and Wildlife Service and California Department of Fish and Wildlife (CDFW) in 2004 and is administered by the Western Riverside County Regional Conservation Authority (RCA).

The project sites are located within the Elsinore Area Plan of the Western Riverside County MSHCP. The project sites are located within Criteria Cell 4076, Cell Group "X," of Submit (SU5) Ramsgate of the Elsinore Area Plan. The Elsinore Area Plan is divided into six Subunits. For each Subunit, target conservation acreages are established. The target conservation acreage range for the Elsinore Area Plan is between 66,500 and 73,315 acres. The target conservation range for the Ramsgate Subunit is between 1,645 and 2,535 acres. Conservation within Cell Group X focuses on chaparral, coastal sage scrub, grassland, riparian scrub, woodland and forest habitat. Areas to be conserved within Cell Group X should be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group M to the north and to coastal sage scrub, riparian scrub, woodland and forest habitat proposed for conservation in Cell Group Z to the south

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and in Criteria Cell 4178 to the east. Conservation within Cell Group X ranges from 30 to 40 percent of the Cell Group, focusing on the northeastern portion of the Cell Group. Conservation within Cell 4076 focuses on chaparral, coastal sage scrub, grassland, riparian scrub, woodland and forest habitat. Conservation within this cell contributes to Proposed Core 1. The project site is not located within any plan defined areas requiring surveys for narrow endemic plant species, criteria area plant species, amphibian species, or mammalian species. The project site is within the Western Riverside County MSHCP burrowing owl (*Athene cunicularia*) survey area. A habitat assessment has determined that the sites provide suitable habitat for burrowing owls. Focused burrowing owl surveys conducted on the project site found that burrowing owls are not currently present on the project site.

Proposed Core 1 is located approximately in the east-central region of the Plan Area. This Core Area consists largely of private lands in the Alberhill area but also contains small pieces of Public/Quasi-Public Lands. The Core exists in two blocks, one east and one west of I-15. Connections are made from the Core to Proposed Linkage 1, Proposed Linkage 2 (Alberhill Creek), Proposed Linkage 3, and Existing Core C (Lake Mathews/Estelle Mountain). The Core provides Habitat for species and also provides for movement of species. Key populations of coastal California gnatcatcher, Munz's onion, many-stemmed dudleya, cactus wren, tricolored blackbird, and yellow warbler are supported in this Core Area. The Core likely provides for movement of common mammals such as bobcat. Since this Core is contiguous with Existing Core C (Lake Mathews/ Estelle Mountain) via an approximately 10,000-foot connection, the functional area of the Core is much greater than 7,470 acres reported in the table below. Because a portion of the Core is surrounded by city (Lake Elsinore) and community Development planned land uses, and since this Core may be affected by the proposed Hemet to Corona/Lake Elsinore CETAP Corridor, management of edge conditions in these areas will be needed to maintain high quality Habitat within the Core. Guidelines Pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators are presented in Section 6.1 of this document. Therefore, impacts are less than significant.

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

According to the General Biological Assessment and Western Riverside County MSHCP Consistency Analysis for the Brent Engineering Riverside Facility Project by HES, this site contains approximately 0.05 acre of upland vegetated ephemeral stream. Upland vegetated ephemeral stream habitat is associated with ephemeral streams and lacks riparian vegetation. The bank and channel are dominated by upland vegetation such as California buckwheat, brittlebush, California sage, fiddleneck, black mustard, and white sage. The upstream and downstream portions of this drainage adjacent to Mermack Avenue and within the boundaries of the parcel will be avoided.

The entire site was evaluated for the presence of vernal pools and seasonal depressions. The site did not contain any vernal pools, stock ponds, ephemeral ponds, or other human modified depressions. The water feature in the parcel is an ephemeral stream with gravelly, coarse, sandy loams, and cobbly, loamy, sands. These streams lack the hard clay soils or bedrock necessary for water to remain on the surface long enough for hydrophytic plants to dominate or to saturate soils long enough to create hydric soils. The ephemeral stream only flows during and shortly after rainfall events. These are more of a flashy discharge pattern events that have a quick rise in flow, has a rapid recession, and a short time period. These conditions are not characteristic of vernal pools. Due to the lack of suitable habitat, fairy shrimp were determined not be present on the project site.

The project will be consistent with Section 6.1.2 of the MSHCP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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6.1.3 Protection of Narrow Endemic Plant Species

The project site is not located within a Narrow Endemic Plant Species habitat assessment area. No additional surveys are required. The project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

Conservation lands exist in Criteria Cells 3977, 3971, 4079, and 4180, which are located to the north, northeast, east, and southeast of the sites, respectively. The nearest conservation lands occur approximately 0.4 mile to the north of the sites. The project site is not located within or adjacent to a Western Riverside County MSHCP Conservation Area. The upstream and downstream portions of the drainage adjacent to Mermack Avenue and within the parcel will be avoided. This drainage flows in a southwest direction and ultimately flow to the Santa Ana River. Therefore, the Urban Wildlands Interface Guidelines (Section 6. 1.4 of the MSHCP) are required to be applied to the project. The following mitigation measures shall be incorporated into the project to reduce potential impacts to the onsite drainages:

Drainage - Water Quality Best Management Practices (BMPs) shall be incorporated, including the National Pollutant Discharge Elimination Systems (NPDES) and erosion control requirements from the Regional Water Quality Control Board to ensure that the quantity and quality of surface water runoff discharged into the onsite drainage is not altered in an adverse way when compared with existing conditions. These BMPs will be implemented as part of the Storm Water Pollution Prevention Plan (SWPPP) in order to ensure that water quality is not degraded.

Toxics - Measures such as those employed to address drainage issues will be implemented for toxics. Land uses proposed in proximity to the onsite drainage that use chemicals or generate bio products that are potentially toxic or may adversely affect wildlife species, habitat or water quality must incorporate measures to ensure that application of such chemicals does not result in discharge to the drainage.

Lighting - Any night lighting will be directed away from adjacent riparian/ riverine area to protect species from direct nighttime lighting. If nighttime lighting is required, shielding will be incorporated in the design to ensure ambient nighttime lighting is not increased in the adjacent riparian habitat areas.

Noise - Proposed noise generating land uses affecting adjacent riparian/riverine areas must incorporate setbacks to minimize the effects of noise on adjacent habitat.

Invasives - Invasive, non-native plant species must not be used as landscaping materials for development that is proposed adjacent to the onsite drainage area. Table 6- 2 of Volume 1 of the MSHCP lists the plants that should be avoided.

Barriers - Proposed land uses adjacent to the onsite drainage must incorporate barriers, such as native landscaping, rocks/ boulders, fencing, walls, signage and/ or other appropriate mechanisms, to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping.

Grading/ Land Development - Manufactured slopes associated with proposed site development must not extend into the onsite drainage area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 on March 7, 9, 15, and May 23, 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.

Impacts related to conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan will be less than significant.

Stephens' Kangaroo Rat Habitat Conservation Plan

The Stephens' Kangaroo Rat Habitat Conservation Plan (SKRHCP) has a plan area of about 534,000 acres in western Riverside County and was established to protect one listed species, the Stephens' Kangaroo Rat (*Dipodomys stephensi*), listed as federally endangered and state threatened. The SKRHCP includes seven core reserves that totaled about 41,200 acres in 1996. The SKRHCP was approved by the US Fish and Wildlife Service and CDFW in 1990 and is administered by the Riverside County Habitat Conservation Agency. The project site is located within the SKR Fee Area and will be required to pay the required development fee (Riverside County Ordinance 663.10) WRC MSHCP (County of Riverside 2016b).

b) No federal or state listed endangered or threatened species were observed during the field survey conducted by HES on February 17, 2017. No impacts to any endangered, or threatened species will occur.

c) The project site was determined to have suitable habitat for burrowing owl, a State Species of Special Concern. Additional surveys are required for burrowing owl in order to achieve coverage under the MSHCP (Section 6.3.2). Therefore, 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. Impacts to candidate, sensitive, or special status species will be less than significant with adherence to Riverside County Conditions of Approval.

d) Conservation lands exist in Criteria Cells 3977, 3971, 4079, and 4180, which are located to the north, northeast, east, and southeast of the sites, respectively. The nearest conservation lands occur approximately 0.4 mile to the north of the sites. Suitable habitat for nesting birds is present on the project site. Therefore, the project has been conditioned by the County of Riverside for a pre-construction nesting bird survey and report prior to grading permit issuance to prevent impacts to active bird nests. Impacts related to 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 will be less than significant with adherence to Riverside County conditions of approval.

e) According to the General Biological Assessment and Western Riverside County MSHCP Consistency Analysis for the Brent Engineering Riverside Facility Project by HES, this site contains approximately

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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0.05 acre of upland vegetated ephemeral stream. Upland vegetated ephemeral stream habitat is associated with ephemeral streams and lacks riparian vegetation. The bank and channel are dominated by upland vegetation such as California buckwheat, brittlebush, California sage, fiddleneck, black mustard, and white sage. The upstream and downstream portions of this drainage adjacent to Mermack Avenue and within the boundaries of the parcel will be avoided. Impacts will be less than significant.

f) No state or federal wetlands and no MSHCP Riparian Habitat will be impacted by project related impacts. No impacts will occur.

g) No oak trees are present on the project site. Therefore, the project is not subject to the Riverside County Oak Tree Management Guidelines. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) A cultural resources records search and a field survey were conducted for the project area. The records search and field survey did not identify any historic resources within the project area. Details can be found in the cultural report entitled, "Cultural Resources Assessment Brent Engineering Riverside Project, Plot Plans 26179 and 26224, Riverside County, California", authored by LSA and dated June 2017. As such, no impacts or change in the significance of significant historical resources as defined in California Code of Regulations, Section 15064.5 would occur with the implementation of the proposed project because there are no historical resources. 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.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a/b) A cultural resources records search, a field survey and Native American scoping were conducted for the project area. Details can be found in the cultural report entitled, "Cultural Resources Assessment Brent Engineering Riverside Project, Plot Plans 26179 and 26224, Riverside County, California", authored by LSA and dated June 2017. The field survey did not result in any prehistoric cultural resources being identified. However, due to proximity to documented prehistoric resources and poor surface visibility, the project area retains some potential for previously undocumented archaeological resources and therefore cultural resources monitoring of clearing and grubbing and part-time monitoring thereafter is recommended. As such, no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Further, the project has been conditioned for an archaeologist and a Native American monitor to be present during ground disturbing activities associated with the project. In the event unanticipated cultural resources are identified during grading, this will insure that resource evaluation and the proper procedures will occur prior to work continuing in the area. Therefore, impacts in this regard are considered less than significant.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report No. 2543 (GEO02543)

Findings of Fact:

a-b) According to the Project Geologist (GEO02543), the site is not located within a State of California Earthquake Fault Zone and no faults were identified on the site during the site evaluation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone				
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report No. 2543 (GEO02543)

Findings of Fact:

The Project Geologist concluded that the proposed development will primarily consist of compacted fill over dense bedrock; therefore, the potential for liquefaction and lateral spreading is considered low. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone				
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. As California Building Code requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologic Report No. 2543 (GEO02543)

Findings of Fact:

The Project Geologist concluded that based on their research, and field observations, the site is not susceptible to landsliding, debris flows, or rock fall hazards. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. 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", Riverside County Land Information System (RCLIS), County Geologic Report No. 2543 (GEO02543)

Findings of Fact:

According to RCLIS (GIS database) and the Project Geologist, the proposed project is not located in a susceptible subsidence area. Additionally, with conformance with the California Building Code any potential for ground subsidence would be minimized to a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: On-site Inspection, Project Application Materials, County Geologic Report No. 2543 (GEO02543)

Findings of Fact:

The Project Geologist has concluded that the potential for tsunami, seiche or sudden dam failure to impact the site is not considered a significant threat. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

a) Change topography or ground surface relief features?

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

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, County Geologic Report No. 2543 (GEO02543)

Findings of Fact:

a) Under existing conditions, the Project site has a relatively low slope across the entire site. Implementation of the proposed Project would require minor grading of the site to accommodate the proposed development. As shown in the Project's grading exhibit, the Project would generally maintain the site's existing topographic conditions. Therefore, impacts would be less than significant and no mitigation would be required.

b) As shown in Project's grading exhibit, no grading would exceed a gradient of 2:1 (horizontal: vertical). In addition, none of the proposed slopes would exceed a height of ten feet. Accordingly, no impact would occur.

c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems. No subsurface sewer systems are currently present on the property and the project will utilize sewer services. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, County Geologic Report No. 2543 (GEO02543)

Findings of Fact:

- a) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the state Water Resources Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, catch basins would be installed to collect all runoff and discharge the flow into the three proposed infiltration basins. Ultimately, any excess flows would be discharged into existing storm drains, and thus would not cause or contribute any erosion hazards downstream.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Accordingly, because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, impacts due to water erosion would be less than significant under long-term conditions.

- b) According to GEO No. 2543, and based on laboratory testing, the site soils are anticipated to have a very low expansion potential. Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2016 California Building Code. Therefore, there would be no risk to life or property. No impact would occur.
- c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion

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

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

Findings of Fact:

- a-b) The proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air would also apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that erosion impacts that may change deposition,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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siltation, or erosion that may modify any downstream channels or other drainages during construction activities would be less than significant. Mitigation is not required.

Following construction, erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, all drainage from the developed portions of the site would be conveyed to water quality basins for treatment. The proposed water quality basins would ensure that sediments in runoff discharged from the site is minimized. Additionally, the required BMP's also would ensure that the Project would not result in any increase in water erosion either on or off-site as compared to existing conditions. Accordingly, there would be a less than significant impact that may change deposition, siltation, or erosion that may modify any downstream channels or other drainages during operation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 19. Wind Erosion and Blowsand from project either on or off site. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | | | | |

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

Findings of Fact:

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 are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 20. Greenhouse Gas Emissions | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | | |

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Climate Action Plan

Findings of Fact:

a-b) The Riverside County Planning Department does not require the submittal of a greenhouse gas numerical analysis for projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHG's from fuel combustion or involve substantial water and electricity demands. The proposed project is to permit a 13,000 square foot contractor's storage yard proposing a 1,430-square-foot building. The proposed grading is less than significant, and operation of the building would result in little on-site or vehicle-generated emissions. Therefore, the project is not anticipated to generate enough GHG emissions from its operation to be deemed cumulatively significant to warrant a GHG analysis. Additionally, the proposed Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project				
21. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project proposes a 13,000-square-foot contractor's storage yard with a 1,430 square foot building. The project is not anticipated to create a significant hazard to the public or the environment transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Condition of Approval 10.FIRE.21 forbids any hazardous materials from being used, stored, or handled on the project's premises. Therefore, the impact is considered less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, there will be a no impact.

d) According to RCLIS, the project site is not located within a quarter mile of an existing or proposed school. The closest school is Earl warren Elementary School (41221 Rosetta Canyon Rd., Lake Elsinore CA) which is located approximately 3.5 miles southwest of the project site. Therefore, impacts are less than significant.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Airports

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

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

Findings of Fact:

The project is not located within an Airport Influence Area (AIA), therefore there is no impact.

Mitigation: No mitigation measures are required.

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

23. Hazardous Fire Area

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

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

Findings of Fact:

This project site is located within a very high fire hazard severity zone. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 503.2.1 Dimension of the and Riverside County Fire Ordinance No. 787 that road access shall be unobstructed with a width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). The project meets this requirement by providing primary access on Mermack Avenue with a 24 foot width. (COA. 10. Fire. 21). The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

24. Water Quality Impacts

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

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

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

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

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

The proposed contractor's storage yard is located in the Meadowbrook area located on a 3.37 acre parcel. The site is located on the southeast corner of Mermack Avenue and El Toro Cutoff Road, approximately 1,000 feet north of Highway 74. The site is Parcel 13 of Parcel 10179.

a-d) The topography of the area consists of well-defined ridges and natural watercourses. The site sits on a hilltop. There is a natural watercourse with a tributary drainage area of approximately 425 acres that flows along the north side of Mermack Avenue near the northwest corner of the site. This is the upstream end of Arroyo Del Toro. It should be noted that this watercourse may be classified as "waters of the United States: or a "jurisdictional streambed". Another small natural watercourse with a tributary drainage area of approximately 45 acres flows just south of the site. There are no drainage facilities in the area other than a road culvert under Crater Drive, which is east of the site. The roads in the area could become impassable which could hinder access to the site even in minor storm events. All watercourses shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area. There is adequate area outside of the natural watercourses for building sites. Therefore, the impacts are less than significant with mitigation incorporated.

The development of this site would generate an increase in peak flow rates and adversely impact the downstream property owners. Mitigation shall be required to offset such impacts. The proposed infiltration basin is intended to provide mitigation for both increased runoff and water quality impacts. There are no District maintained facilities, either existing or proposed, are associated with this project. Therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology/drainage studies including the preliminary and final Water Quality Management Plan (WQMP). The District's standard 'Increase Runoff Criteria' is provided as a reference to the project engineer and plan checker. Therefore, impacts will be less than significant with mitigation incorporated.

The impervious area associated with the development of this site would generate increase peak flow rates and adversely impact the downstream property owners. Mitigation shall be required to offset such impacts. A proposal for mitigation of the incremental increase of peak flow rates shall be shown on the site plan and calculations supporting the adequacy of the mitigation feature shall be submitted for review and must be approved prior to the issuance of conditions of approval.

This project is not associated with any existing or proposed District maintained facilities, therefore the Transportation Department will have the responsibility to process the review and approval of any hydrological or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

e) This project is not a map, and there will be no housing. Therefore, there will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project is not located within a 100 year flood hazard area, so there will be no impact.

g-h) The project will not degrade the water quality and furthermore, will not require a storm-water treatment practices. Therefore, the impact is less than significant.

Mitigation: Mitigation measures are detailed in (COA 10. TRANSPORTATION. USE Increased Runoff) and (COA 60. Transportation. USE Final WQMP).

Monitoring: No monitoring measures are required.

25. Floodplains

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

	NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input checked="" type="checkbox"/>	R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-d) There is a natural watercourse with a tributary drainage area of approximately 425 acres that flows along the north side of Mermack Avenue near the northwest corner of the site. This is the upstream end of Arroyo Del Toro. It should be noted that this watercourse may be classified as "waters of the United States: or a "jurisdictional streambed". Another small natural watercourse with a tributary drainage area of approximately 45 acres flows just south of the site. There are no drainage facilities in the area other than a road culvert under Crater Drive, which is east of the site. The roads in the area could become impassable which could hinder access to the site even in minor storm events. To mitigate this, an increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the Transportation Department. The entire area of proposed development will be routed through a detention facility to mitigate increased runoff. Therefore, the project will be less significant with mitigation incorporated.

Mitigation: Mitigation measures are detailed in (COA 10. TRANSPORTATION. USE Increased Runoff).

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

LAND USE/PLANNING Would the project

26. Land Use

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

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

Findings of Fact:

a-b) The project site currently has a land use designation of Community Development: Light Industrial (CD:LI) The project scope the project is in is located within the city sphere of Lake Elsinore. The City of Lake Elsinore sphere of influence the project was transmitted to, did not provide any comments. However, even though the city did not respond, as demonstrated in this EA, the impacts to traffic and infrastructure are minimal. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

27. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is consistent with the Zoning Classification and surrounding Zoning Classifications of Manufacturing Service Commercial (M-SC), which permits approval of a contractor's storage yard as stated in Article XI Section 11.2.B.1.m.9) of Ordinance 348., and the General Plan Land Use Designation of Community Development: Light Industrial (CD:LI) (0.25-0.60*FAR). As a result, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The surrounding land uses are vacant land to the north, west and south. To the east, there is an industrial use business with a small residence on the property. The land use designation for the project site and surrounding properties is Community Development: Light Industrial (CD:LI) (0.25-0.60 *FAR). There is no impact.

c-d) The existing and surrounding General Plan Land Use designation of Community Development: Light Industrial is consistent with the Zoning Classification of Manufacturing-Service Commercial (M-SC). There are existing industrial land uses to the north, east, west, and south. There are no specific plans in this area. Therefore, there are no impacts.

e) The establishment of the project will not divide the arrangement of an established community because the project is located within the Zoning Classification of Manufacturing-Service Commercial (M-SC) which is a nonresidential zone. Therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

28. Mineral Resources

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

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

Findings of Fact:

a-d) The project will not result in the loss of availability of known important mineral resources. The project is a compatible land use since it is not adjacent to a State classified or designated area or existing surface mine. The project is not located on an abandoned quarry or mine. The existing project is primarily built-out. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

29. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) This project is not located within an Airport Influence Area (AIA), or within the vicinity of a private airstrip. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Railroad Noise

NA A B C D

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

Findings of Fact:

The project site is located in excess of five (5) miles from railroad tract and will not be impacted by railroad noise. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project is not located near a highway, therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: It is anticipated that no other noise pollution sources will impact the project site. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Noise Effects on or by the Project

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

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

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

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

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

Findings of Fact:

a) This project will have less than a significant impact on the permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

b) This project will have less than a significant impact on causing a substantial temporary or periodic increase in ambient noise levels in the project vicinity about levels existing without the project.

c) There will be no impact to 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not create additional noise. However, during the movement of equipment, it is anticipated that there will be a temporary increase in noise levels, and noise levels could reach significant levels. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed commercial project will not have an adverse impact upon population and housing in Riverside County.

- a) There are no existing residences onsite, and therefore no existing residences will be displaced as a result of this project. There will be no impacts.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less the County's median income. Therefore, there will be no impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there will be no impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, there will be not impact.
- e) The project will not cumulatively exceed official regional or local population projections. Therefore, there will be no impact.
- f) Development of the project site will have less than significant impact on inducing substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

2. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, CFC, and CBC. (COA 10. FIRE-USE #21 – HAZARDOUS FIRE AREA) this is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, there will be no impacts.

Due to the small size of the proposed project, it will not create any impact on fire services. The project will not directly physically alter existing facilities or result in the construction of a new facility. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. Due to the small size of the proposed project, it will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. In addition, the project will not require the provision of new or altered government facilities at this time. The project must comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

4. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Lake Elsinore Unified School District correspondence, GIS database

Findings of Fact:

The project site is located in the Lake Elsinore Unified School District. A new 13,000 square foot contractor's storage yard with a 1,430 square foot building will not create a large new number of jobs or attract significant numbers of people or families to the area and therefore will not result in an increase in the number of students. There will be no impacts

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

The proposed project will not create a new demand for library services. The project will not require the provision of new or altered government facilities at this time. This project shall comply with County Ordinance No. 659 to prevent any potential effects to library services. As a result, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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6. Health Services

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

Findings of Fact:

The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing health service facilities or result in the construction of new or physically altered facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

7. Parks and Recreation

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-b) The project is a contractor's storage yard and small mobile office that will not have recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment,. There will be no impacts.

c) The project site is not located within County Service Area, so there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

8. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

There are no bike paths or trails proposed for this area. Therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

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

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The Transportation Department exempted this project from the requirements of a Traffic Study (COA 10-TRANSPORTATION. USE – TS/EXEMPT) . This project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections). There will be no impact.
- b) Ordinance No. 348 section 18.12 does not require any on-site parking for the proposed use, so the project exceeds the parking standards based on the provision of spaces that are required per the County's parking requirements. The project will have no impact.
- c) This project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The project will have no impact.
- d) This project will not alter waterborne, rail or air traffic. The project will have no impact.
- e) This project will have no impact in substantially increasing hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The project will have no impact.
- f) Mermack Avenue (off-site) from the easterly project boundary to Crater Drive shall be improved with 24' AC pavement (12' project side and 12' on the other side of the centerline), AC dike and 4' graded and compacted shoulders (both sides) within the 60' full-width dedicated right-of-way (30' on the project side and 30' on the opposite side of the center) per modified County Standard No. 138, Ordinance No. 461). (COA 90. Transportation-USE IMPROVEMENT (OFF-SITE)). The impact will be less than significant.
- g) Because these are minor road improvements, the project is not anticipated to cause an effect upon circulation during the project's construction. The impact will be less than significant.
- h) Review and standard Conditions of Approval from the Riverside County Fire Department has ensured that this project will not result in inadequate emergency access or access to nearby uses. The project will have no impact.
- i) This project will not cause conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact: There are no bike trails located near the projects. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

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

TRIBAL CULTURAL RESOURCES Would the project

11. Tribal Cultural Resources

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

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

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

Source: Tribal Consultation

Findings of Fact:

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed out to seven requesting tribes on February 2, 2017. Only one tribe request to consult on this project. A consultation request was received from the Soboba Band of Luiseno Indians dated February 23, 2017. This project was discussed in a meeting on July 18, 2017 and the Tribe requested that standard conditions of approval be applied to the project. These were provided to the tribe and consultation was concluded the same day. No Tribal Cultural Resources were identified by the tribe. As such, there are no tribal cultural resources present within the project boundaries and there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

12. Water

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The applicant provided a water will-serve letter to the Environmental Health Department and will connect to the public sewer system. There will be no impacts.

b) EMWD is willing to provide water and sewer service to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is proposing an on-site wastewater treatment system (OWTS) and septic system. The minimum tank size is 750 gallons. The project proposes a load of 25 gallons per day per employee. The facility proposes to employ 9 people which calculates $9 \times 25 = 225$ gallons per day. Applying a 50% multiplier yields a design discharge of approximately 338 gallons per day. Therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

- a) Due to the size of the project, impacts are seen as less than significant as it is not anticipated to exceed established landfill capacities within Riverside County. There will be no impacts.
- b) This project will comply with federal, state and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)). There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Utilities

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

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

Source:

Findings of Fact:

a-d) the project will not require or result in the construction of new community, utility or the expansion of existing community utility facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure the property is connected to the appropriate utilities. The project is not anticipated to be in conflict with nor create any impacts associated with the adopted energy conservation plans. As a result, there will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) Street lighting exists for access to the project site. The project will not have an incremental impact on the maintenance of public facilities, including roads. Therefore, the impact is considered less than significant.

g) The project will not require additional governmental services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Energy Conservation

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

Source:

Findings of Fact:

There are no energy conservation plans that are required to be complied with for this particular use. There will be no impacts

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

18. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

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

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

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

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

VII. AUTHORITIES CITED

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

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

*Juan C. Perez
Agency Director*



06/12/18, 4:19 pm

PP26179

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26179. 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 PP26179 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
2. County Design Guidelines

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. 1, dated 4/3/2017.
Exhibit B (Elevations), Amended No. 1, dated 4/3/2017.
Exhibit C (Floor Plans), Amended No. 1, dated 4/3/2017.
Exhibit D (Design Manual), Amended No. 1, dated 4/3/2017.
Exhibit E (Environmental Constraints), Amended No. 1, dated 4/3/2017.
Exhibit F (Streetscape Plans), Amended No. 1, dated 4/3/2017.
Exhibit G (Conceptual Grading Plan), Amended No. 1, dated 4/3/2017.
Exhibit L (Conceptual Landscaping and Irrigation Plans), Amended No. 1, dated 4/3/2017.
Exhibit M (Colors and Materials), Amended No. 1, dated 4/3/2017.
Exhibit R (Circulation Plan), Amended No. 1, dated 4/3/2017.
Exhibit S (Sign Plan), Amended No. 1, dated 4/3/2017.
Exhibit W (Wall and Fencing Plan), Amended No. 1, dated 4/3/2017.
Other Exhibit(s)

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

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
 - 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. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 878 (Regarding Noisy Animals)
 - 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. 915 (Regulating Outdoor Lighting)
 - Ord. No. 927 (Regulating Short Term Rentals)

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 - Project Description & Operational Limits

The use hereby permitted is for a contractor's storage yard with a 1,430 square foot building for equipment storage and maintenance, on a parcel, totaling 3.37 acres. Hours of operation will be 7:00 a.m. to 5:00 p.m. Deliveries to the facility will be during these working hours. APN: 347-090-014

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - 2:1 MAX SLOPE RATIO

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

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 - SLOPES IN FLOODWAY

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

ACCESSIBLE PATH OF TRAVEL:

Site plan indicates van ADA parking. Loading zone to be on the passenger side.

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

1. Accessible path construction type (Asphalt or concrete).

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS
(cont.)

2.Accessible path width.

3.Accessible path directional slope % and cross slope %.

4.All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1.Connect to all building(s).

2.Connect to all accessible parking loading/unloading areas.

3.Connect to accessible sanitary facilities.

4.Connect to areas of public accommodation. Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

ACCESSIBLE PARKING:

Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

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

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 2 0010-BS-Plan Check-B&S-SUBMITTAL REQUIREMENTS
(cont.)

ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

- 1.Accessible path construction type (Asphalt or concrete).
- 2.Accessible path width.
- 3.Accessible path directional slope % and cross slope %.
- 4.All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

- 1.Connect to all building(s).
- 2.Connect to all accessible parking loading/unloading areas.
- 3.Connect to accessible sanitary facilities.
- 4.Connect to areas of public accommodation. Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

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 residential applications, each separate structure will require a separate building permit.

William Peppas
Senior Building Inspector
Riverside County Building & Safety
(951) 955-1440
WPEPPAS@rivco.org

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-USE - NO FLOOR DRAINS

PP26179 proposed buildings for equipment fabrication and maintenance. Per Rich Soltysiak, P.E., there is no manufactured waste or floor drains to be conveyed through the OWTS. Industrial flows have not been evaluated by Environmental Health and if proposed would first require Santa Ana Regional Water Board Clearance.

E Health. 2 0010-E Health-USE - OWTS REVIEW COMMENTS

PP26179 was reviewed at a time when sewer is not available to the site. If sewer becomes at the time development and building occur, project will be required to connect to sewer.

If sewer is not available, the applicant is required to submit any and all items required by this Department to conduct a review of the onsite wastewater treatment system (OWTS)/septic specific to the structure being built. Please note the following items when conducting the review of OWTS for this project:

- Only domestic flows may go into the OWTS. Any industrial flows will require Regional Water Board Clearance. No industrial flows have been included in the review for entitlement of PP26179.
- This project cannot exceed 10,000gallons per day.

E Health. 3 0010-E Health-USE - POTABLE WATER SERVICE

PP26179 is proposing potable water service from Elsinore Valley Municipal Water District (EVMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with EVMWD as well as all other applicable agencies.

Any existing on-site water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

Fire

Fire. 1 0010-Fire-USE-#005-CONSTRUCTION MATERIAL

All buildings shall be constructed per Chapter 7A of the California Building Code.

Fire. 2 0010-Fire-USE-#21-HAZARDOUS FIRE AREA

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, CFC, and CBC.

Fire. 3 0010-Fire-USE-#50-BLUE DOT REFLECTOR

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 3

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Fire. 4 0010-Fire-USE-#88A-AUTO/MAN GATES

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

Fire. 5 0010-Fire-USE-#89-KNOX BOX

Rapid entry key storage (KNOX) box shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT

Bluebeam Session ID: 224-396-879 Plot Plan (PP) 26179 is a proposal for a contractor storage yard on a 3.37-acre site in the Meadowbrook area. The site is located on the southeast corner of Mermack Avenue and El Toro Cutoff Road, approximately 1,000 feet north of Highway 74. The site is Parcel 13 of Parcel Map 10179.

The topography of the area consists of well-defined ridges and natural watercourses. The site sits on a hilltop. There is a natural watercourse with a tributary drainage area of approximately 425 acres that flows along the north side of Mermack Avenue near the northwest corner of the site. This is the upstream end of Arroyo Del Toro. It should be noted that this watercourse may be classified as "waters of the United States" or a "jurisdictional streambed". Another smaller natural watercourse with a tributary drainage area of approximately 45 acres flows just south of the site. There are no drainage facilities in the area other than a road culvert under Crater Drive, which is east of the site. The roads in the area could become impassable which could hinder access to the site even in minor storm events. All watercourses shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area. There is adequate area outside of the natural watercourses for building sites.

The development of this site would generate an increase in peak flow rates and adversely impact the downstream property owners. Mitigation shall be required to offset such impacts. It is assumed the proposed infiltration basin is intended to provide mitigation for both increased runoff and water quality impacts. There are no District

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5

0010-Planning-USE - GEO02543 ACCEPTED

County Geologic Report GEO No. 2543, submitted for the project Plot Plan No. 26179 (PP26179), was prepared by LGC Geotechnical, Inc. The report is titled; "Preliminary Geotechnical Subsurface Evaluation for the Proposed Development of Lot 14, Mermack Avenue, Lake Elsinore, County of Riverside, California," dated March 10, 2017.

GEO No. 2543 concluded:

- 1.The subject site is not located within a State of California Earthquake Fault Zone and no faults were identified on the site during our site evaluation.
- 2.The proposed development will primarily consist of compacted fill over dense bedrock. Therefore, the potential for post construction liquefaction and liquefaction-induced dynamic settlement is considered low.
- 3.Due to the low potential of liquefaction, the potential for lateral spreading is also considered low.
- 4.Foundation settlement due to structural loads is anticipated to be on the order of 1-inch or less. Differential settlement should be anticipated between nearby columns or walls where a large differential loading condition exists. Settlement estimates should be evaluated by LGC Geotechnical when foundation plans are available.
- 5.Based on the results of preliminary laboratory testing done, site soils have a "Very Low" expansion potential.
- 6.Moderate to difficult ripping utilizing heavy-duty excavation equipment should be anticipated for the tonalite bedrock. The difficulty of rippability of the tonalite bedrock is anticipated to increase with depth.

GEO No. 2543 recommended:

- 1.Prior to grading of areas to receive structural fills, engineered structures or improvements, the areas should be cleared of surface obstructions, vegetation, debris, and potentially compressible or otherwise unsuitable material.
- 2.Holes resulting from the removal of buried obstructions, or from exploratory excavations, which extend below proposed removal bottoms, should be replaced with suitable compacted fill material.
- 3.In order to provide a relatively uniform bearing condition for the planned structural improvements, we recommend that removals extend a minimum depth of 3 feet below existing grade or 1-foot below proposed footings, whichever is greater.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-USE - NO USE PRPSED LIMIT (cont.)

Planning. 11 0010-Planning-USE - NO USE PRPSED LIMIT

The balance (undeveloped) portion of the property, APN 347-090-014, shall 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. 12 0010-Planning-USE - NOISE MONITORING REPORTS

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

Planning. 13 0010-Planning-USE - PDA05046R1 ACCEPTED

County Archaeological Report (PDA) No.5046 submitted for this project (PP26179,PP26224) was prepared by LSA and is entitled: "Cultural Resources Assessment Brent Engineering Riverside Project Plot Plans 26179 and 26224 Riverside County, California" dated April 2017. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant on May 19, 2017. Revised County Archaeological Report (PDA) No. 5046r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated June 2017. This report was received on 6/13/2017 and accepted by the County Archaeologist on 6/15/2017. PDA05046r1 concludes: The survey identified one historic archaeological site, a foundation that is not a significant. PDA05046r1 recommends: archaeological monitoring during ground disturbing activities. These documents are herein incorporated as a part of the record for project.

Planning. 14 0010-Planning-USE - PERMIT SIGNS SEPARATELY

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 15 0010-Planning-USE - PHASE BY NEW PERMIT

Construction of this project may be done progressively in phases provided a plan is

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 0010-Planning-USE - PHASE BY NEW PERMIT (cont.)
submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

Planning. 16 0010-Planning-USE - PRESERVE NATIVE TREES

The existing native specimen trees on the subject property identified for preservation on APPROVED EXHIBIT A shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

Planning. 17 0010-Planning-USE - PREVENT DUST & BLOWSAND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

Planning. 18 0010-Planning-USE - 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.

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 permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20 0010-Planning-USE - VOID RELATED PROJECT (cont.)

Planning. 20 0010-Planning-USE - VOID RELATED PROJECT

Any approval for use of or development on this property that was made pursuant to Ordinance No. 348 shall become null and void upon final approval of Entitlement by the County of Riverside.

Planning. 21 0010-Planning-USE*- HOURS OF OPERATION

Use of the facilities approved under this the Plot Plan shall be limited to the hours of 7:00 a.m. to 5:00p.m., Monday through Saturday in order to reduce conflict with adjacent residential zones and/or land uses.

Planning. 22 0020-Planning-USE - EXPIRATION DATE-PP

This approval shall be used within (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. 23 0020-Planning-USE - MITIGATION MONITORING

WITHIN TWO (2) YEARS OF THE DATE OF APPROVAL OF THIS PERMIT, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all conditions of approval and mitigation measures of this permit and E.A. No. 42990.

Planning. 24 0020-Planning-USE*- UNDEVELOPED VOID DATE

Notwithstanding any other condition of approval herein, this permit shall become null and void on July 1, _____, as it applies to any undeveloped portion or any undeveloped phase(s) of this property; "undeveloped" shall mean where no lawful occupancy or structure exists. A notice to the Building and Safety Department concerning this condition shall be placed on this application to take effect on the date specified in this condition.

Planning-All

Planning-All. 1 0010-Planning-All-USE - DEFINITIONS

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-USE - DEFINITIONS (cont.)

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 26179 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 26179, Exhibit A, Amended No. 1, dated 4/3/2017.

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:

(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 or its associated environmental documentation; 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; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor,

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-USE - INCREASED RUNOFF (cont.)
6-hour events. A variable loss rate shall be used for the 24-hour events. Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study. No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter. The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the Director of Transportation. Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled. viable maintenance mechanism, acceptable to the County, should be provided for detention facilities. Generally, this would mean a maintenance CFD, CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged. Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage.

Transportation. 4 0010-Transportation-USE - LC LANDSCAPE
REQUIREMENT

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-USE - LC LANDSCAPE
 REQUIREMENT (cont.)

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 5 0010-Transportation-USE - PERP DRAINAGE PATTERNS

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

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.

Transportation. 7 0010-Transportation-USE - WRITTEN PERM FOR
 GRADING

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

Waste Resources

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826 (cont.)

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Waste Resources. 2 0010-Waste Resources-USE - AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS
(cont.)

determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-MAP - CONSERVATION EASEMENT Not Satisfied

The applicant must record a conservation easement or deed restriction which covers all onsite mitigation areas discussed in document, Determination of Biologically Equivalent or Superior Preservation, Brent Engineering Riverside Facility APN's 347-090-008 and 347-090-014, County of Riverside, California, by Hernandez Environmental Services, May 4, 2018. The easement or deed restriction shall be recorded in favor of the Western Riverside County Regional Conservation Authority (RCA) or other conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD). The easement or deed restriction language must be approved by both EPD and the approved Conservation Entity.

050 - Planning-EPD. 2 0050-Planning-EPD-MAP - ECS CONDITION Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning-EPD. 3 0050-Planning-EPD-MAP - ECS REQUIREMENTS Not Satisfied

The constrained areas will conform to the drainage channel. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine Area)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department. The ECS map must be stamped by the Riverside County Surveyor with the following notes. "No disturbances may occur within the boundaries of the Delineated Constraint Area (Riparian/Riverine Area)." "Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the Delineated Constraint Area (Riparian/Riverine Area)." "Night lighting shall be directed away from the Delineated Constraint Area (Riparian/Riverine Area). Shielding shall be incorporated into project designs to ensure ambient lighting in the constraint areas is not increased." "The perimeter of the Delineated Constraint Area (Riparian/Riverine Area) shall be permanently fenced. Fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, or illegal trespass or dumping in the Delineated Constraint Area (Riparian/Riverine Area). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height."

050 - Planning-EPD. 4 0050-Planning-EPD-MAP - RCS DEDICATION Not Satisfied

Drainage area set aside for avoidance as described in document; Determination of Biologically Equivalent or Superior Preservation, Brent Engineering Riverside Facility APN's 347-090-008 and 347-090-014, County of Riverside,

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50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 4 0050-Planning-EPD-MAP - RCS DEDICATION (cont.) Not Satisfied

California, by Hernandez Environmental Services, May 4, 2018 shall be offered for dedication to a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD) and accepted by that entity prior to map recordation.. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE - APPROVED WQMP Not Satisfied

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

060 - BS-Grade. 2 0060-BS-Grade-USE - DRAINAGE DESIGN Q100 Not Satisfied

All drainage facilities shall be designed in 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.

060 - BS-Grade. 3 0060-BS-Grade-USE - GEOTECH/SOILS RPTS Not Satisfied

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.

060 - BS-Grade. 4 0060-BS-Grade-USE - GRADING SECURITY Not Satisfied

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

060 - BS-Grade. 5 0060-BS-Grade-USE - IMPORT / EXPORT Not Satisfied

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.

060 - BS-Grade. 6 0060-BS-Grade-USE - NOTARIZED OFFSITE LTR Not Satisfied

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 7 0060-BS-Grade-USE - NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 0060-BS-Grade-USE - NPDES/SWPPP (cont.) Not Satisfied

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.

060 - BS-Grade. 8 0060-BS-Grade-USE - OFFSITE GRDG ONUS Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 9 0060-BS-Grade-USE - PRE-CONSTRUCTION MTG Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 10 0060-BS-Grade-USE - SWPPP REVIEW Not Satisfied

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

060 - BS-Grade. 11 0060-BS-Grade-USE- BMP CONST NPDES PERMIT Not Satisfied

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.

Planning

060 - Planning. 1 0060-Planning-USE - BLOWSAND & DUST CONTROL Not Satisfied

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to:

a) The use of irrigation during any construction activities;

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

c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

Not Satisfied

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

060 - Planning. 2 0060-Planning-USE - GRADING PLANS

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6

0060-Planning-USE - SKR IN PLAN & OCC HABITAT

Not Satisfied

Prior to the issuance of a grading permit, a building permit for the construction of a primary structure, a mobilehome site preparation permit, a mobilehome installation permit, or a surface mining special inspection permit, whichever comes first:

a. A Section 10(a) Permit, issued pursuant to the provisions of the Federal Endangered Species Act of 1973, and an Endangered Species Act Management Authorization, issued pursuant to the provisions of the California Endangered Species Act, which authorize take of the Stephens' kangaroo rat must be in effect; and,

b. Unless the Core Reserves for the Stephens' kangaroo rat have been completed, a focused biological report for the Stephens' kangaroo rat, compiled in accordance with the Riverside County Planning Department's "Requirements For Submittal Of Biological Reports" shall be submitted. The report shall document the amount of occupied Stephens' kangaroo rat habitat subject to disturbance or destruction, if any. The report must be submitted to the Planning Department - Information Services Counter for review and acceptance. The accepted biological report shall be forwarded to the Planning Department - Advanced Planning Division for archival purposes.

c. Notwithstanding the forgoing, biological reports shall not be required for a proposed permit if there exists a biological report prepared by a biologist permitted by the U.S. Fish and Wildlife Service to trap the Stephens' kangaroo rat for scientific purposes covering the affected area within 12 months of the date of the application of the proposed permit. This condition shall no longer be applicable if the Core Reserves have been completed.

060 - Planning-EPD. 1

0060-EPD-30-Day Precon Burrowing Owl Survey

Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2

0060-EPD-Nesting Bird Survey-MBTA

Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey-MBTA (cont.) Not Satisfied

Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. Biologist may be required to submit a memo or email to EPD documenting that the project has been consistently active and does not require an additional nesting bird survey once the grading permit has been approved for future grading permits.

060 - Planning-EPD. 3 0060-Planning-EPD- - FENCING PLAN Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

060 - Planning-EPD. 4 0060-Planning-EPD- BIOLOGICAL MONITOR Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities to ensure that project impacts to jurisdictional aquatic resources are limited to those covered by the permits. A work plan shall be submitted from the qualified biological monitor, to the EPD to review and approve, which may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction activities to minimize impacts to any sensitive species and habitats. Monitoring reports of the aquatic compensatory mitigation, required by permits, shall also be provided to the County. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 0060-Planning-EPD- BIOLOGICAL MONITOR (cont.) Not Satisfied

confirm completion. Please contact EPD for further information. Temporary fencing shall be installed around all biologically sensitive areas to the satisfaction of the Riverside County Planning Department Environmental Programs Division, prior to permit issuance.

060 - Planning-EPD. 5 0060-Planning-EPD-EPD - HANS/JPR REQUIRED Satisfied

This Project is located in the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) Criteria Area and as such the Project requires a Habitat Acquisition and Negotiation Strategy (HANS) Review. A HANS Application must be filed with Environmental Programs Department (EPD). HANS must be completed and all other MSHCP requirements must be met prior to request for Joint Project Review (JPR). JPR shall be completed by the Regional Conservation Authority (RCA) prior to scheduling this case for any public hearing.

3-6-17 (Savannah Richards) The applicant submitted a HANS application to the Planning Department on 1-17-17 (HANS 2344 / PAR 1517). MSHCP Criteria does not describe conservation for this property. The HANS Determination Letter, map, checklist, and waiver were mailed on 2/27/17 by Felicia Sierra to Brent Engineering. Requirements on the checklist must be met prior to transmittal to the Regional Conservation Authority for Joint Project Review. Applicant must submit MSHCP Consistency Analysis report for review and comment by the County Biologist.

LDC Meeting on 3-9-17 (Savannah Richards) since no conservation is described for the property, it was determined that the case will be allowed to move through the planning process concurrently to getting the HANS case approved. The applicant was informed that the case cannot go to public hearing until the HANS/JPR process has been completed and that the RCA/Wildlife Agencies may provide comments during the process. The applicant was also informed that the MSHCP Consistency Analysis shall cover any offsite improvements.

Survey

060 - Survey. 1 0060-Survey-USE - PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, and if needed, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

060 - Transportation. 1 0060-Transportation-USE - FINAL WQMP Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R8-2013-0024 to the Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. The project is located in the Santa Ana watershed. For any questions, please contact (951) 712-5494.

The following shall be addressed in the Final Project Specific WQMP:

-DMAs should be broken down by surface type (i.e. DMA 1 - Roof, DMA 2 - Class II Base, DMA3 - Landscape, etc.) -Tributary to Lake Elsinore, which is an approved downstream "Highest and Best Use". Please change to "Yes". -Infiltration Feasibility: Per geotechnical study, in-situ infiltration rates are less than 1.6 inches/hour. Please mark "Yes". -Based on "Yes" per Section D.1, Section D.2 is not necessary to complete.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-USE - FINAL WQMP (cont.) Not Satisfied

-Bioretention is the only proposed BMP. Please uncheck "No LID (Alternative Compliance) -BMP Design: Effective Impervious Fraction of CL II Base is 0.30; not 0.1. (Refer to Table 2-1 of the Water Quality Management Plan) -BMP Design: Provide a minimum of 6 inches diameter of the perforated underdrain used in the Bioretention Facility.

060 - Transportation. 2 0060-Transportation-USE - SUBMIT FINAL PLANS Not Satisfied

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review. Refer to condition titled Increase Runoff Criteria for increased runoff analysis. All submittals shall be date stamped by the engineer and include the appropriate plan check fee deposit.

060 - Transportation. 3 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.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - ARTIFACT DISPOSITION Not Satisfied

Prior to Grading Permit final: The developer shall prompt the archaeologist to provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

070 - Planning. 2 0070-Planning-USE - PHASE IV CULTURAL RPT. Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

070 - Planning. 3 0070-Planning-USE - PLNTLGST CERTIFIED (2) Not Satisfied

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 3 0070-Planning-USE - PLNTLGST CERTIFIED (2) (cont.) Not Satisfied

Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE - ROUGH GRADE APPROVAL Not Satisfied

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.

E Health

080 - E Health. 1 0080-E Health-USE - OWTS/SEPTIC REVIEW Not Satisfied

A set of three detailed plans drawn to scale (1"=40' of the proposed subsurface sewage disposal system including the 100% expansion area is required.

Please see "OWTS REVIEW COMMENTS" under General Conditions for additional items that apply to the review of structures associated with PP26179.

Fire

080 - Fire. 1 0080-Fire-USE-#4-WATER PLANS Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 0080-Planning-USE - PLANS SHOWING BIKE RACKS (cont.) Not Satisfied

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

080 - Planning. 10 0080-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

080 - Planning. 11 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied

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

Transportation

080 - Transportation. 1 0080-Transportation-USE - ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

(1) Landscaping along Mermack Avenue.

(2) Graffiti abatement of walls and other permanent structure along Mermack Avenue.

080 - Transportation. 2 0080-Transportation-USE - ESTBLH WQMP MAINT ENTITY Not Satisfied

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

080 - Transportation. 3 0080-Transportation-USE - LANDSCAPING Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Mermack Avenue and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

080 - Transportation. 4 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas; 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP; 3) Shading plans for projects that include parking lots/areas; 4) The use of canopy trees (24" box or greater) within the parking areas; 5) Landscaping plans for slopes exceeding 3 feet in height; 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or, 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. 2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans. As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

080 - Transportation. 5 0080-Transportation-USE - LC LNDSCPNG PROJ SPECIFC Not Satisfied

In addition to the requirements of the Landscape and irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. Plant palette must be approved by the Biology Department.
- b. Plant palette must include plant material suitable for water quality basin be coordinated with all relevant plan checkers, including environmental plan checker.
- c. Final planting areas must be coordinated with final right-of-way (ROW) configuration & civil engineering plan checker.
- d. Should the ROW be installed at a later date, Construction Documents must include a provision to insure street trees are installed to meet the requirements of Ord. 460.
- e. Final fencing must be located outside the ultimate road ROW.

080 - Transportation. 6 0080-Transportation-USE - R-O-W DEDICATION 1 Not Satisfied

Sufficient public street right-of-way along Mermack Avenue shall be conveyed for public use to provide for a 59 foot half-width right-of-way (from existing survey centerline) per Standard No. 93, Ordinance 461.

Sufficient public street right-of-way along El Toro Cutoff Road (southwest project boundary) shall be conveyed for public use to provide for a 30 foot half-width right-of-way per Standard No. 106, Section "A", Ordinance 461.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN Not Satisfied

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN Not Satisfied

Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2 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

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE - BMP GPS COORDINATES Not Satisfied

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

090 - BS-Grade. 2 0090-BS-Grade-USE - BMP REGISTRATION Not Satisfied

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

090 - BS-Grade. 3 0090-BS-Grade-USE - PRECISE GRDG APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 4 0090-BS-Grade-USE - WQMP ANNUAL INSP FEE Not Satisfied

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

090 - BS-Grade. 5 0090-BS-Grade-USE - WQMP BMP CERT REQ'D Not Satisfied

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

Fire

090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM Not Satisfied

Install a complete fire sprinkler system per NFPA 13 all buildings 3600 sq.ft. or larger. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 200 feet of a hydrant, and a minimum of 40 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout.

090 - Fire. 2 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied

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

090 - Fire. 3 0090-Fire-USE-#45-FIRE APPARATUS ACCESS Not Satisfied

The applicant shall provide approved fire apparatus access to within 150' of all exterior structure walls.

090 - Fire. 4 0090-Fire-USE*-#77-SUPER FH/FLOW Not Satisfied

Approved super fire hydrant (6"x4"x2-2 1/2") meeting required fire flow shall be installed within 400 feet of all exterior structure walls.

Planning

090 - Planning. 1 0090-Planning-USE - COLOR/FINISH COMPLIANCE Not Satisfied

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

090 - Planning. 2 0090-Planning-USE - COMPLY W/ ACOUSTIC STUDY Not Satisfied

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 11 0090-Planning-USE*- WALL/BERM REQUIRED (cont.) Not Satisfied

The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

Planning-EPD

090 - Planning-EPD. 1 0090-Planning-EPD-MAP - FENCE INSTALL Not Satisfied

Prior to final inspection, the fencing described in the approved fencing plan shall be installed for PP26179 and shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the Avoidance Area. Fencing shall be installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

Transportation

090 - Transportation. 1 0090-Transportation-USE - ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Mermack Avenue.
- (2) Graffiti abatement of walls and other permanent structures along Mermack Avenue.

090 - Transportation. 2 0090-Transportation-USE - FACILITY COMPLETION Not Satisfied

The Transportation Department will not release occupancy permits prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

090 - Transportation. 3 0090-Transportation-USE - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-USE - IMP PLANS (cont.) Not Satisfied

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 4 0090-Transportation-USE - IMPROVEMENT Not Satisfied

Mermack Avenue along project boundary is designated MAJOR HIGHWAY and shall be improved with 24' AC pavement (12' project side and 12' on the other side of the centerline), AC dike, and 4' graded and compacted shoulders (both sides) within the 89' part-width dedicated right-of-way (59' on the project side and 30' on the opposite side of the centerline), improvement per County Standard No. 138, Ordinance 461. (Right-of-way dedication ((project side)) per Standard No. 93, Ordinance 461.)

NOTE:

1. AC dike shall be constructed as determined by the Director of Transportation per County Standard No. 212, Ordinance 461.
2. Gate shall be install 35' radial from future flowline (73' radial from existing centerline).
3. The proposed driveway curb return radius shall be 35' minimum.
4. A 30' wide AC driveway shall be constructed as directed by the Director of Transportation.
5. Fences shall be installed/relocated outside the ultimate road right-of-way.
6. Project proponent shall obtain all necessary clearances from the US Army Corps of Engineers and/or the California Fish and Game agency.

090 - Transportation. 5 0090-Transportation-USE - IMPROVEMENT (OFF-SITE) Not Satisfied

Mermack Avenue (off-site) from the easterly project boundary to Crater Drive shall be improved with 24' AC pavement (12' project side and 12' on the other side of the centerline), AC dike, and 4' graded and compacted shoulders (both sides) within the 60' full-width dedicated right-of-way (30' on the project side and 30' on the opposite side of the centerline) per modified County Standard No. 138, Ordinance 461.

NOTE:

AC dike shall be constructed as determined by the Director of Transportation per County Standard No. 212, Ordinance 461.

090 - Transportation. 6 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

090 - Transportation. 7 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST (cont.) Not Satisfied
sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 8 0090-Transportation-USE - LNDSCPE INSPCTN RQRMENTS Not Satisfied
The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 9 0090-Transportation-USE - SIGNING & STRIPING Not Satisfied
A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

090 - Transportation. 10 0090-Transportation-USE - ST DESIGN/IMP CONCEPT Not Satisfied
The street design and improvement concept of this project shall be coordinated with PP26224.

090 - Transportation. 11 0090-Transportation-USE - WQMP COMPLETION Not Satisfied
Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.

090 - Transportation. 12 0090-Transportation-USE - WQMP REGISTRATION Not Satisfied
Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's, as applicable, Business Registration Division.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION AREA Not Satisfied
Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 2 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.









**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: February 2, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
Southern California Edison Co. (SCE)
Southern California Gas Co.

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: 1st District- Magee
Planning Commissioner: 1st District- Leach
City of Lake Elsinore Sphere of Influence
Lake Elsinore Unified School District
Western Municipal Water District (WMWD)

PLOT PLAN NO. 26179 – EA42990 – Applicant: Brent Engineering – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD:LI) – Location: Northerly of Highway 74, southerly of Mermack Ave., easterly of El Toro Cutoff Rd., and westerly of Crater Dr. – 3.37 Gross Acres – Zoning: Manufacturing Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a contractor's storage yard which proposes to construct a 15,140 square foot building for equipment fabrication and maintenance building, with two (2) 1,500 square foot office spaces on a single parcel, totaling 3.37 acres. Related Cases: N/A APN: 347-090-014. **BBID: 224-396-879 UPROJ CASE: PP26179**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on March 9, 2017**. 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. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> 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.



Western Riverside County MSHCP Biology Report Review/Intake

PDB06505 Response
PDB06506 Response

D0111
D0112

HANS02344
HANS02348

Date Received	Date Given to Reviewer	Reviewer
3/20/18	3/21/18	Don Copeland

APN(s)
347-090-008, 347-090-014

Consulting Firm:	Agreement?
Hernandez Environmental Services	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Report Summary:	
<input type="checkbox"/> DBESP (Section 6.1.2)	<input type="checkbox"/> Riparian/Riverine/Vernal Pools (Section 6.1.2)
<input type="checkbox"/> Jurisdictional Delineation	<input type="checkbox"/> MSHCP Consistency and Analysis:
<input type="checkbox"/> General Biological Assessment	<input type="checkbox"/> Habitat Assessment(s):
<input type="checkbox"/> Focused Survey:	<input checked="" type="checkbox"/> Other: Response
Case: PAR01517 & PAR01520	Set ID: ()
Date: 3/16/18	

Notes regarding: Emailed confirmation of submittal of the report to the consultant.
 Report submitted to FTP site.
 PDB Scanned into Laserfiche Date: 3/21/18 By: TH

Comments:



Received on:
March 20, 2018



March 16, 2018

State of California
Department of Fish and Wildlife
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764

United States Department of the Interior
Fish and Wildlife Service
Palm Springs Fish and Wildlife Office
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, CA 92262

Attention: Karin Cleary Rose and Heather Pert

Subject: Riparian/Riverine DBESP for the Brent Engineering Facility, Elsinore Plan Area,
unincorporated Riverside County

**PDB06505 Response
D0111
HANS02344 - PAR01517**

**PDB06506 Response
D0112
HANS02348 - PAR01520**

On behalf of the Brent Engineering, Hernandez Environmental Services (HES) is providing this response to your comment letter on the DBESP for the Brent Engineering Facility, dated March 5, 2018.

Comment No. 1: Locations and Amounts of Riparian/Riverine Impacts

The Wildlife Agencies are unclear regarding the extent of Project-related impacts to MSHCP riparian/riverine resources due to discrepancies between the figures and the text in the DBESP and the Project's General Biological Assessment report (BA). Figures 3 and Figure 7 display manufactured slopes within the main western drainage on APN 347-090-008; in contrast, the text of the DBESP states that this drainage will be completely avoided. The installation of manufactured slopes in a drainage is considered an impact, so the assessed area of the Project's riverine impacts may need to be revised upward.

The DBESP and the BA contain contradictory information regarding how many culverts the Project proposes to install in the local drainages. Figure 3 in the BA shows only one culvert, which would be installed in the most easternmost drainage. In contrast, Figure 3 in the DBESP shows two proposed culverts: one in the easternmost drainage, and another in the main western drainage.

The Wildlife Agencies request that the County provide us with amended figures and text for the DBESP to clarify the number, size, and locations of all culverts which the Project proposes to install in drainages. Please also clarify if the Project intends to install manufactured slopes in the larger western drainage, and the locations and size (area) of all manufactured slopes in or adjacent to drainages. Please revise the Project's anticipated impacts to MSHCP riparian/riverine resources (and the quantity of mitigation proposed), as needed, to reflect these clarifications.

Figures 3 and 7 of the DBESP have been updated and revised, respectively. The jurisdictional ephemeral drainage course that flows across Mermack Drive at the southeast corner of APN 347-090-008 and northwest corner of APN 347-090-014 will be impacted due to the installation of three 48-inch culverts beneath the improved Mermack Drive. The original site plan included the installation of a culvert in the main western drainage crossing Mermack Drive. Due to discussions with the County, this culvert has been removed from the project plans.

The proposed manufactured slopes along the portion of the main western drainage flowing through APN 347-090-008 were designed to be constructed outside the bank of the drainage course, and will not encroach into the jurisdictional drainage. Therefore, the main western drainage that flows through APN 347-090-008 will be avoided. Due to the difficulty in geo-rectifying the site plans during the mapping process, the site plans shown in the previous figure were distorted, and the proposed manufactured slopes were stretched into the jurisdictional areas. The site plan has been removed from Figure 7 of the DBESP and Figure 8 of the BA and cross-hatching has been inserted to depict the limits of impact.

Comment No. 2: Compensatory Mitigation for Riparian/Riverine Impacts

The type of compensatory mitigation credits to be purchased (Establishment, Re-Establishment, Rehabilitation, Enhancement, or Preservation) was not specified in the proposed DBESP. Please identify the type of credits that the Project proposes to buy with specific information on the mitigation habitat characteristics such as enhanced mulefat, rehabilitated cottonwood, etc.

The Wildlife Agencies agree that the mitigation proposed for impacts to the riparian/riverine habitat on the project site is biologically equivalent or superior to 100% preservation (avoidance) if the Project can procure Establishment or Re-establishment mitigation credits inside the MSHCP Plan boundary at the proposed mitigation ratio of 3 to 1. If the Project proposes to buy Rehabilitation or Enhancement credits, which provide a smaller functional lift, then we recommend mitigating at a higher ratio to demonstrate a biologically equivalent or superior alternative to complete avoidance. Please specify which kind of credits will be purchased.

Permanent impacts to 0.26 acre of upland vegetated ephemeral stream will be mitigated at a 3:1 ration through the purchase of 0.78 acre of rehabilitation credits from the Riverside Corona Resource Conservation District in-lieu fee program, which is located within the MSHCP Plan boundary. The DBESP has been revised to state the following:

To mitigate for permanent impacts to the 0.26 acre of ephemeral drainages, the project proponent proposes to purchase rehabilitation credits from the Riverside Corona Resource Conservation District in-lieu fee program at a 3:1 ratio, totaling 0.78 acre.

Comment No. 3: Burrowing Owl Protection Measures

The Wildlife Agencies request a minor adjustment to the text in the DBESP describing the follow-up actions that the Project would take if the 30-day pre-construction survey for (recently colonized) burrowing owls found owls on the Project site. The DBESP currently states that if burrowing owls are found onsite "avoidance measures will be developed in compliance with the MSHCP..." (DBESP, p. 13).

Please adjust the text to read as follows:

"If the 30-day pre-construction burrowing owl survey finds burrowing owls on the Project site, the Project will notify CDFW and USFWS within two business days of discovering the occupied burrows, and would subsequently prepare a Burrowing Owl Protection and Relocation Plan for review and approval by the CDFW, USFWS, and the RCA prior to initiating any ground-disturbing activities on the Project site (including disking and mowing, among others)."

The DBESP has been revised to include the requested language.

Please feel free to contact me via email at shawn@hernandezenvironmental.com or by telephone at 951.334.6219 if you have any questions.

Sincerely,

Shawn Gatchel-Hernandez

Principal Regulatory Specialist

Harness, Teresa

From: Shawn Gatchel-Hernandez <shawn@hernandezenvironmental.com>
Sent: Tuesday, March 20, 2018 11:41 AM
To: Copeland, Don
Cc: Harness, Teresa
Subject: RE: Wildlife Agencies comments on the Brent Engineering DBESP
Attachments: Agencies Response to Comments.pdf

Don,

Please see the attached response to the wildlife agencies. In addition, the revised Bio Analysis and DBESP have been uploaded to the County's ftp site.

Let me know if you have any questions.

Shawn Gatchel-Hernandez
Principal Regulatory Specialist

Hernandez Environmental Services
Environmental Compliance Solutions

17187 Lakeshore Drive
Lake Elsinore, CA 92530
Office: (951) 579-1652
Cell: (951) 334-6210
Fax: (951) 339-5104

www.HernandezEnvironmental.com



BIOLOGY & ENVIRONMENTAL COMPLIANCE SOLUTIONS

From: Copeland, Don [mailto:dcopelan@RIVCO.ORG]
Sent: Tuesday, March 6, 2018 3:57 PM
To: Shawn Gatchel-Hernandez <shawn@hernandezenvironmental.com>
Subject: FW: Wildlife Agencies comments on the Brent Engineering DBESP

This came in this afternoon also. I scanned it quickly, let know if you would like to discuss it.

From: Beck, Carly@Wildlife [mailto:Carly.Beck@wildlife.ca.gov]
Sent: Tuesday, March 06, 2018 1:10 PM

To: Copeland, Don <dcopelan@RIVCO.ORG>
Cc: Heather.Pert <Heather.Pert@wildlife.ca.gov>
Subject: FW: Wildlife Agencies comments on the Brent Engineering DBESP

Hi Don,

Just looked at the email below and saw you were not CC'd on this on the Brent Engineering either. So I thought I would send it to you.

Let me know if you need anything or have any questions.

Cheers,

Carly Beck

Environmental Scientist
California Department of Fish and Wildlife
Region 6-MSHCP
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
(909) 945-3294

From: Cleary-Rose, Karin [mailto:karin_cleary-rose@fws.gov]
Sent: Monday, March 05, 2018 7:11 PM
To: Baez, Ken <kbaez@rctima.org>; Baez, Ken <KBAEZ@rivco.org>
Cc: James Thiede <james_thiede@fws.gov>; Pert, Heather@Wildlife <Heather.Pert@wildlife.ca.gov>; Laurie Correa <LDCORREA@wrcrca.org>; Martinez, Edith@Wildlife <edith.martinez@wildlife.ca.gov>; Beck, Carly@Wildlife <Carly.Beck@wildlife.ca.gov>
Subject: Wildlife Agencies comments on the Brent Engineering DBESP

Hi Ken,

Our comments are attached. A hard copy will not follow unless requested.

Karin

Karin Cleary-Rose
Inland Division Chief
U.S. Fish and Wildlife Service
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, CA 92220
(760) 322 2070 ext 406 - Please note new extension.

Confidentiality Disclaimer

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

[County of Riverside California](#)

Harness, Teresa

From: Harness, Teresa
Sent: Wednesday, March 21, 2018 11:34 AM
To: 'Juan@hernandezenvironmental.com'
Subject: Planning Department has received a biological report

This email is to inform you that the Planning Department has received a biological report regarding the below referenced case:

Report Name: Response
Report Date: 3/16/18
Case Number: HANS02344 – PAR01517 and HANS02348 – PAR01520
Assessor's Parcel Number(s): 347-090-014, 347-090-008
PDB Number: PDB06505 Response, PDB06506 Response
Biologist Assigned: Given to Ecological Resource Specialist

Submit along with proper identification title of report and case number, assessor parcel numbers to be viewed in PDF format through:

The County of Riverside; RCIT Secure File Transfer
Server located at website: <https://ftp.co.riverside.ca.us/>

Public: Log in using the username of: rivcodocs
Password is: P@ssw0rd (the "0" is zero)
In search (it's labeled "Filter") box type in: Biology
Check the box: Find
It will bring up a folder: BB_Planning/Biology

- **It is important to submit directly to: BB_Planning/Biology**
- **If not then it cannot be confirmed that the report has been submitted correctly.**

Upload each biological report individual with a Title name of report.
(Use same title in the email subject line; one at a time; see below)

NO ZIP files or locked files accepted.

Select Green button to: "Add Files" from your computer; select your file(s) to be added, hit "Open."
Select Gray button (labeled "Start") to upload your report.
Hit the "Logout" button in the top right when completed with the upload.

Once report has been submitted then please notify me: THarness@RIVCO.org

Place the report's title and case number in the SUBJECT line of your email

****** Please call the RCIT-Helpdesk for any assistance (951) 955-9900.**

The PDB number will be given as the reference number and will be used to track the review status of the report. Should you have any questions, please do not hesitate to call or via email.

Thank you,

Teresa Harness, Office Assistant III



County of Riverside

Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501

Telephone: (951) 955-6892

Fax: (951) 955-1811

Email: tharness@rivco.org

Planning Department Website: <http://planning.rctlma.org/>

[County of Riverside California](#)

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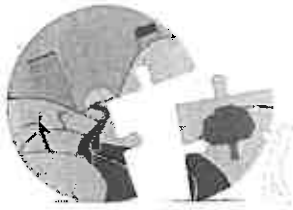
Harness, Teresa

From: postmaster@NETORG58330.onmicrosoft.com
To: Juan@hernandezenvironmental.com
Sent: Wednesday, March 21, 2018 11:34 AM
Subject: Delivered: Planning Department has received a biological report

Your message has been delivered to the following recipients:

[Juan@hernandezenvironmental.com \(Juan@hernandezenvironmental.com\)](mailto:Juan@hernandezenvironmental.com)

Subject: Planning Department has received a biological report



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

PP20179

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Brent Engineering Inc

Contact Person: Ron Burek E-Mail: ron@brentpacific.com

Mailing Address: 20 Old Ranch Road

Laguna Niguel California 92677
City State ZIP

Daytime Phone No: (949) 633-9917 Fax No: (949) 388-1256

Engineer/Representative Name: Brent Engineering Inc

Contact Person: Ron Burek E-Mail: ron@brentpacific.com

Mailing Address: 20 Old Ranch Road

Laguna Niguel California 92677
City State ZIP

Daytime Phone No: (949) 633-9917 Fax No: (949) 388-1256

Property Owner Name: Brent Engineering Inc

Contact Person: Ron Burek E-Mail: ron@brentpacific.com

Mailing Address: 20 Old Ranch Road

Laguna Niguel California 92677
City State ZIP

Daytime Phone No: (949) 633-9917 Fax No: (949) 388-1256

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE 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.)

Ron Burek - Brent Engineering Inc

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): 347-090-014

Approximate Gross Acreage: 3.37

General location (nearby or cross streets): North of hwy 74, South of Mermac Ave, East of El Toro Cutoff, West of Crater St.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Contractors Storage Yard and Equipment Fabrication / Maintenance Building

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 17.100.020 (B) (m) ix Contractors Storage Yard

Number of existing lots: 1

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

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	15,140	37 ft	1	maintenance and fabrication facility
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	105,061	Contractor Storage Yard
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:

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

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

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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

if yes, indicate the type of report(s) and provide a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

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

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

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

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

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

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: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

Owner/Authorized Agent (1) _____ Date Jan 16, 2017

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

APPLICATION FOR LAND USE 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.)

Ron Burek - Brent Engineering Inc

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): 347-090-014

Approximate Gross Acreage: 3.37

General location (nearby or cross streets): North of hwy 74, South of Mermac Ave, East of El Toro Cutoff, West of Crater St

Board of Directors
Harvey R. Ryan, President
Andy Morris, Vice President
Phil Williams, Treasurer
George Cambero, Director
Nancy Horton, Director



General Manager
John D. Vega
District Secretary
Terese Quintanar
Legal Counsel
Best Best & Krieger

EVMWD will provide reliable, cost-effective, high quality water and wastewater services that are dedicated to the people we serve.

February 10, 2017

Mr. Doug Bloom, Assistant Fire Marshal
Riverside County Fire Department
130 S. Main St.
Lake Elsinore, CA 92530

SUBJECT: APN 347-090-014

Dear Mr. Bloom:

This is to confirm that a Fire Flow Test was conducted on the hydrant at APN 347-090-014, on February 09, 2017, in Lake Elsinore, CA.

The hydrant is a 6" commercial type with a 2.489" outlet. The water line in El Toro Cutoff is a 6" line. This is a typical hydrant for the area. Based on the Fire Flow Test, 1,334.02 GPM was met at 20 PSI residual pressure for a 2-hour duration. The hydrant is located within approximately 373' from the property.

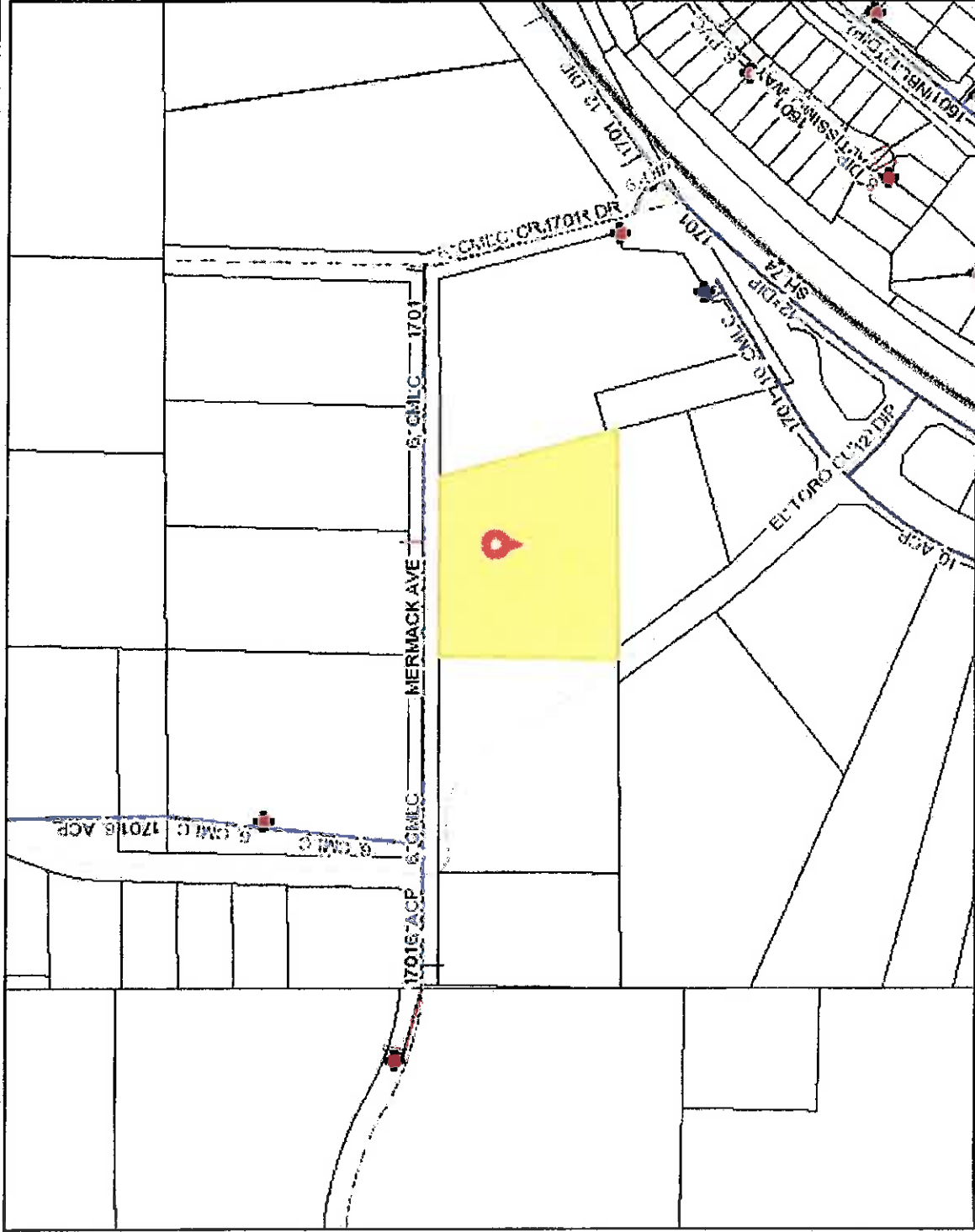
If you have any questions, feel free to contact me at (951) 675-3146, Ext. 6705.

Respectfully,

Angi Yafanaro
Engineering Services Assistant

Enclosure: 1 – GIS Map

APN 347-090-014



Legend

- EVMWD Boundary
- Highways
- Street Centerlines
- ▭ Parcels
- ▭ Waterbodies
- Fire Hydrants
- Fire Hydrant
- Wharthead
- Label Pressure Main
- Label Pressure Zone
- Pressure Main
- Distribution Main
- Transmission Main
- Air Release
- Blowoff
- Hydrant Lateral
- Unknown
- Sampling Point
- Service Lines
- Service Lateral
- Fire service
- Commercial
- Irrigation Service
- Industrial Service

1:3,559

Notes

This application has been provided to give a visual display of District facilities and related geographic information. To be sure of complete accuracy, please check with Engineering staff for the most up to date information.

593.1

296.57

0

593.1 Feet

Data Sources: EVMWD, County of Riverside

2/7/2017 2:07:58 PM



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Patricia Romo, P.E.
Director of Transportation

Transportation Department

MEMORANDUM

Date: June 23, 2017
To: Mark Hughes, Transportation Department
Desiree Bowie, Planning Department
Project Number: **PP26179**
Project Name: **Brent Engineering Facilities – Lot 14**
Landscape Submittal: **Landscape Concept Plan – 3rd**
Bluebeam Session: 224-396-879
Landscape Plan Consultant: Elaine Sitz / Denise Armijo (VDLA Landscape Architects)
951-955-0924 or 619-294-8484
esitz@VDLA.us, darmijo@VDLA.us, marhughe@rivco.org

Recommendation: **APPROVE WITH STANDARD CONDITIONS PLUS ADDITIONAL
CONDITIONS AS NOTED BELOW**

1. Plant palette must be approved by the Biology Department.
2. Plant palette must include plant material suitable for water quality basin be coordinated with all relevant plan checkers, including the environmental plan checker.
3. Final planting areas must be coordinated with final right-of-way configuration & civil engineering plan checker.
4. Should the right-of-way be installed at a later date, Construction Documents must include a provision to insure street trees are installed to meet the requirements of Ordinance 460.
5. Final fencing must be located outside of the ultimate road right-of-way.

END MEMO



U.S. Fish and Wildlife Service
Palm Springs Fish and Wildlife Office
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, California 92262
760-322-2070
FAX 760-322-4648



California Department of Fish and Wildlife
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, California 91764
909-484-0167
FAX 909-481-2945

In Reply Refer To:
FWS/CDFW-WRIV-18B0133-18CPA-0161

March 5, 2018
Sent by email

Mr. Ken Baez
Planning Manager
County of Riverside
P.O. Box 1409
Riverside, California 92502-1409

Attn: Don Copeland

Subject: Riparian/Riverine DBESP for the Brent Engineering Facility, Elsinore Plan Area,
unincorporated Riverside County

Dear Mr. Baez:

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Wildlife (Department), hereafter referred to jointly as the Wildlife Agencies, received a Determination of Biologically Equivalent or Superior Preservation (DBESP) for the Brent Engineering Facility (Project) on January 4, 2018. The Wildlife Agencies are providing the following comments as they relate to the Project's consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and in particular with the MSHCP's Policy for the Protection of Riparian/Riverine Resources (Section 6.1.2).

The Project proposes development on two adjacent parcels: APN 347-090-008, located on the northeast corner El Toro Cutoff and Nichols Road; and APN 347-090-014, located east and southeast of the intersection of Mermack Road and El Toro Cutoff Road. Both are located in the MSHCP's Elsinore Plan Area of unincorporated Riverside County. The Project will be conditioned by the County of Riverside to make improvements to Mermack Road (which is a covered activity listed in Section 7 of the MSHCP). The Applicant's proposed development on APN 347-090-008 would consist of a graded contractor storage yard and a concrete V-ditch. The V-ditch would direct flows underneath Mermack Road via a culvert and a debris basin. In addition, the Project will improve approximately 980 feet of Mermack Road, beginning 200 feet west of the Project's eastern boundary, and continuing eastward until Crater Drive. Mermack Road will be a 32-ft wide subgrade with 2:1 side slopes and 24 feet of ACP surface, all centered on the 60-ft-wide right-of-way. Development on APN 347-090-014 would consist of a 13,000 square-ft equipment maintenance and fabrication building surrounded by 4,000 square feet of concrete surface, a graded contractor storage yard, and an infiltration basin with an 80-ft wide rock-lined overflow drainage. All of the Project's anticipated impacts to MSHCP riparian/riverine resources will result from the improvement of Mermack Road adjacent to the Project site.

Locations and Amounts of Riparian/Riverine Impacts

The Wildlife Agencies are unclear regarding the extent of Project-related impacts to MSHCP riparian/riverine resources due to discrepancies between the figures and the text in the DBESP and the Project's General Biological Assessment report (BA). Figures 3 and Figure 7 display manufactured slopes within the main western drainage on APN 347-090-008; in contrast, the text of the DBESP states that this drainage will be completely avoided. The installation of manufactured slopes in a drainage is considered an impact, so the assessed area of the Project's riverine impacts may need to be revised upward.

The DBESP and the BA contain contradictory information regarding how many culverts the Project proposes to install in the local drainages. Figure 3 in the BA shows only one culvert, which would be installed in the most easternmost drainage. In contrast, Figure 3 in the DBESP shows two proposed culverts: one in the easternmost drainage, and another in the main western drainage.

The Wildlife Agencies request that the County provide us with amended figures and text for the DBESP to clarify the number, size, and locations of all culverts which the Project proposes to install in drainages. Please also clarify if the Project intends to install manufactured slopes in the larger western drainage, and the locations and size (area) of all manufactured slopes in or adjacent to drainages. Please revise the Project's anticipated impacts to MSHCP riparian/riverine resources (and the quantity of mitigation proposed), as needed, to reflect these clarifications.

Compensatory Mitigation for Riparian/Riverine Impacts

The type of compensatory mitigation credits to be purchased (Establishment, Re-Establishment, Rehabilitation, Enhancement, or Preservation) was not specified in the proposed DBESP. Please identify the type of credits that the Project proposes to buy with specific information on the mitigation habitat characteristics such as enhanced mulefat, rehabilitated cottonwood, etc.

The Wildlife Agencies agree that the mitigation proposed for impacts to the riparian/riverine habitat on the project site is biologically equivalent or superior to 100% preservation (avoidance) if the Project can procure Establishment or Re-establishment mitigation credits inside the MSHCP Plan boundary at the proposed mitigation ratio of 3 to 1. If the Project proposes to buy Rehabilitation or Enhancement credits, which provide a smaller functional lift, then we recommend mitigating at a higher ratio to demonstrate a biologically equivalent or superior alternative to complete avoidance. Please specify which kind of credits will be purchased.

Burrowing Owl Protection Measures

The Wildlife Agencies request a minor adjustment to the text in the DBESP describing the follow-up actions that the Project would take if the 30-day pre-construction survey for (recently colonized) burrowing owls found owls on the Project site. The DBESP currently states that if

burrowing owls are found onsite “avoidance measures will be developed in compliance with the MSHCP...” (DBESP, p. 13).

Please adjust the text to read as follows:

“If the 30-day pre-construction burrowing owl survey finds burrowing owls on the Project site, the Project will notify CDFW and USFWS within two business days of discovering the occupied burrows, and would subsequently prepare a Burrowing Owl Protection and Relocation Plan for review and approval by the CDFW, USFWS, and the RCA prior to initiating any ground-disturbing activities on the Project site (including disking and mowing, among others).”

Conclusion

The Wildlife Agencies were not able to determine if the mitigation proposed in the DBESP would be biologically equivalent or superior to conservation due to contradictions in the Project documents regarding the amounts, types, and locations of anticipated impacts to MSHCP riverine resources, as well as missing details regarding the proposed mitigation. Please provide and amendment or addendum to the DBESP to specifying the credit type and clarifying extent of the anticipated impacts as discussed above. The addendum or amendment to the DBESP should be sent to both of the Wildlife Agencies (to James Thiede at USFWS and Carly Beck at CDFW).

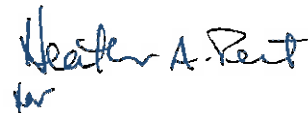
We appreciate the opportunity to provide comments on this DBESP, and look forward to continuing to work with you and the applicant on this project. If you have any questions or comments regarding this letter, please contact James Thiede of the Service at james_thiede@fws.gov or Carly Beck of the Department at carly.beck@wildlife.ca.gov.

Sincerely,

KARIN
CLEARY-ROSE

Digitally signed by
KARIN CLEARY-ROSE
Date: 2018.03.05
19:04:55 -08'00'

for
Kennon A. Corey
Assistant Field Supervisor
U.S. Fish and Wildlife Service



Leslie MacNair
Inland Deserts Region
Regional Manager
CA Department of Fish and Wildlife

cc:
Charles Landry, RCA
Edith Martinez, CDFW, Streambed Alteration Program

Brent Engineering Riverside County Facility

Business Plan

March 31, 2017

Brent Engineering Inc. engages in civil works including grading, drainage, structures and other related work. This work requires the maintenance and fabrication of heavy equipment commonly used in the operations of its work.

To support its heavy equipment requirements, Brent Engineering is constructing a 13,000 sqft enclosed building and a gravel surfaced outside yard space to store and maintain its existing equipment and to fabricate new equipment accessories for its own use.

The hours of operation are Monday to Saturday from 7:00am to 5:00pm. Deliveries to and from the facility will be during these working hours with the rare exception of special deliveries that may happen outside of these hours.

The work performed on the equipment will be performed inside of the enclosed building. The outside yard space will be used for storage only with the exception of an equipment wash pad.

The outside storage will consist of an engine, waste and hydraulic oil permanent secondary containment system on the east side of the building and the equipment itself.

WARM SPRINGS COMMUNITY ADVISORY COUNCIL
Wednesday, July 26th - 6:00 pm

NOTE – Location Change:
Lakeland Village Community Center
16275 Grand Ave., Lake Elsinore

MEETING AGENDA

I. Pledge of Allegiance

II. Roll Call

_____ Mary-Rita Appleman Thompson (Chair)	_____ Catherin Appleman (Secretary)
_____ Valarie McNeal Smith (Vice Chair)	_____ Tim Hodges
_____ Jeannie Corral	_____ Chris Smith (Alternate)

III. Approval of Minutes

IV. Reports (3 minutes each)*

- a. Sheriff Update
 - b. Fire Update
 - c. Code Enforcement Update
 - d. City of Lake Elsinore
 - e. Update from Assemblywoman Melissa Melendez's office
- *upon availability

V. New Business

- a. Election of Officers
- b. New Development Proposal - Brent Engineering Maintenance Facility, Ron Burek

VI. Old Business

VII. Report from Supervisor Jeffries' Office

VIII. Public Comments*

IX. Board Comments

Items for Future Agendas

X. Date of Next Meeting: TBD

1st District Supervisor Kevin Jeffries: 16275 Grand Avenue, Lake Elsinore 92530
Phone: (951) 471-4500 Fax: (951) 471-4510 DISTRICT1@rcbos.org
<http://www.rivcodistrict1.org/>

*Alternative formats available upon request. If you require reasonable accommodation, please contact District 1 at DISTRICT1@rcbos.org two weeks prior to the meeting.

*Time permitting, those wishing to ask one question or make a single comment after a presentation, should raise their hand. After being recognized by the board, please stand up, state your name and ask your question or make your comment and please sit down.

*New issues raised during the public comment period will not be discussed by the council during that meeting, they may, if warranted, be included as a future item.

*The Warm Springs CAC is advisory to Supervisor Kevin Jeffries, not to Riverside County Staff.



PENCOENG

Client Success is Our Success

March 31, 2017

Mr. Doug Bloom, Assistant Fire Marshall
Riverside County Fire Department
130 S. Main St.
Lake Elsinore, CA 92530

SUBJECT: Fire Hydrant at APN 347-090-014

Dear Mr. Bloom:

Brent Engineering is proposing to add a fire hydrant at the location shown on the attached plan. Two fire flow tests were performed by Elsinore Valley Municipal Water District. We confirmed with EVMWD that the distance of the FH from the property on their first test is not 373' but about 700' to the northwest corner of the property. This test showed a result of 1,334 GPM. This fire flow test is about 980' to the proposed fire hydrant location.

The distance of the FH from the property on their second test is 806' to the northeast corner of the property. This test showed a result of 3,252 GPM. This fire flow test is about 880' to the proposed fire hydrant location.

Based on these results, we estimated that the proposed FH would have about 2,345 GPM. Below is how we came up with this estimate.

Change of Q from 1st test to the 2nd test = 3,252 GPM – 1,334 GPM = 1,918 GPM

Distance between the two fire flow test = 980' + 880' = 1,860'

Change of Q per foot = 1,918/1,860 = 1.03 GPM/ft

Q at proposed FH location = 3,252 – (1.03 x 880) = 2,345 GPM or

Q at proposed FH location = 1,334 + (1.03 x 980) = 2,344 GPM

If you have any questions, please feel free to contact me at (949) 777-1594.

Respectfully,

Herson Go, P.E.
Project Engineer

Enclosure: 1 – Utility Plan

INLAND EMPIRE

255 E. Rincon Street, Suite 114
Corona, CA 92879
951-736-2040 • Fax 951-736-5292

IRVINE

16842 Von Karman Avenue, Suite 150
Irvine, CA 92606
949-753-8111 • Fax 949-753-0775
www.pencoeng.com

SAN DIEGO

11440 West Bernardo Court, Suite 300
San Diego, CA 92127
858-753-1800 • Fax 858-753-1803



Service Planning Letter # 2951-0

Originally quoted: July 17, 2017
P.O. Box 3000 ~ 31315 Chaney St ~ Lake Elsinore, CA 92530
Phone: (951) 674-3146 ~ Fax: (951) 641-7554

Description: Contractors Storage Yard and Maintenance Building (WO# 17-008)	Zoning: Commercial
Address:	# of Lots: 1
City: Perris State: CA Zip:	Acreage: 3.37
APN: 347-090-014	Tract Map:
Phone: 949-633-9917	Pressure Zone: 1701
Email: ron@brentpacific.com	

Brent Engineering Inc.
20 Old Ranch Road
Laguna Niguel, CA 92677
Attn: Ron Burek

Will Serve Fees Paid: \$340.00
Paid Date: 07/10/2017
Check / Receipt #: 379067

DEVELOPER

Brent Engineering Inc.
20 Old Ranch Road
Laguna Niguel, CA 92677
Attn: Ron Burek

ENGINEERING

RDS & Associates
30519 Wailea Ct
Temecula, CA 92592
Attn: Rich Soltysiak

Elsinore Valley Municipal Water District ("EVMWD") has determined that water is available to serve the above referenced project based on the information provided. This determination of water availability shall remain valid for two years from the date of this letter. If the construction of the project has not commenced within this two year time frame, EVMWD will be under no further obligation to serve the project unless the developer receives an updated letter from EVMWD reconfirming water and sewer availability. EVMWD reserves the right to re-evaluate, revise, and update the Service Availability Letter at any time. EVMWD considers the conditions to have expired, automatically, two years from the date of issuance of the Letter, (Section 3903. C EVMWD Administrative Code).

EVMWD will provide such potable water at such pressure as may be available from time to time as a result of its normal operations. Installation of facilities through developer funding shall be made in accordance with the current EVMWD Standards and Administration Code. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to booster pumps, in addition to the cost of mainlines and services. EVMWD will provide more specific information regarding special facilities and fees after submittal of your improvement plans, fire department requirements, and engineering fees for this project.

An estimate of fees will be quoted during the plan check process. Once plans have been accepted by the District and mylars have been submitted a formal invoice of fees will be prepared.

For all Commercial Development, please contact Keith Martinez at (951) 674-3146, extension 8326 regarding District requirements, Industrial Waste application, fees and inspection.

This letter shall at all times be subject to such changes or modifications by EVMWD.
If you have any questions regarding the above, please contact me at (951) 674-3146 Ext. 8427

Sincerely,

Christina Bachinski
Development Coordinator

Christine Alexander

5443 Harcross Dr.

Los Angeles CA

90043


July 10, 2017

Re: Consent Letter

To: County of Riverside,

As property owner of APN 347-090-013, I Christine Alexander agree to receive a concentrated flow onto our property that may result from the installation of culverts proposed under the new Mermack Avenue.

I also am in agreement to any offsite grading & construction that will be occurring adjacent to our property. Impact to our property, if any, will be restored to a condition equal or better than the conditions that exist on our property now.

 7-18-17

Christine Alexander

TD 317-19

LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409

RECEIVED
MAR 03 2017

WMWD/Engineering

DATE: February 2, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
Southern California Edison Co. (SCE)
Southern California Gas Co.

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: 1st District- Magee
Planning Commissioner: 1st District- Leach
City of Lake Elsinore Sphere of Influence
Lake Elsinore Unified School District
Western Municipal Water District (WMWD)

PLOT PLAN NO. 26179 – EA42990 – Applicant: Brent Engineering – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD:LI) – Location: Northerly of Highway 74, southerly of Mermack Ave., easterly of El Toro Cutoff Rd., and westerly of Crater Dr. – 3.37 Gross Acres – Zoning: Manufacturing Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a contractor's storage yard which proposes to construct a 15,140 square foot building for equipment fabrication and maintenance building, with two (2) 1,500 square foot office spaces on a single parcel, totaling 3.37 acres. Related Cases: N/A APN: 347-090-014. **BBID: 224-396-879 UPROJ CASE: PP26179**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on March 9, 2017**. 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. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> 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: 3/7/17 SIGNATURE: Thomas W. Thornton, P.E.
PLEASE PRINT NAME AND TITLE: Thomas W. Thornton, P.E.
TELEPHONE: 951-571-7100

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.


Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Desiree Bowie, Project Planner at (951) 955-8254 or e-mail at dbowie@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: 3/7/17 SIGNATURE: 
PLEASE PRINT NAME AND TITLE: THOMAS W. THORNTON PRINCIPAL ENGINEER
TELEPHONE: 951-571-7100

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.



March 7, 2017

Desiree Bowie, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: Plot Plan No. 26179
Contractor Storage Yard, Central Avenue & Mermack Avenue
Assessor Parcel Number 347-090-014

Dear Ms. Bowie:

Thank you for the opportunity to review and provide comments on Plot Plan No. 26179, a request by Brent Engineering to develop a contractor's storage yard on a 3.37 acre property consisting of a 15,140 square foot building and two 1,500 square foot offices.

The subject property is located outside the City of Lake Elsinore incorporated limits within the Lake Elsinore General Plan North Central Sphere of influence. The Lake Elsinore General Plan Land Use Map designates the property as Business Park that is consistent with the M-1 (Limited Industrial) zone district.

The City does not oppose the application but this is a highly visible property at a gateway to the City along Central Avenue directly across the street from the Rosetta Canyon residential community and sport's park. The City of Lake Elsinore requests appropriate conditions of approval be mandated to mitigate potential impacts and the City offers the following comments and requests:

- 1) Outside storage should be surrounded by sight obscuring fencing. Exterior fences should be decorative masonry block or chain link with wood or metal slats.
- 2) Outside storage should not be allowed above the height of the fencing or visible from public right of ways.
- 3) The site plan does not depict landscaping, screening or buffering and adequate landscaped setbacks should be required.
- 4) Exterior lighting should be screened and directed away from adjacent properties.
- 5) Hours of operation should be prohibited between 10pm and 7am daily.

951.674.3124

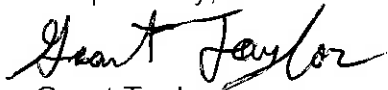
130 S. MAIN STREET

LAKE ELSINORE, CA 92530

WWW.LAKE-ELSINORE.ORG

Thank you for your consideration and if you have any questions or concerns please call me at 951-674-3124, Ext. 270 or email at gtaylor@lake-elsinore.org.

Respectfully,

A handwritten signature in black ink that reads "Grant Taylor". The signature is written in a cursive style with a large, stylized initial "G".

Grant Taylor,
Community Development Director

February 23, 2017

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; PP26179, EA42990

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Brent Engineering, Inc., a California Corporation (“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 347-090-014 (“PROPERTY”); and,

WHEREAS, on January 25, 2017, PROPERTY OWNER filed an application for Plot Plan No. 26179 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Brent Engineering, Inc.
Attn: Ron Burek
20 Old Ranch Road
Laguna Niguel, CA 92677

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

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

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

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

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

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

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

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

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

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

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

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


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

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

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

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

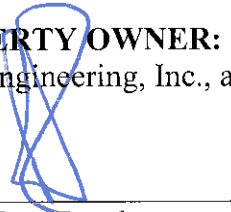
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
~~Steven Weiss~~ **CHARISSA LEACH**
Riverside County Planning Director

Dated: _____

FORM APPROVED COUNTY COUNSEL
BY:  **MELISSA R. CUSHMAN** 3/25/17
DATE

PROPERTY OWNER:
Brent Engineering, Inc., a California Corporation

By: 
Ron Burek
President and Secretary

Dated: March 13, 2017

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.

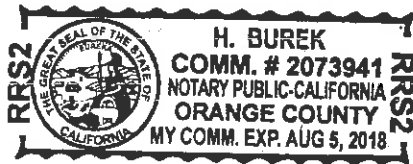
State of California
County of Orange)

On March 13, 2017 before me, H. Burek
(insert name and title of the officer)

personally appeared Ron Burek
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature H. Burek (Seal)

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. 26179 – Intent to Adopt a Mitigated Negative Declaration – EA42990 – Applicant: Brent Engineering – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Highway 74, southerly of Mermack Avenue, easterly of El Toro Cutoff Road, and westerly of Crater Drive – 3.37 Gross Acres – Zoning: Manufacturing Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a 13,000 sq. ft. contractor's storage yard which proposes to construct a 1,430 sq. ft. building for equipment manufacturing and maintenance building, on a parcel, totaling 3.37 acres.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **AUGUST 13, 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 dbowdan@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a 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: Desiree Bowdan
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on May 09, 2018,

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

APN (s) or case numbers PP26179 for

Company or Individual's Name RCIT - GIS,

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

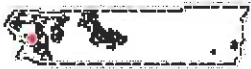
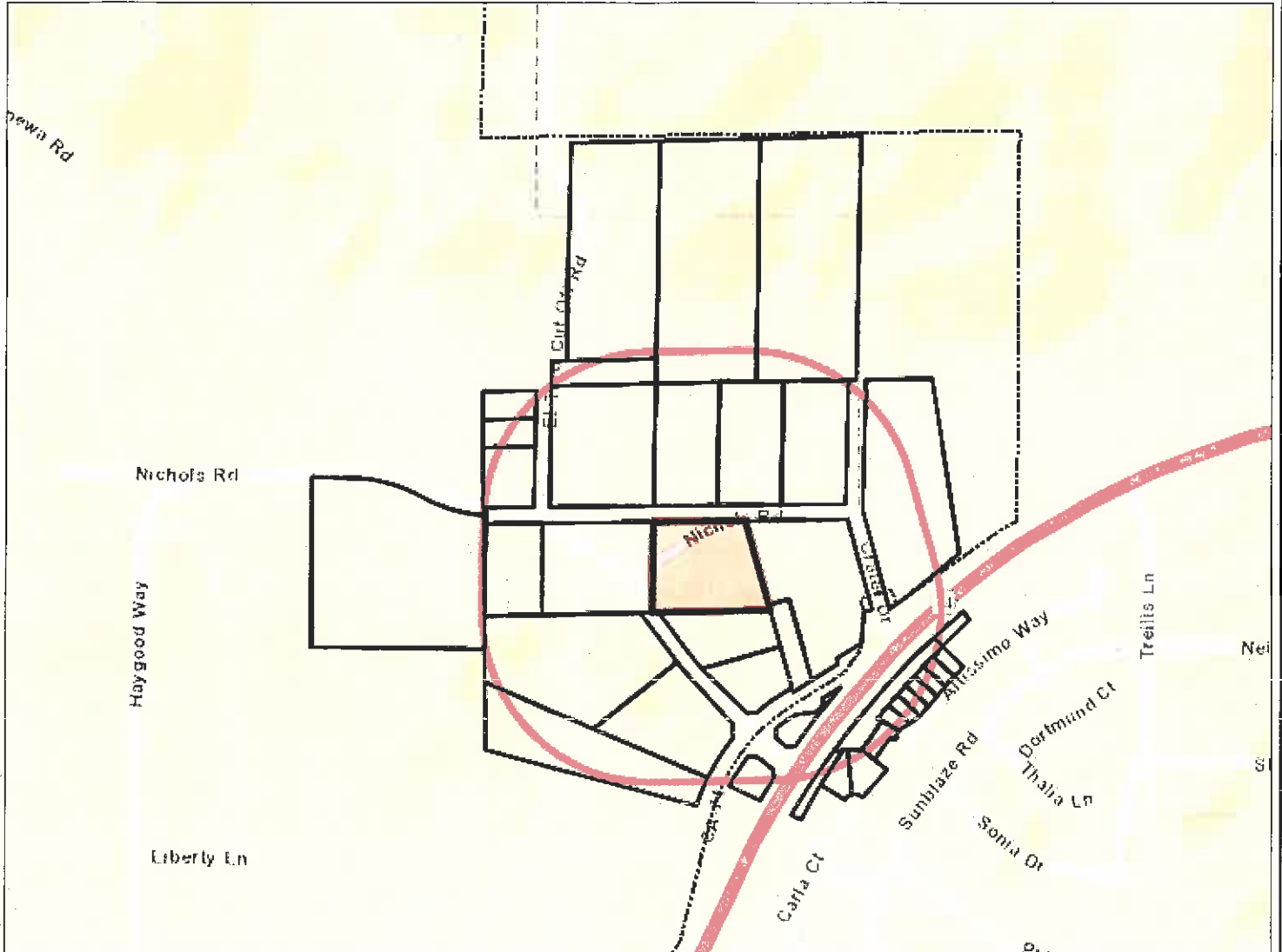
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS

PP26179 (800 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 5/10/2018 2:01:11 PM

© Riverside County RCIT

347090045
MOS GLOBAL INC
6469 LAVENDER ST
EASTVALE CA 92880

347090013
WALTER ALEXANDER
5443 HARCROSS DR
LOS ANGELES CA 90043

347090003
JOEL CORONADO
MARTHA ELIZABETH CORONADO
10403 COUSER WAY
VALLEY CENTER CA 92082

347090037
KATHLEEN A GONZALEZ
26921 CONTIGNAC DR
MURRIETA CA 92562

347090006
AMALI D GRAHAM
C/O 19069 VAN BUREN BLVD
NO 114 128
RIVERSIDE CA 92508

347090008
BRENT ENGINEERING INC
20 OLD RANCH RD
LAGUNA NIGUEL CA 92677

347471025
ROSETTA CANYON COMMUNITY ASSN
C/O C/O ELLEN HARRISON
2280 WARDLOW CIR SE 150
CORONA CA 92880

347440027
HON YEUNG YAU
45033 CARLA CT
LAKE ELSINORE CA. 92532

347440002
JORGE SORIANO
DEANNA M SORIANO
45015 ALTISSIMO WAY
LAKE ELSINORE CA. 92532

347440001
INDIA JONES
45017 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347440005
AARON DAVIS
45009 ALTISSIMO WAY
LAKE ELSINORE CA. 92532

347090005
TURBOSCAPE INC
P O BOX 1062
LAKE ELSINORE CA 92531

347090007
JOEL CORONADO
MARTHA ELIZABETH CORONADO
10403 COUSER WAY
VALLEY CENTER CA 92082

347090042
MICHAEL HOYT
WANITA HOYT
28245 EL TORO CUT OFF RD
LAKE ELSINORE CA 92532

347440006
CLAUDIA CALLEROS
JUAN BAUTISTA
45007 ALTISSIMO WAY
LAKE ELSINORE CA. 92532

347440008
ZHONG SHAN LIN
45003 ALTISSIMO WAY
LAKE ELSINORE CA. 92532

347440026
LYDIA C BARAJAS
ENRIQUE BARAJAS
NOEMI BARAJAS
45035 CARLA CT
LAKE ELSINORE CA. 92532

347130035
SPT LAKE ELSINORE HOLDING CO
C/O C/O SHOPOFF GRP
2 PARK PLAZA STE 700
IRVINE CA 92614

347440003
LYNDA GALLARDO
45013 ALTISSIMO WAY
LAKE ELSINORE CA. 92532

347440004
STEPHEN MELLINGER
45011 ALTISSIMO WAY
LAKE ELSINORE CA. 92532

347440007
JULIETA FRANKLIN
45005 ALTISSIMO WAY
LAKE ELSINORE CA. 92532

347130034
SPT LAKE ELSINORE HOLDING CO
C/O C/O SHOPOFF GRP
2 PARK PLAZA STE 700
IRVINE CA 92614

347130025
EMLAND
1526 S BROADWAY
LOS ANGELES CA 90015

347090046
RICHARD W HUFFMAN
NADINE L HUFFMAN
25260 BUNDY CANYON RD
MENIFEE CA 92584

347130024
EMLAND
1526 S BROADWAY
LOS ANGELES CA 90015

347130032
EMLAND
1526 S BROADWAY
LOS ANGELES CA 90015

347090012
O & W HOLDINGS
19011 MERMACK AVE
LAKE ELSINORE CA. 92530

347090014
BRENT ENGINEERING INC
20 OLD RANCH RD
LAGUNA NIGUEL CA 92677

347130002
DANNY STEVENS
TRUDEE M STEVENS
28601 N FRONTAGE RD
LAKE ELSINORE CA. 92532

347440055
ROSETTA CANYON COMMUNITY ASSN
C/O C/O ELLEN HARRISON
2280 WARDLOW CIR SE 150
CORONA CA 92880

347090040
ALBERTO D LUA
AMELIA M LUA
P O BOX 1525
LAKE ELSINORE CA 92530

347440053
ROSETTA CANYON COMMUNITY ASSN
C/O C/O TRANSPACIFIC MTG SVC
1451 RIMPAU AVE STE 107
CORONA CA 92879

347090002
MARVIN MEISEL
246 SAND HILL CIR
MENLO PARK CA 94025

347140068
HELIX PROP IV
6795 FLANDERS DR
SAN DIEGO CA 92121

347090009
MARVIN MEISEL
MABLE REED
246 SAND HILL CIR
MENLO PARK CA 94025

347090041
MICHAEL HOYT
WANITA HOYT
28245 EL TORO CUTOFF RD
LAKE ELSINORE CA. 92530

347090004
AMALI D GRAHAM
20220 JEFFERSON ST
PERRIS CA 92570

347130023
EMLAND
1526 S BROADWAY
LOS ANGELES CA 90015

347100023
ELSINORE STORAGE
C/O C/O DAVID SCHNEIDER
1801 AVENIDA SALVADOR
SAN CLEMENTE CA 92672

5962™TM&CEasy Peel® Address Labels
Bend along line to expose Pop-up Edge®Go to avery.com/templates
Use Avery Template 5962

Brent Engineering
20 Old Ranch Rd.
Laguna Nigel, CA 92677

Brent Engineering
20 Old Ranch Rd.
Laguna Nigel, CA 92677

City of Lake Elsinore
130 S. Main St.
Lake Elsinore, CA 92530

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

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

PP26179/EA42990
Project Title/Case Numbers

Desiree Bowdan
County Contact Person

951-955-8254
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Ron Burek – Brent Engineering
Project Applicant

20 Old Ranch Rd., Laguna Niguel, CA 92677
Address

Northerly of Highway 74, southerly of Mermack Ave., easterly of El Toro Cutoff Rd., westerly of Crater Dr.
Project Location

The Plot Plan No. 26179 proposes a 13,000 square foot contractor's storage yard which proposes to construct a 1,430 square foot building for equipment fabrication and maintenance building on a parcel totaling 3.37 acres.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 23, 2018 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (**\$2,280.75+\$50.00**) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.


Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42990 ZCFG6359

FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG06359)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Brent Engineering Inc
20 Old Ranch Rd
Laguna Niguel, Ca 92677

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06359	01/25/2017	01/25/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06359	0452 - CF&G TRUST: RECORD FEES	\$50.00
SUB TOTAL		\$50.00

TOTAL \$50.00

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

**INVOICE (INV-00043257)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Brent Engineering Inc
20 Old Ranch Rd
Laguna Niguel, Ca 92677

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00043257	04/09/2018	04/09/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06359	0453 - CF&W Trust EIR	\$2,280.75
SUB TOTAL		\$2,280.75

REFERENCE NUMBER	FEE NAME	TOTAL
PP26179	0500 - SUPPLEMENTAL DEPOSIT LMS Surcharge	\$240.00
	0790 - SUPPLEMENTAL DEPOSIT	\$12,000.00
SUB TOTAL		\$12,240.00

TOTAL \$14,520.75

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

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77588 El Duna Ct., Ste 14
Palm Desert, CA 92211



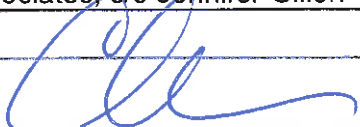
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.3

Director's Hearing: August 13, 2018

PROPOSED PROJECT

Case Number(s):	PM No. 37073	Applicant(s): Richland Developers Inc., c/o Craig Cristina
CEQA:	No Further Review Required	Representative(s): Albert A Webb Associates, c/o Jennifer Gillen
Area Plan:	Lakeview/Nuevo	
Zoning Area/District:	Nuevo Area and Perris Reservoir District	
Supervisory District:	Fifth District	 Charissa Leach, P.E. Assistant TLMA Director
Project Planner:	Deborah Bradford	
Project APN(s):	307-070-003-005, 307-080-005-008, 307-090-001,002,004-006, 307-100-001,003-005, 307-110-003,007,008, 307-220-001, 307-230-019, and 020	

PROJECT DESCRIPTION AND LOCATION

The **Tentative Parcel Map** is a **Schedule 'J'** finance/conveyance subdivision map to subdivide approximately 699 gross acres into sixteen (16) parcels which range in size from 20.62 acres to 80.89 acres.

The Project site is located north of Nuevo Road, south of Ramona Expressway, east of Foothill Avenue, and west of San Jacinto River and is within the Stoneridge Specific Plan No. 239.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE ASSISTANT TLMA DIRECTOR:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 165** for Specific Plan No. 239 pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

APPROVE TENTATIVE PARCEL MAP NO. 37073, 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: Stoneridge Specific Plan No. 239

Specific Plan Land Use:	Medium Density Residential, Medium-High Density Residential, Very-High Density Residential, Commercial/Mixed Use, Public Facilities, and Parks/Open Space/Recreation
Existing General Plan Foundation Component:	Community Development, Rural Community, Rural and Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Community Center (CD: CC), Community Development: Commercial Retail, (CD: CR), Community Development: Medium Density Residential (CD: MDR), Community Development: Medium-High Density Residential (CD: MHDR), Open-Space: Conservation (OS:C), Open-Space: Conservation Habitat (OS: CH), Open Space: Recreation (OS: Rec), Open Space: Water (OS: W), Rural: Rural Residential (R: RR), and Community Development: Very-High Density Residential (CD: VHDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	2-4 DU/Acre Policy Area and San Jacinto River Project Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Medium Density Residential (CD: MDR), Open Space: Conservation (OS: C), Open Space: Conservation Habitat (OS: CH), Rural: Rural Residential (R: RR) , and Community Development: Public Facilities (CD: PF)
East:	Community Development: Medium Density Residential (CD: MDR) and Open Space: Water (OS: W)
South:	Open Space: Water (OS: W), Community Development: Medium Density Residential (CD: MDR), and Community Development: Public Facilities (CD: PF)
West:	Open Space: Conservation (OS: C), Agriculture: Agriculture (AG: AG), Community Development: Community Center (CD: CC), Open Space: Recreation (OS: Rec) , Community Development: Medium Density Residential (CD: MDR), and Rural: Rural Residential (R: RR)
Existing Zoning Classification:	Specific Plan
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	

North:	Residential- Agricultural, 5-acre lot (R-A-5), and Controlled Development Areas (W-2)
East:	Rural Residential (R-R) and Residential Agricultural, 5-acre lot (R-A-5)
South:	Watercourse, Watershed and Conservation (W-1) and Rural Residential (R-R)
West:	Specific Plan
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land, and Lake Perris
South:	Vacant Land and Residential Development
East:	Agricultural Uses, Residential Development
West:	Vacant Land, Residential Development and City of Perris

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	699 gross acres	
Total Proposed Number of Lots:	16	
Map Schedule:	J	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Lakeview/Nuevo/Romoland/Homeland #146
Special Flood Hazard Zone:	Yes – San Jacinto River Flood Plain
Dam Inundation Area	Yes – Lake Perris
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low to Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Moderate/High, Very High, SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 2442, 2547, 2651, 2761, 2762, and 2865
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone E

PROJECT LOCATION MAP, TPM NO. 37073 and SP NO. 239 CONCEPTUAL LAND USE PLAN

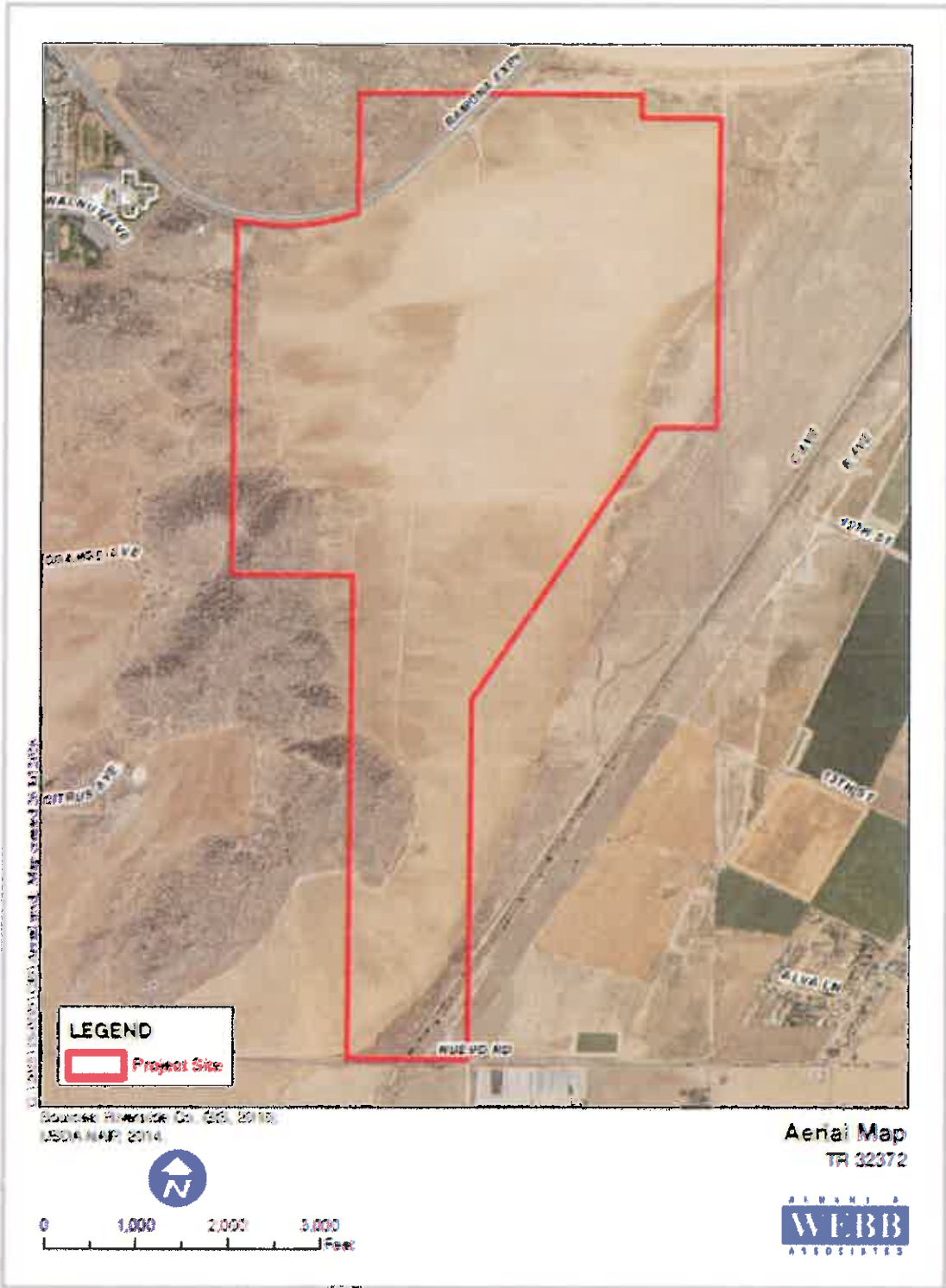


Figure 1. Project Site Location

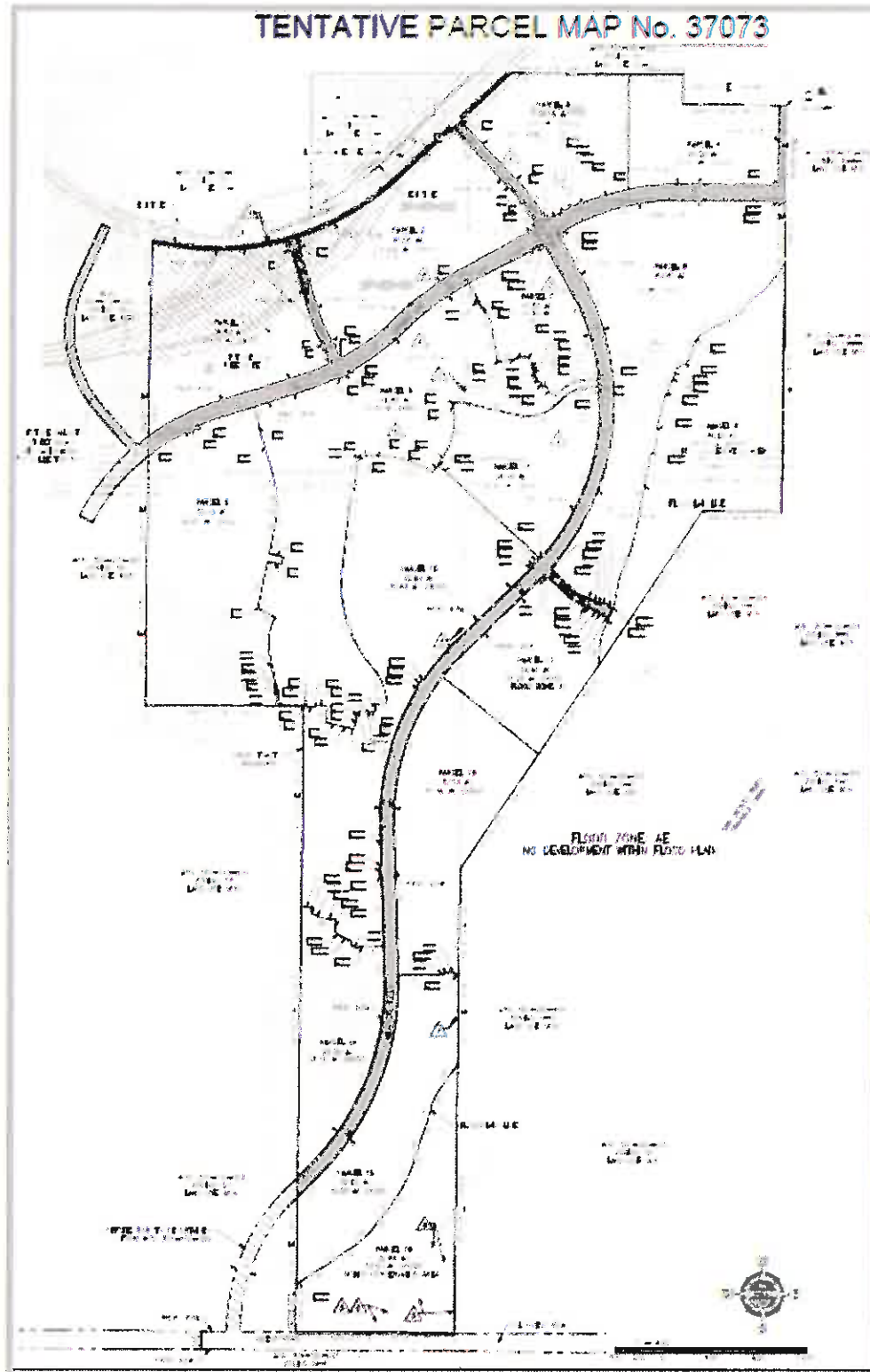


Figure 2. Tentative Parcel Map 37073

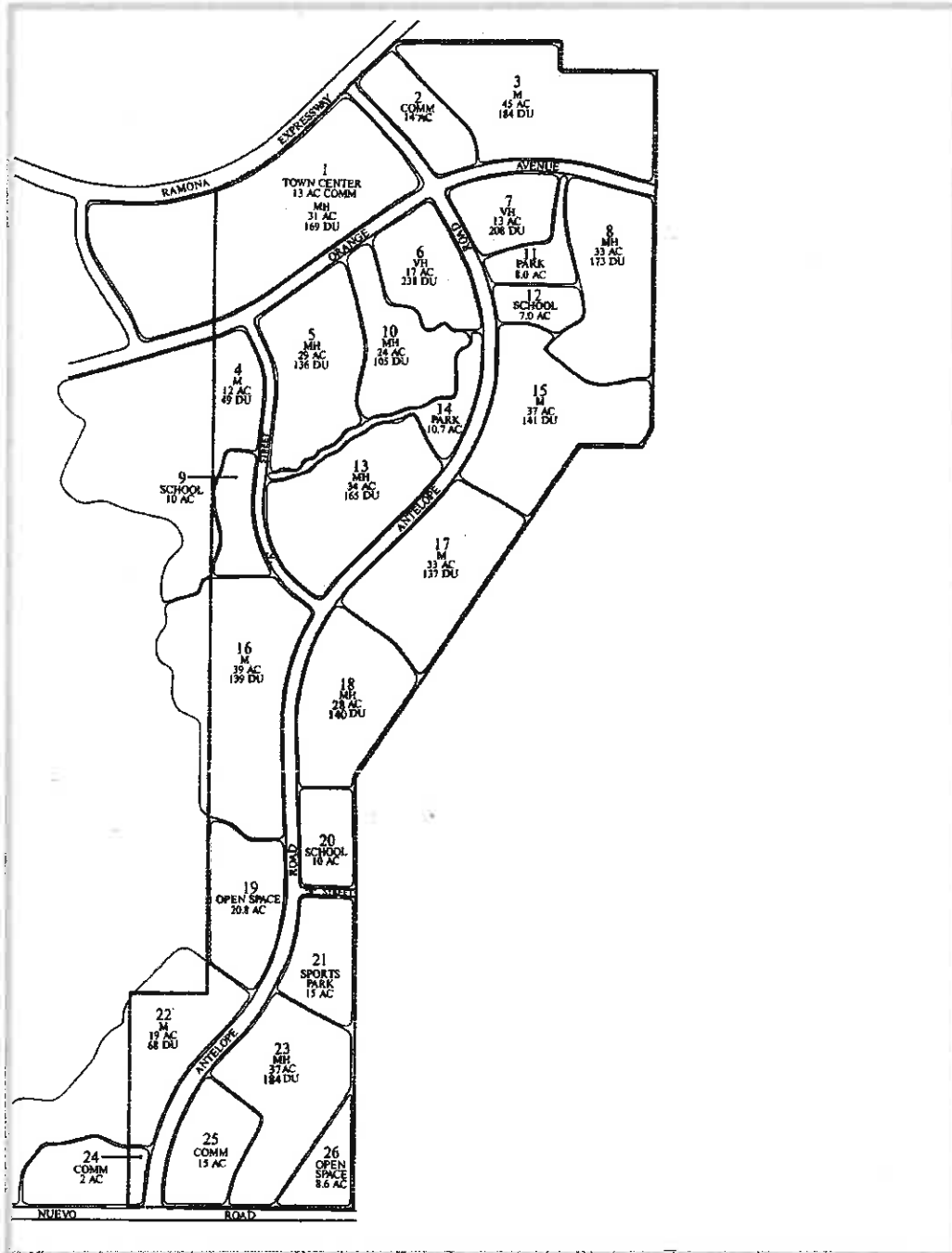


Figure 3. Specific Plan No. 239 Conceptual Land Use Plan

PROJECT BACKGROUND AND ANALYSIS

Background:

Ordinance No. 460 was amended in October 2017 to include Schedule 'J' Maps which allow for the division of land solely for the purposes of financing or conveying title to all or a portion of the land. A Schedule 'J' subdivision map does not create any legal building sites or be considered a vesting map. The applicant resubmitted their Map in December as a Schedule 'J' Map which has enabled them to obtain clearances from Archeology and Biology given that no earthmoving activity was occurring.

The project site is located in the Stoneridge Specific Plan No. 239 (Figure 3) which was approved in April 1992. The Specific Plan is comprised of approximately 699 gross acres and includes 26 planning areas which include residential, commercial, public facilities, recreation and open space conservation areas. Tentative Tract No. 32372 a Schedule 'A' map which generally fits within Planning Areas 4, 5, 6, 9, 10, 13, 14, and 16 of the Specific Plan was approved by the Board of Supervisors on March 13, 2007.

The proposed Schedule 'J' Tentative Parcel Map includes the entire Specific Plan Area and is divided into 16 lots. The map is for financial purposes only and will not include any development. Ultimate development of the site will be implemented by Tract Map 32372 and future maps that will incorporate the remaining planning areas of the Specific Plan.

Airport Influence Area ("AIA")

The project site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on January 6, 2017 File No. ZAP1234MA16 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E were provided by ALUC. Conditions applied include restrictions on, lighting that would be distracting to aircraft taking off or landing, uses that could attract large concentration of birds and electrical interference with aircraft. Uses / activities such as wastewater management facilities, trash transfer stations, recycling centers containing putrescible wastes or incinerators are prohibited. Lastly, potential purchasers of the property and to tenants of the building shall be notified that the property is located in the vicinity of an airport influence area.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Tentative Parcel Map 37073 will not result in any new significant environmental impacts not identified in certified EIR No. 165. The Tentative Parcel Map is a Schedule 'J' map which is for financing or conveyance purposes only and will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 165, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Tentative Parcel Map No. 37073 is a Schedule 'J' map which is for financing/conveyance purposes only. No physical change will occur in regards to the adopted Specific Plan No. 239

which was the basis of the analysis of EIR No. 165 and encompasses the proposed Tentative Parcel Map boundaries; and,

- b. The subject site was included within the Specific Plan's project boundary analyzed in EIR No. 165; and,
- c. Specific Plan No. 239 was included in Ordinance No. 348.3430, which was analyzed in EIR No. 165; and,
- d. There are no changes to the mitigation measures included in EIR No. 165; and
- e. Tentative Parcel Map No. 37073 does not propose any changes to the approved Specific Plan No. 239 as reviewed in EIR No. 165.

FINDINGS AND CONCLUSIONS

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

Tentative Parcel Map

- 1. Tentative Parcel Map No. 37073 is a Schedule 'J' Map which proposes to subdivide 699 gross-acres into 16 lots for financing purposes. The findings required to approve a Map, pursuant to the provisions of the Ordinance No. 460, are as follows:
 - a. The proposed map, subdivision design and improvements are consistent with the Riverside County General Plan, and with all applicable requirements of State law and the ordinances of Riverside County because the project is consistent with General Plan Principle IV.A.1. Principal IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. The proposed subdivision facilitates this General Plan Principle by allowing conveyance of the property for a residential, commercial and recreational uses in a matter consistent with the General Plan and the Specific Plan. While the proposed subdivision creates parcel sizes below the density range of the Specific Plan, the Schedule 'J' map is only for finance/conveyance purposes and the development of the site would be implemented by future Tentative Tract or Parcel Maps that would be consistent with the Specific Plan No. 239. The currently proposed Tentative Parcel Map is intended to allow individual home builders and commercial developers to develop portions of the project site in a manner consistent with the land use designation and the development standards of the Specific Plan No. 239.
 - b. The site of the proposed land division is physically suitable for the type of development and density, in that the Project site has adequate access and infrastructure to accommodate future residential and commercial uses, as previously documented in Specific Plan No. 239 and EIR No. 165.. No

improvements or physical changes will be a part of this project. Ultimate development will occur with the approval of future maps and will be developed and designed based on the land use designation and development standards of the approved specific plan.

- c. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the Schedule 'J' map is only for financing and conveyance purposes and will not result in any grading activities or construction. In addition, the proposed subdivision is consistent with Specific Plan No. 239 and EIR No. 165, and would not cause any additional impacts beyond those analyzed in EIR No. 165.
 - d. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the Schedule 'J' Map is for financing and conveyance purposes. No physical changes will occur.
 - e. The design of the proposed land division will not conflict with easements acquired by the public at large, for access through, or use of property within the proposed land divisions in that the subdivision is a financing and conveyance map and does not include specific plans for the ultimate development of the property or construction purposes. No grading or construction will be a part of this Tentative Parcel Map.
2. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by Ordinance No. 460 for a Schedule 'J' Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'J' improvement requirements of Ordinance No. 460 Section 10.5 as listed below:
- a. Submission Criteria - The land to be subdivided by the Schedule 'J' Map is not developed and is located within a previously approved specific plan (SP No. 239) which will ultimately be for the development of residential, commercial, public facilities, recreational and open space uses.
 - b. Minimum Requirements. The proposed 16 parcels exceed the lot sizes of the approved Specific Plan No. 239 which range in size for residential lots from 5,000 square feet to 7,200 square feet. The proposed lot sizes for the Schedule 'J' Map range in size from 20.62 acres to 80.89. Legal access will be provided to the site via Ramona Expressway, Antelope Road, Orange Avenue and Nuevo Road. There are no physical constraints that affect the feasibility of future development, as previously determined by EIR No. 165, apart from approximately 80 acres that will be set aside as MSHCP Conservation Areas. Because the proposed Parcel Map is for financing and conveyance purposes no legal lots will be created nor will any grading or construction occur. Ultimate development of the site will comply with the development standards of Specific Plan No. 239.
 - c. Compliance. The proposed Parcel Map includes all of the required information required for the map, which includes, lot numbers, street identification letter, and assessor parcel numbers.

Land Use Findings

3. The Project site has the following General Plan Land Use Designations of Community Development: Community Center (CD: CC), Community Development: Commercial Retail, (CD: CR), Community Development: Medium Density Residential (CD: MDR), Community Development: Medium-High Density Residential (CD: MHDR), Open-Space: Conservation (OS:C), Open-Space: Conservation Habitat (OS: CH), Open Space: Recreation (OS: Rec), Open Space: Water (OS: W), Rural: Rural Residential (R: RR), and Community Development: Very-High Density Residential (CD: VHDR). The proposed Tentative Parcel Map is for the subdivision of approximately 699 gross acres into 16 lots for the purposes of financing. No grading or construction will be a part of this Map. However, ultimate development of the site will occur with future tract maps designed in accordance with the adopted Specific Plan No. 239 and surrounding and future land uses.
4. The project site has a Zoning Classification of Specific Plan and is consistent with the Riverside County General Plan. The Proposed Tentative Parcel Map is a Schedule 'J' map and will not result in any grading or new construction. Ultimate development will occur with future tract maps which will be designed in accordance with the development standards of the adopted Specific Plan No. 239.
5. The project site is located within Criteria Cells **244, 2547, 2651, 2761, 2762, and 2865** of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). The applicant has gone through the Habitat Acquisition Negotiation Strategy (HANS file #269) which was completed in 2006. When the Specific Plan was adopted in 1992 the WRMSHCP had not been adopted. The MSHCP was adopted in 2004. Areas of open space had been delineated on the Land Use Map for the Specific Plan; however, with adoption of the MSHCP and the location of criteria cells within the Project Site further evaluation of the site was required to determine the actual acreage and location of conservation areas for the land divider to determine where future development could take place. The applicant has agreed that prior to map recordation or grading permit issuance whichever comes first, a total of approximately 80 acres shall be offered pursuant to a conservation easement or dedication acceptable to the Western Riverside County Regional Conservation Authority (RCA). This easement or dedication shall prohibit grading or any other disturbance or modification of the property.
6. The project site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on January 6, 2017 File No. ZAP1234MA16 was determined to be consistent with the 2014 March Air Reserve 1 Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E were provided by ALUC. Conditions applied include restrictions on, lighting that would be distracting to aircraft taking off or landing, uses that could attract large concentration of birds and electrical interference with aircraft. Uses / activities such as wastewater management facilities, trash transfer stations, recycling centers containing putrescible wastes or incinerators are prohibited. Lastly, potential purchasers of the property and to tenants of the building shall be notified that the property is located in the vicinity of an airport influence area.

7. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). Because the Tentative Parcel Map is a Schedule 'J' Map no grading or construction will occur resulting in the installation of lighting. However, ultimate development of the Project site will be required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
8. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings

9. The project site is located within a Cal Fire State Responsibility Area ("SRA") in a very high/moderate fire hazard severity zone.
 - a. The proposed land division is a Schedule 'J' Map and is for financing purposes only, no grading or construction will occur. However, ultimate development of the site will be designed so that each lot within Specific Plan No. 239, is in compliance sections 4290 and 4291 of the Public Resources Code by providing blue dot reflectors within streets, fire hydrant spacing requirements standards relating to driveways, turnarounds, gates, fire sprinkler systems, and vegetation management requirements.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department, Nuview Fire Station, located approximately 2.5 miles north east of the Project site.
 - c. The proposed Tentative Parcel Map is a Schedule 'J' map which is for financing purposes. No grading or new construction will occur. However ultimate development of the site will be designed pursuant to the adopted Specific Plan No. 239. The approved Tentative Tract Map No. 32372 and any future maps within the area of Specific Plan No. 239 will be required to meet the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787.

PUBLIC HEARING NOTIFICATION AND COMMUNITY 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 not received written communication or phone calls in opposition to the proposed project

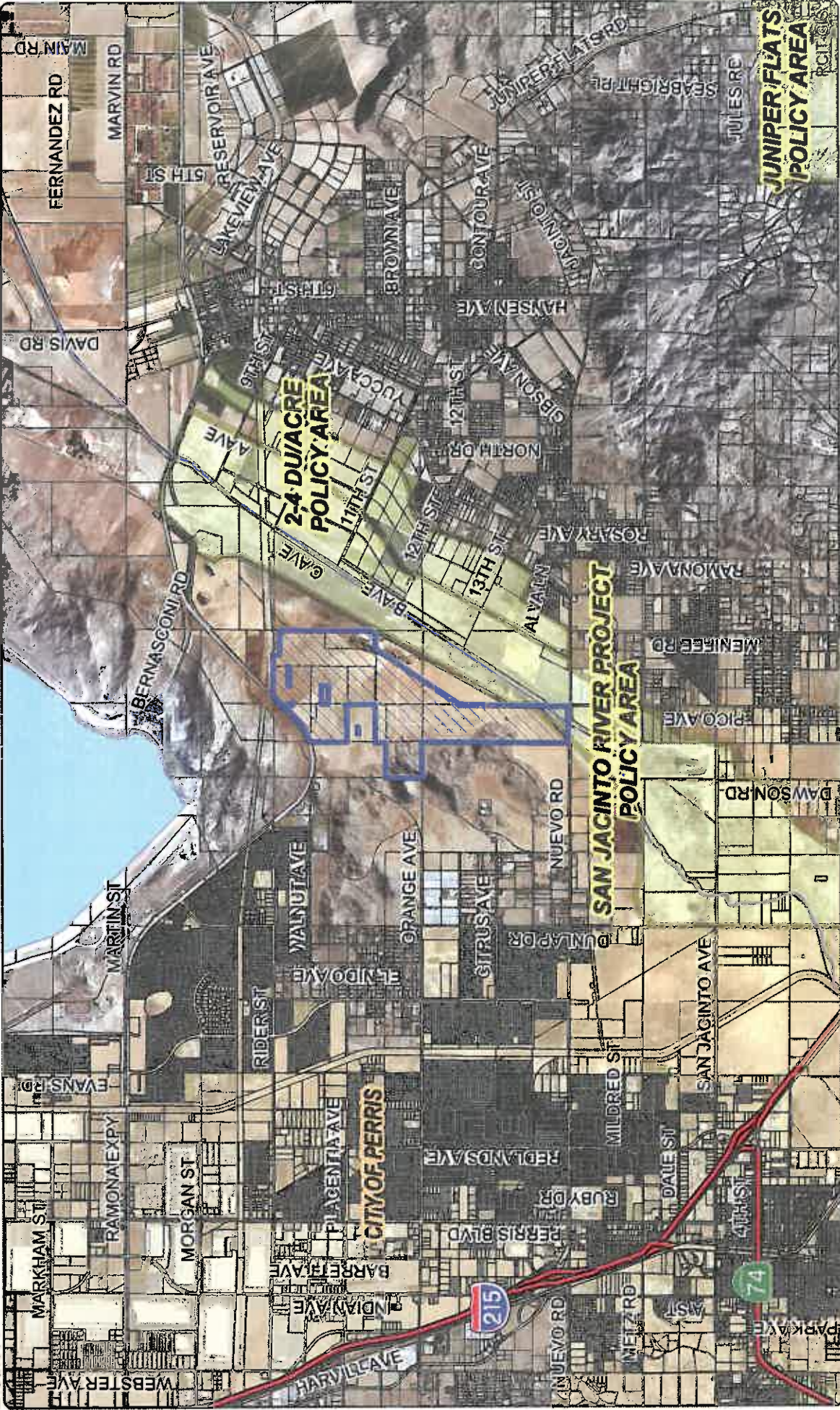
APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. The appeal shall be filed with the Planning Department within 10 days after the notice of decision of the Planning Director appears on the Board's agenda.

RIVERSIDE COUNTY PLANNING DEPARTMENT PM37073 VICINITY/POLICY AREAS

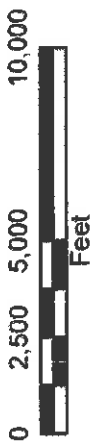
Supervisor: Ashley
District 5

Date Drawn: 02/20/2018
Vicinity Map



Zoning Area: Nuevo
Zoning Dist: Perris Reservoir

Author: Vinnie Nguyen



DISCLAIMER: As of August 7, 2008, the County of Riverside adopted a new General Plan. This planning map is designed to be consistent with the Riverside County General Plan. The Riverside County Planning Department reserves the right to update this map as needed. For more information, please contact the Riverside County Planning Department at (951) 952-3200. Website: www.riversidecountyplanning.com

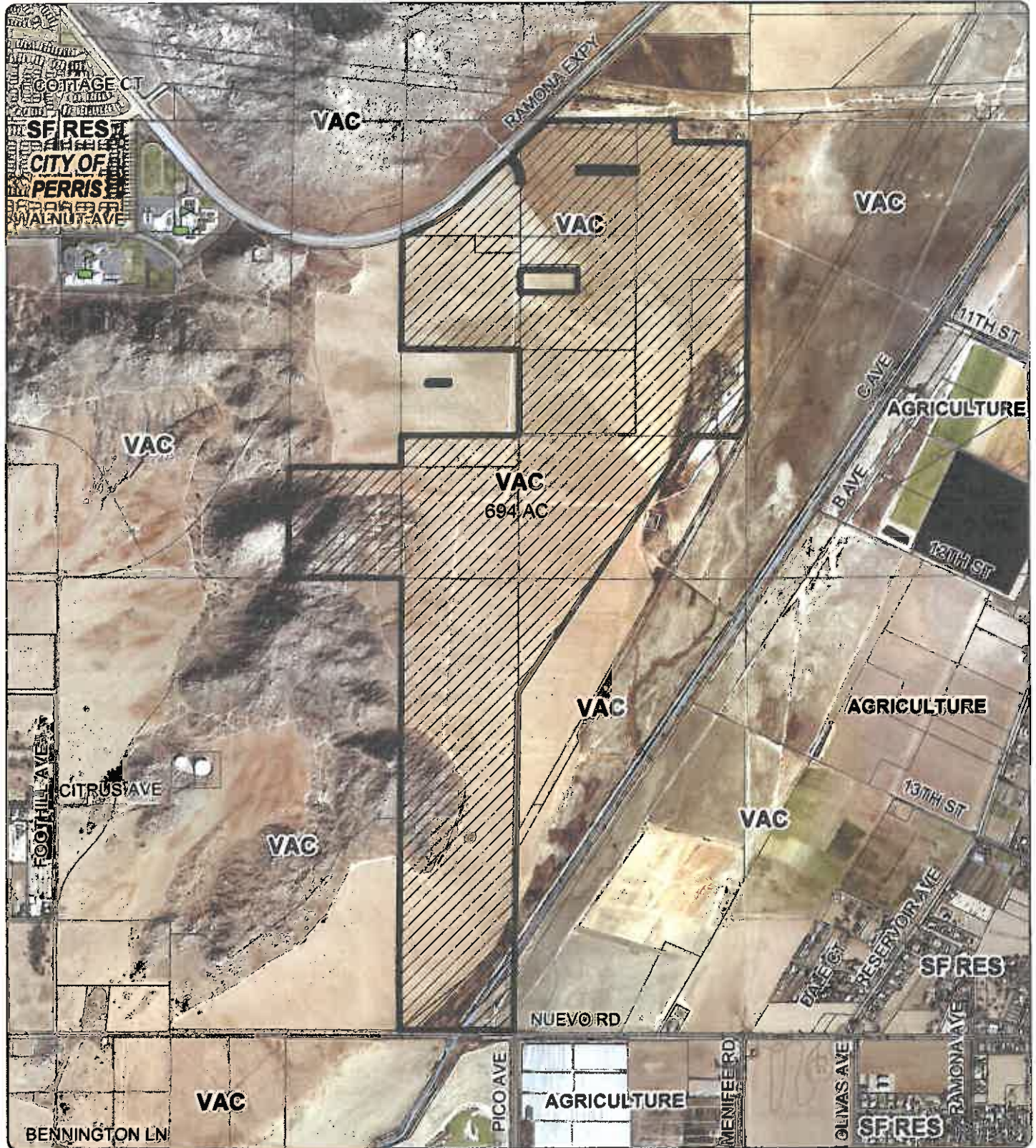
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37073

LAND USE

Supervisor: Ashley
District 5

Date Drawn: 02/20/2018
Exhibit 1



Zoning Area: Nuevo
Zoning Dist: Perris Reservoir

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

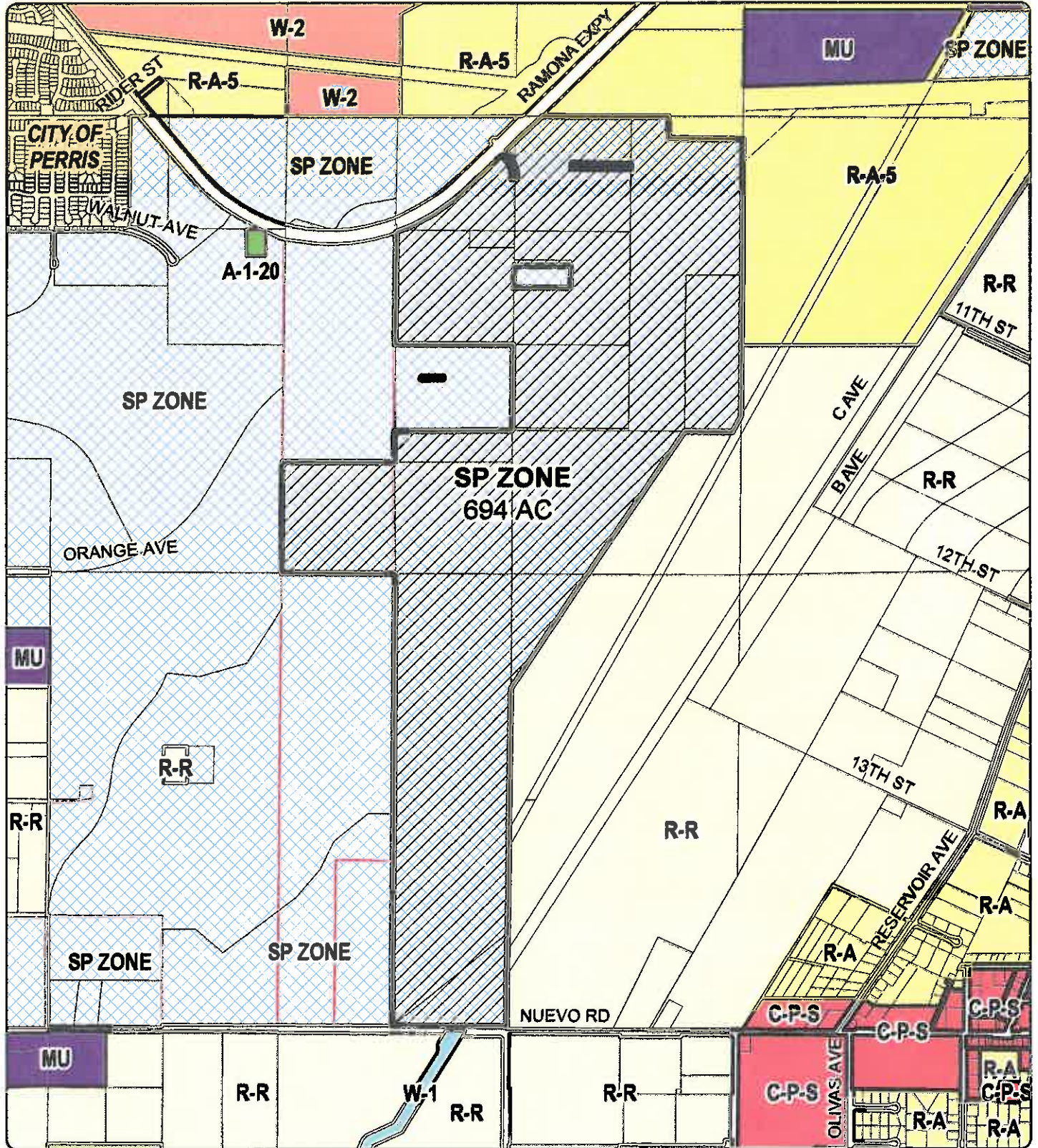
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37073

EXISTING ZONING

Supervisor: Ashley
District 5

Date Drawn: 02/20/2018
Exhibit 2



Zoning Area: Nuevo
Zoning Dist: Perris Reservoir

Author: Vinnie Nguyen



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

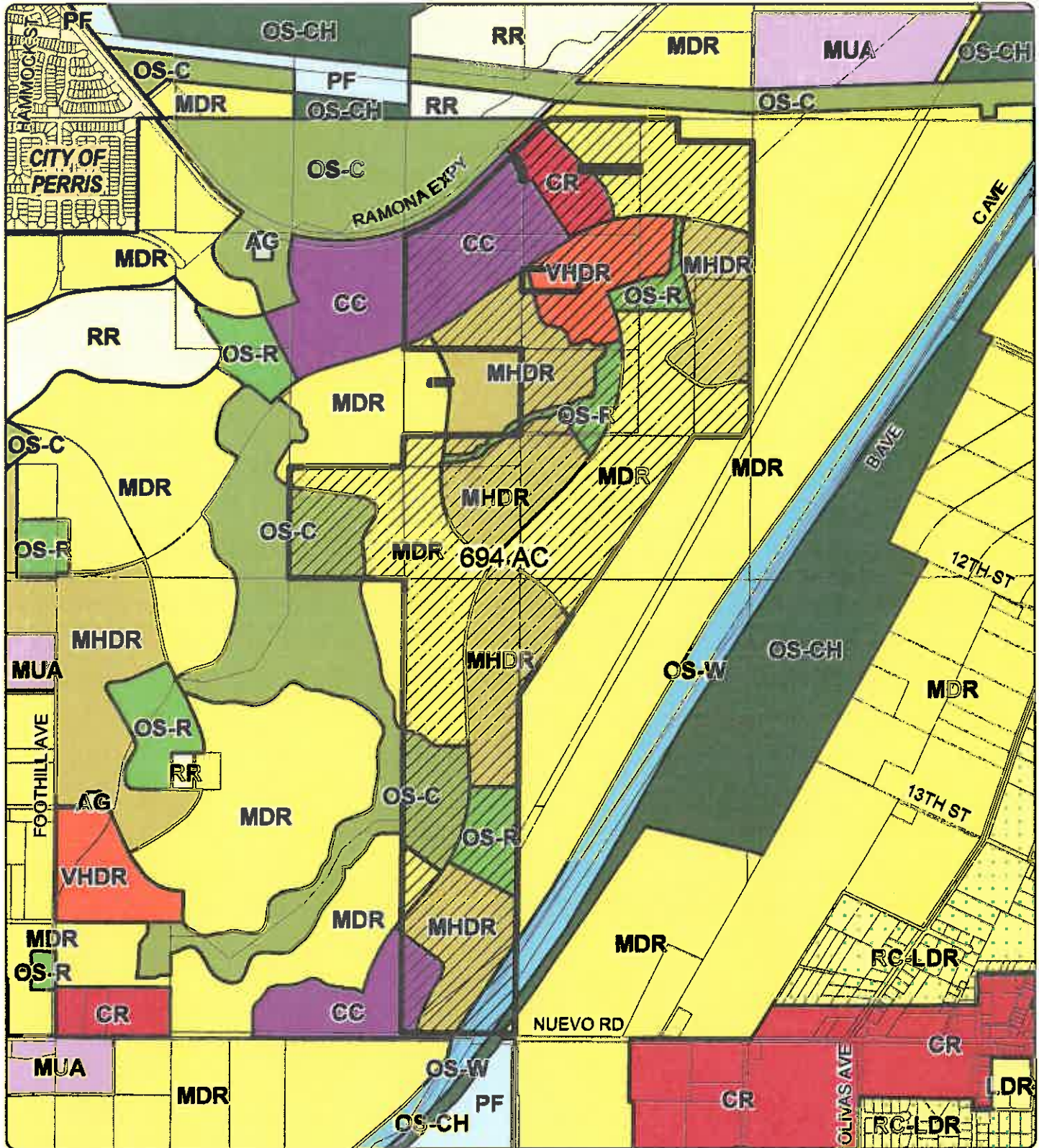
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37073

EXISTING GENERAL PLAN

Supervisor: Ashley
District 5

Date Drawn: 02/20/2018
Exhibit 5



Zoning Area: Nuevo
Zoning Dist: Perris Reservoir

Author: Vinnie Nguyen

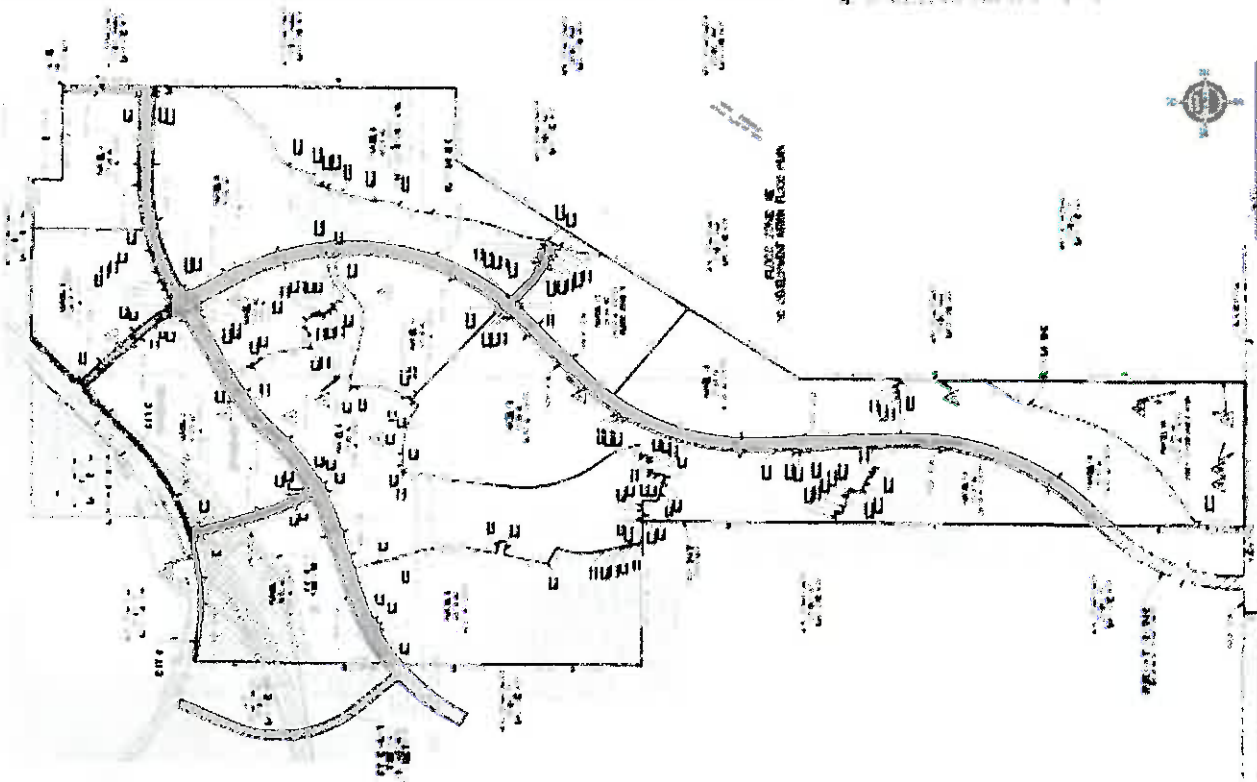


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TENTATIVE PARCEL MAP NO 37073

TRACT NO.	ACRES	OWNER	LEGAL DESCRIPTION
1	0.12
2	0.15	...	...
3	0.18	...	...
4	0.21	...	...
5	0.24	...	...
6	0.27	...	...
7	0.30	...	...
8	0.33	...	...
9	0.36	...	...
10	0.39	...	...
11	0.42	...	...
12	0.45	...	...
13	0.48	...	...
14	0.51	...	...
15	0.54	...	...
16	0.57	...	...
17	0.60	...	...
18	0.63	...	...
19	0.66	...	...
20	0.69	...	...
21	0.72	...	...
22	0.75	...	...
23	0.78	...	...
24	0.81	...	...
25	0.84	...	...
26	0.87	...	...
27	0.90	...	...
28	0.93	...	...
29	0.96	...	...
30	0.99	...	...
31	1.02	...	...
32	1.05	...	...
33	1.08	...	...
34	1.11	...	...
35	1.14	...	...
36	1.17	...	...
37	1.20	...	...
38	1.23	...	...
39	1.26	...	...
40	1.29	...	...
41	1.32	...	...
42	1.35	...	...
43	1.38	...	...
44	1.41	...	...
45	1.44	...	...
46	1.47	...	...
47	1.50	...	...
48	1.53	...	...
49	1.56	...	...
50	1.59	...	...
51	1.62	...	...
52	1.65	...	...
53	1.68	...	...
54	1.71	...	...
55	1.74	...	...
56	1.77	...	...
57	1.80	...	...
58	1.83	...	...
59	1.86	...	...
60	1.89	...	...
61	1.92	...	...
62	1.95	...	...
63	1.98	...	...
64	2.01	...	...
65	2.04	...	...
66	2.07	...	...
67	2.10	...	...
68	2.13	...	...
69	2.16	...	...
70	2.19	...	...
71	2.22	...	...
72	2.25	...	...
73	2.28	...	...
74	2.31	...	...
75	2.34	...	...
76	2.37	...	...
77	2.40	...	...
78	2.43	...	...
79	2.46	...	...
80	2.49	...	...
81	2.52	...	...
82	2.55	...	...
83	2.58	...	...
84	2.61	...	...
85	2.64	...	...
86	2.67	...	...
87	2.70	...	...
88	2.73	...	...
89	2.76	...	...
90	2.79	...	...
91	2.82	...	...
92	2.85	...	...
93	2.88	...	...
94	2.91	...	...
95	2.94	...	...
96	2.97	...	...
97	3.00	...	...
98	3.03	...	...
99	3.06	...	...
100	3.09	...	...

TRACT NO.	ACRES	OWNER	LEGAL DESCRIPTION
101	3.12	...	...
102	3.15	...	...
103	3.18	...	...
104	3.21	...	...
105	3.24	...	...
106	3.27	...	...
107	3.30	...	...
108	3.33	...	...
109	3.36	...	...
110	3.39	...	...
111	3.42	...	...
112	3.45	...	...
113	3.48	...	...
114	3.51	...	...
115	3.54	...	...
116	3.57	...	...
117	3.60	...	...
118	3.63	...	...
119	3.66	...	...
120	3.69	...	...
121	3.72	...	...
122	3.75	...	...
123	3.78	...	...
124	3.81	...	...
125	3.84	...	...
126	3.87	...	...
127	3.90	...	...
128	3.93	...	...
129	3.96	...	...
130	3.99	...	...
131	4.02	...	...
132	4.05	...	...
133	4.08	...	...
134	4.11	...	...
135	4.14	...	...
136	4.17	...	...
137	4.20	...	...
138	4.23	...	...
139	4.26	...	...
140	4.29	...	...
141	4.32	...	...
142	4.35	...	...
143	4.38	...	...
144	4.41	...	...
145	4.44	...	...
146	4.47	...	...
147	4.50	...	...
148	4.53	...	...
149	4.56	...	...
150	4.59	...	...
151	4.62	...	...
152	4.65	...	...
153	4.68	...	...
154	4.71	...	...
155	4.74	...	...
156	4.77	...	...
157	4.80	...	...
158	4.83	...	...
159	4.86	...	...
160	4.89	...	...
161	4.92	...	...
162	4.95	...	...
163	4.98	...	...
164	5.01	...	...
165	5.04	...	...
166	5.07	...	...
167	5.10	...	...
168	5.13	...	...
169	5.16	...	...
170	5.19	...	...
171	5.22	...	...
172	5.25	...	...
173	5.28	...	...
174	5.31	...	...
175	5.34	...	...
176	5.37	...	...
177	5.40	...	...
178	5.43	...	...
179	5.46	...	...
180	5.49	...	...
181	5.52	...	...
182	5.55	...	...
183	5.58	...	...
184	5.61	...	...
185	5.64	...	...
186	5.67	...	...
187	5.70	...	...
188	5.73	...	...
189	5.76	...	...
190	5.79	...	...
191	5.82	...	...
192	5.85	...	...
193	5.88	...	...
194	5.91	...	...
195	5.94	...	...
196	5.97	...	...
197	6.00	...	...
198	6.03	...	...
199	6.06	...	...
200	6.09	...	...



THIS PARCEL MAP IS A TENTATIVE PARCEL MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS PARCEL MAP SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



STATE OF CALIFORNIA
 COUNTY OF ...
 TENTATIVE PARCEL MAP NO. 37073
 PREPARED BY ...

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION OR AS A BASIS FOR ANY INVESTMENT DECISION. THE USER OF THIS PARCEL MAP SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



07/12/18, 12:17 pm

PM37073

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM37073. 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 - Project Description & Operational Limits

The land division hereby permitted is for the subdivision of 699.95 gross acres into sixteen (16) parcels which range in size from 20.62 acres to 80.89 acres. The proposed Schedule 'J' Tentative Parcel Map includes the entire Specific Plan No. 239 area and is divided into 16 lots. The map is for financial purposes only and will not include any development. Ultimate development of the site will be implemented by Tract Map 32372 and future maps that will incorporate the remaining planning areas of the Specific Plan.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED TENTATIVE PARCEL MAP NO. 37073 dated December 13, 2017

Advisory Notification. 3 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)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)

Insurance Program)

- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 787 (Fire Code)

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)

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 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-MAP - GENERAL INTRODUCTION

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

BS-Grade. 3 0010-BS-Grade-MAP - 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-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

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS
(cont.)

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.

E Health

E Health. 1 0010-E Health-USE - DEH REVIEW

This Department's review of PM37073 did not take into account any actual building or development, only the subdivision of land for "financial purposes" only. This is related to TR32372 which have conditions that will be required to be completed prior to giving clearances for PM37073 at later milestones.

E Health. 2 0010-E Health-USE - NOISE REVIEW

PM37073 which is related to TR32373 will be required to submit a noise study for review.

E Health. 3 0010-E Health-USE - WATER AND SEWER SERVICE

PM37073 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

Fire

Fire. 1 0010-Fire-MAP*-#15-POTENTIAL FIRE FLOW

ADVISORY NOTIFICATION DOCUMENT**Fire**

- Fire. 1 0010-Fire-MAP* -#15-POTENTIAL FIRE FLOW (cont.)
The water mains shall be capable of providing the required fire flow as required by the CFC.
- Fire. 2 0010-Fire-MAP* -#52-COM/RES HYDRANT

Approved fire hydrants shall be located no more than 400' from all portions of a commercial structure and no more than 600' of all portions of a residential structure with an approved residential sprinkler system.

Flood

- Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT

Bluebeam Session ID: 069-731-345

Parcel Map (PM) 37073 is a proposal for a *Schedule I subdivision of 700 acres into 16 parcels with a minimum lot size of 20 acres in the Nuevo area. The site is located between Ramona Expressway and Nuevo Road approximately 3600 feet east of Foothill Avenue and the San Jacinto River flowing along the southerly and easterly boundaries. This tentative map is related to Specific Plan 239 and Tract Map 32372.

The site lies at the base of hills to the south of Lake Perris. The site is subject to local offsite storm flows from the hills north of the Ramona Expressway as well as the hills to the west of the site. The topography of the site slopes southeasterly toward the San Jacinto River. The southern and eastern portions of the site are located within the 100-year Zone AE floodplain and floodway limits for the San Jacinto River as delineated on Panel No. 06065C-1435H and 1445H of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). It should be noted that no water quality basins will be permitted within the 100-year floodway limits for the San Jacinto River and should be placed outside the 2-year floodplain limits for the river.

Proposed Parcels 9 and 16 are labeled "open space" or "conservation area" and entirely within the 100-year floodplain limits and leave no suitable buildable sites. The intent for these two parcels is to remain undeveloped and be dedicated as conservation area for Multiple Species Habitat Conservation Plan (MSHCP). Therefore, no grading or building permits will be issued for these parcels and these parcels will be dedicated prior to or at the time of recordation. The backbone drainage and street infrastructure will be performed under the Tract Map 32372.

Portions of the site are located within the San Jacinto River and Perris Valley Area Drainage Plans (ADPs) where fees have been adopted by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading/building permits for this project. Although the current fee for the ADPs are \$2,215 and \$8,875 per acre respectively, the fees due will be based on the fee in effect at the time of payment.

ADVISORY NOTIFICATION DOCUMENT

Flood

- Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)
* Note this map was changed to a Schedule J.

Planning

- Planning. 1 0010-Planning-MAP - FEES FOR REVIEW

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

- Planning. 2 0010-Planning-MAP - IF HUMAN REMAINS FOUND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

- Planning. 3 0010-Planning-MAP - NO OFFSITE SIGNAGE

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

- Planning. 4 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

- Planning. 5 0010-Planning-MAP - SUBMIT BUILDING PLANS

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-MAP - SUBMIT BUILDING PLANS (cont.)
The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

Planning. 6 0010-Planning-MAP - TRAIL MAINTENANCE

The land divider, or the land divider's successor-in- interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

Planning. 7 0010-Planning-MAP - UNANTICIPATED RESOURCES

PRIOR TO APPROVAL OF ANY IMPLEMENTING PROJECT, THE FOLLOWING CONDITION SHALL BE PLACED ON THAT PROJECT:
UNANTICIPATED RESOURCES:

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

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

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

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

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-MAP - UNANTICIPATED RESOURCES (cont.)

shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

Planning. 8 0010-Planning-MAP*- MAP ACT COMPLIANCE

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule 'J,' unless modified by the conditions listed herein.

Planning. 9 0010-Planning-MAP*- ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Specific Plan zone.

Planning. 10 0010-Planning-STKP- OFF-HIGHWAY VEHICLE USE

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

Planning. 11 0020-Planning-MAP*- EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside [Planning Director's] [Planning Commission's][Board of Supervisors] original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning-All

Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST

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

Planning-All. 2 0010-Planning-All-MAP - 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)

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS (cont.)
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 Tentative Parcel Map No. 37073 or its associated environmental documentation; 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 Tentative Parcel Map No. 37073, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning-All. 3 ALUC Conditions

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3

ALUC Conditions (cont.)

prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The review of this Tentative Parcel Map is based on the proposed uses and activities noted in the project description. the following uses/activities are not include in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lakeview/Nuevo Area Plan:

(a) Any use which would direct a steady light or flashing 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 engage 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. All potential purchasers of the property and tenants of buildings shall be provided notice that the property is located in an airport influence area as provided in the letter from the Airport Land Use Commission dated January 6, 2017.

4. No detention basins are depicted on the site plan. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basins(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

Transportation

Transportation. 1

0010-Transportation-MAP - COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE (cont.)
obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you
have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 2 0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 3 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map 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 map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 4 0010-Transportation-MAP - TS/EXEMPT

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

Plan: PM37073

Parcel: 307230020

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-MAP - PHASE I ESA REQUIRED Not Satisfied

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

****Note:** This project is related to TR32372.

050 - E Health. 2 0050-E Health-MAP - WATER & SEWER SERVICE Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

Fire

050 - Fire. 1 0050-Fire-MAP-#7-ECS-HAZ FIRE AREA Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787, CFC and CBC.

Flood

050 - Flood. 1 0050-Flood-MAP ADP FEES Not Satisfied

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the San Jacinto River and Perris Valley Area Drainage Plans which were adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 2 0050-Flood-MAP SHOW FLOODPLAIN ECS Not Satisfied

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

050 - Flood. 3 0050-Flood-MAP SUBMIT ECS & FINAL MAP Not Satisfied

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

Planning

050 - Planning. 1 0050-Planning-MAP - AG/DAIRY NOTIFICATION Not Satisfied

Plan: PM37073

Parcel: 307230020

50. Prior To Map Recordation

Planning

050 - Planning. 1 0050-Planning-MAP - AG/DAIRY NOTIFICATION (cont.) Not Satisfied

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

050 - Planning. 2 0050-Planning-MAP - ECS EXHIBIT Not Satisfied

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

050 - Planning. 3 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 4 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 5 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 6 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 7 0050-Planning-MAP*- ECS AFFECTED LOTS Not Satisfied

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:

Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. [This affects [Lot] [Parcels] No(s). ____] [This affects all [Parcels] [Lots]]"

050 - Planning. 8 0050-Planning-MAP*- ECS WILDLIFE CORR ESMNT Not Satisfied

A conservation easement encompassing the Wildlife Corridor as shown on the [TENTATIVE MAP] [Exhibit __] shall be delineated on the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 9 0050-Planning-MAP*- SURVEYOR CHECK LIST Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

Plan: PM37073

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50. Prior To Map Recordation

Planning

050 - Planning. 9 0050-Planning-MAP*- SURVEYOR CHECK LIST (cont.) Not Satisfied

B. All lots on the FINAL MAP have a minimum lot size of 20 gross acres

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Specific Plan zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

050 - Planning. 10 0050-Planning-MAP*- TRAIL MAINTENANCE Not Satisfied

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide community trail located along _____. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-EPD-MSHCP CONVEYANCE Not Satisfied

Prior to map recordation or grading permit issuance, which ever comes first, as agreed to by the Applicant through the Habitat Acquisition Negotiation Strategy (HANS file # 269), established by the Western Riverside County Multiple Species Habitat Conservation Plan, a total of approximately 80 acres as shown on Environmental Programs Department HANS 269 Exhibit dated 8-31-2006, shall be offered pursuant to a conservation easement or dedication acceptable to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes and accepted by the RCA. This easement or dedication shall prohibit grading or any other disturbance or modification of the property including but not limited to building, fuel modification (except such fuel modification as may be conducted by the RCA or their agents), and detention basins and shall be in a form acceptable to RCA. Prior to the acceptance of the conservation easement or dedication by the RCA, the RCA Shall obtain a preliminary title report and conduct a Phase 1 Environmental Site Assessment for the area covered by the conservation easement or dedication . The applicant shall provide access to the project site to the RCA and their agents for purposes of conducting the Phase 1 Environmental Site Assessment. The RCA shall have sole and absolute discretion concerning approval and acceptance of the information contained in the preliminary title report and Phase 1 Environmental Assessment. Title to the property covered by the conservation easement or dedication shall be free and clear of all liens, encumbrances, easements, roads and leases (recorded or unrecorded) except those liens, encumbrances, easements and leases, which are the sole discretion of the RCA. Any required conservation easement or dedication shall be offered prior to grading, or in concurrence with the recordation of the final map. If the map is recorded or graded in phases, the conservation easement or dedication must be included within the first unit phase. Land that is conveyed to the RCA cannot be developed at anytime after the transfer of title has concluded. Specifically, if the San Jacinto River Plan becomes final the portions of the site conveyed for MSHCP Conservation to the RCA remain under title to the RCA and cannot be developed.

050 - Planning-EPD. 2 0050-Planning-EPD-EPD-PERMANENT FENCE PLAN Not Satisfied

Prior to Map Recordation, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "MSHCP Conservation Area" on Stoneridge Tentative Parcel Map no. 37073, dated 12/13/2017, shall be permanently fenced for protection as MSHCP Conservation Area. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the delineated MSHCP Conservation Area. The fence shall have a minimum height of five feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches can't pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Regional Conservation Authority (RCA) and Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in

Plan: PM37073

Parcel: 307230020

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 2 0050-Planning-EPD-EPD-PERMANENT FENCE PLAN (cont.) Not Satisfied
determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required. Fencing plan will also show access points on map where RCA can access the MSHCP Conservation Areas.

Survey

050 - Survey. 1 0050-Survey-MAP - ACCESS RESTRICTION Not Satisfied
Lot access shall be restricted on Ramona Expressway and Nuevo Road and so noted on the final map.

050 - Survey. 2 0050-Survey-MAP - EASEMENT Not Satisfied
Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ACCESS RD TO PUBLIC RD2 Not Satisfied
The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for access road to a publicly maintained road, and shall be at a grade and alignment as approved by the Transportation Department.

Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant will be required to provide the appropriate environmental clearances prior to recordation or the signature of the final map or any phase thereof. The applicant shall provide a centerline study profile as approved by the Transportation Department.

Said off-site access road shall be the southerly extension of Antelope Road to Nuevo Road.

050 - Transportation. 2 0050-Transportation-MAP - CENTERLINE STUDY PROFIL Not Satisfied
Plans shall be based upon a centerline study profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

050 - Transportation. 3 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied
All corner cutbacks shall be applied per Standard 805, Ordinance 461.

050 - Transportation. 4 0050-Transportation-MAP - FINANCE CONVEYANCE SUBDIVISION I Not Satisfied
Each sheet of the subdivision map shall clearly provide the following:

"FOR FINANCE AND CONVEYANCE PURPOSE ONLY. A FUTURE SUBDIVISION MAP OR LAND USE ENTITLEMENT OF PERMIT IS NECESSARY TO DEVELOP THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITION OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND."

050 - Transportation. 5 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied
All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flow line/curb face or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 6 0050-Transportation-MAP - R-O-W DEDICATED 1/SUR Not Satisfied
Sufficient public street right-of-way along Nuevo Road shall be dedicated for public use to provide for a 76 foot half-width right-of-way per Standard No. 91, Ordinance 461.

Sufficient public street right-of-way along Antelope Road shall be dedicated for public use to provide for a 118 foot

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50. Prior To Map Recordation

Transportation

050 - Transportation. 6 0050-Transportation-MAP - R-O-W DEDICATED 1/SUR (cont.) Not Satisfied
full-width right-of-way per Standard No. 93, Ordinance 461.

Sufficient public street right-of-way along Orange Avenue shall be dedicated for public use to provide for a 128 foot full width right-of-way per Standard No. 92, Ordinance 461.

050 - Transportation. 7 0050-Transportation-MAP - R-O-W DEDICATED 1/SUR Not Satisfied

Sufficient public street right-of-way along Ramona Expressway (along project boundary) shall be dedicated for public use to provide for a 110 half-width right-of-way per County Standard No. 82, Ordinance 461.

Sufficient public street right-of-way along Pozos Road shall be dedicated for public use to provide for a 64 foot half-width right-of-way per Standard No. 92, Ordinance 461.

Sufficient public street right-of-way along "B" Street shall be dedicated for public use to provide for a 74 foot full-width right-of-way per Standard No. 103, Ordinance 461.

050 - Transportation. 8 0050-Transportation-MAP - R-O-W DEDICATED Not Satisfied

Sufficient public street right-of-way along "A" Street shall be dedicated for public use to provide for a 74 foot full-width right-of-way per Standard No. 103, Ordinance 461.

Sufficient public street right-of-way along Antelope Road (between Orange Avenue and Ramona Expressway) shall be dedicated for public use to provide for a 74 foot full-width right-of-way per Standard No. 103, Ordinance 461.

Note:

Street "A" and Antelope Road (between Orange Avenue and Ramona Expressway) shall be a public dedication. Please refer to note No. 20, Amended Exhibit No. 2, dated 10/12/2017.

050 - Transportation. 9 0050-Transportation-MAP-MID CNTY PKWY ROW DED 1SUR Not Satisfied

The applicant shall make an irrevocable offer of dedication of right-of-way for the mainline portion of the Mid-County Parkway within the map limit, at the alignment and widths specified in the Mid-County Parkway Environmental Impact Report dated April 8, 2015. The County agrees OWNER may reserve from such irrevocable offer of dedication such temporary construction easements required for the construction of adjoining portions of the Project and such permanent utility easements required for the Project that do not materially interfere with the construction of the Mid County Parkway.

The following shall be added as a note on the final map or its Environmental Constraint Sheet:

"UPON THE COMPLETION OF MID-COUNTY PARKWAY IMPROVEMENT, WITHIN THE MAP LIMIT, ANTELOPE ROAD AND "A" STREET (BETWEEN ORANGE AVENUE AND RAMONA EXPRESSWAY) SHALL BE VACATED."

In order for the applicant to receive any fee credit or reimbursement eligible Mid-County Parkway right-of-way, the applicant shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to recordation of any final map. To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

NOTE: The right-of-way necessary for the Mid-County Parkway interchange with Ramona Expressway is not required for dedication with this map. Future tentative maps may be required to provide sufficient right-of-way for said interchange. The Riverside County Transportation Commission (RCTC) will be responsible for acquiring right of way needed for the Mid-County Parkway project and that at such time that RCTC is able to move forward with the right of way acquisition and construction of the project, the property will be purchased by RCTC at that time.

60. Prior To Grading Permit Issuance

BS-Grade

Plan: PM37073

Parcel: 307230020

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP-NO PRECISE GRDG PERMIT Not Satisfied

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E Health

060 - E Health. 1 0060-E Health ECP Clearance Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Please contact ECP for additional details.

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Parcel Map 37073 is located within the limits of the San Jacinto River and Perris Valley Area Drainage Plans (ADPs) for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

060 - Flood. 2 0060-Flood-MAP NO GP FOR PARCELS 9 & 16 Not Satisfied

Parcels 9 and 16 are labeled "open space" or "conservation area" and entirely within the FEMA 100-year floodplain limits and leave no suitable buildable sites. The intent for these two parcels is to remain undeveloped and be dedicated as conservation area for Multiple Species Habitat Conservation Plan (MSHCP). Therefore, no permits shall be issued for these parcels.

060 - Flood. 3 0060-Flood-MAP PHASING Not Satisfied

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved preliminary water quality management plan (PWQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

Planning

060 - Planning. 1 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 2 0060-Planning-MAP - HILLSIDE DEV. STANDARDS Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 3 0060-Planning-MAP - PALEO PRIMP/MONITOR Not Satisfied

Plan: PM37073

Parcel: 307230020

60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 3 0060-Planning-MAP - PALEO PRIMP/MONITOR (cont.) Not Satisfied
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. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

- 060 - Planning. 4 0060-Planning-MAP - SECTION 1601/1603 PERMIT Not Satisfied
Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

- 060 - Planning. 5 0060-Planning-MAP - SECTION 404 PERMIT Not Satisfied
Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

Planning-EPD

- 060 - Planning-EPD. 1 0060-Planning-EPD-MSHCP UWIG Not Satisfied

The project shall comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guides (UWIG) and 7.5.3 Construction Guidelines. Areas of compliance include, but are not limited to:

1. Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will occur only in the boundaries of the development. Fuel modification zones will not encroach into the Western Riverside County Multiple Species Habit Conservation Plan (MSHCP) Conservation Area.
2. Night lighting shall be directed away from the MSHCP Conservation Area. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area does not increase.
3. All landscaping shall conform to the MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64.
4. Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.
5. Noise levels shall not exceed residential noise standards.
6. All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions.
7. New roads or trails shall not extend into the MSHCP Conservation Area.
8. Fencing, which restricts the movement of wildlife, shall not be allowed in the Conservation/Open Space Areas. Prohibited fencing includes, but is not limited to, chainlink, barbed wire, and solid wood.

- 060 - Planning-EPD. 2 30-DAY BUOW Precon Survey Not Satisfied

Pursuant to Objective 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a

Plan: PM37073

Parcel: 307230020

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 30-DAY BUOW Precon Survey (cont.) Not Satisfied

pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the County Biologist. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided. However, when the Burrowing Owl is present, active relocation outside of the nesting season (March 1 through August 15) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

060 - Planning-EPD. 3 Gnatcatcher Survey Not Satisfied

Pursuant to Condition No. 5.b. of Federal Fish and Wildlife Permit TE-088609-0 issued in connection with the Western Riverside County Multiple Species Habitat Conservation Plan, no grading permit may be issued between March 1 and August 15 of any given year unless the applicant for said grading permit provides written documentation to the County Biologist indicating that a focused survey of the project site has been conducted by a permitted biologist and confirms that habitat occupied by the California Gnatcatcher does not exist on said site.

060 - Planning-EPD. 4 MSHCP Landscaping Plan Not Satisfied

Prior to grading permit issuance, a final landscaping plan shall be submitted to the Planning Department for final review and approval. The plant pallet shall avoid the list of invasive species identified in the MSHCP as those species to be avoided adjacent to the MSHCP Conservation Area. (MSHCP Final in Volume I, Section 6 in Table 6.2 on page 6-44 through 6-64).

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO BUILDING PERMITS Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION.

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

Parcel Map 37073 is located within the limits of the San Jacinto River and Perris Valley Area Drainage Plans (ADPs) for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

080 - Flood. 2 0080-Flood-MAP NO BP FOR PARCELS 9 & 16 Not Satisfied

Parcels 9 and 16 are labeled "open space" or "conservation area" and entirely within the FEMA 100-year floodplain limits and leave no suitable buildable sites. The intent for these two parcels is to remain undeveloped and be dedicated as conservation area for Multiple Species Habitat Conservation Plan (MSHCP). Therefore, no permits shall be issued for these parcels.

Planning

080 - Planning. 1 0080-Planning-MAP*- SCHOOL MITIGATION Not Satisfied

Impacts to the Nuview Union School District and Perris Union High School District shall be mitigated in accordance with California State law.

Plan: PM37073

Parcel: 307230020

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1

0090-BS-Grade-MAP - NO PRECISE GRD APRVL

Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

Planning

090 - Planning. 1

0090-Planning-MAP*- QUIMBY FEES (2)

Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: September 2, 2016

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
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Airport Land Use Commission
Nuevo/Romoland Municipal Advisory Council
(MAC)

Board of Supervisors - Supervisor: Ashley
Planning Commissioner: Valdivia
Nuvion Union, Perris Union, Val Verde Unified
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
Friends of Nuevo

TENTATIVE PARCEL MAP NO. 37073 – EA42942 – Applicant: Richland Developers, Inc. Craig Cristina – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area, Perris Reservoir Zoning District – General Plan: Community Development: Community Center (CD:CC) (5-40 du/ac 0.10-0.3 Floor Area Ratio), Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Rural Residential (CD:RR) (5 acre minimum), Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre), Community Development: Medium High Density Residential (CD:MHDR) (5–8 du/ac), Community Development: Very High Density Residential (CD:VHDR) (14-20 Dwelling Units per Acre), Open Space: Conservation (OS-C), Open Space: Conservation Habitat (OS-CH), Open Space: Recreation (OS-R), Open Space: Water (OS:W) – Zoning: Specific Plan (SP 239) Stoneridge – Location: Northerly of Nuevo Road, southerly of Ramona Expressway, easterly of Foothill Avenue, and westerly of San Jacinto River – 266 Gross Acres - Zoning: Rural Residential (R-R) – **REQUEST: The Tentative Parcel Map is a Schedule I subdivision of 699.95 gross acres into sixteen (16) parcels with a minimum parcel size of 20.82 acres. – APNs: 307-070-003, 004 and 005, 307-080-005, 006, 007 and 008, 307-090-001, 002, 004, 005, and 006, 307-100-001, 003, 004 and 005, 307-110-003, 007 and 008, 307-220-001, 307-230-019 and 020 – Related Cases: Stoneridge Specific Plan 239 and Tract Map 32372.**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on September 22, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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.

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 accessing the Bluebeam Studio Session at the following link. <https://studio.bluebeam.com/join.html?ID=514-201-411>. You will need Bluebeam software installed on your computer in order to access the Bluebeam Studio Session. If you do not have Bluebeam installed on your computer, you can download a free version at <http://www.bluebeam.com/us/products/free-viewer/>. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Mary Stark at MCSTARK@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@rctlma.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

January 6, 2017

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Steve Manos
Lake Elsinore

Russell Betts
Desert Hot Springs

STAFF

Director
Ed Cooper

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Ms. Deborah Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92522
(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR’S DETERMINATION

File No.: ZAP1234MA16
Related File No.: PM37073 (Tentative Parcel Map)
APN: 307-070-003 thru 005, 307-080-005 thru 008, 307-090-001 thru
006, 307-100-001, 307-100-003 thru 005, 307-110-003, 307-
110-007 thru 008, 307-220-001, 307-230-019, 307-230-020

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PM37073 (Tentative Parcel Map), a proposal to divide 694 acres located northerly of Nuevo Road, southerly of Ramona Expressway, easterly of Foothill Avenue, and westerly of the San Jacinto River into 16 parcels.

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, residential density is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (1488 AMSL). At a distance of approximately 27,091 feet from the runway to the project property line, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with top of roof exceeding 1,758.9 feet AMSL.

The elevation of Runway 15-33 at Perris Valley Airport at its northerly terminus is approximately 1,413 feet AMSL. At a distance of approximately 19,152 feet from the runway to the southwesterly corner of this project, FAA OES review would be required for any structures with top of roof exceeding 1,604 feet AMSL. However, this land division is for large-area division and does not propose construction of buildings or structures. Therefore, review by the FAA OES was not required.

AIRPORT LAND USE COMMISSION

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions.

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Tentative Parcel Map is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lakeview/Nuevo Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to tenants of the building(s) thereon.
4. No detention basins are depicted on the site plan. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

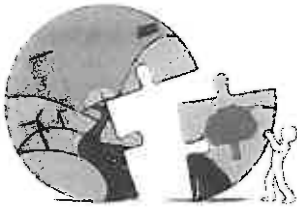


Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity

cc: American Superior Land, LLC, and Hill Country, S.A. LTD (applicant/property owner)
Richland Developers (representative/payee)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser, March Air Reserve Base
ALUC Case File

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Richland Developers, Inc. c/o Craig Cristina

Contact Person: Craig Cristina E-Mail: ccristina@richlandcommunities.com

Mailing Address: 3161 Michelson Drive., Suite 425

Irvine CA 92612

City State ZIP

Daytime Phone No: (949) 373-4124 Fax No: ()

Engineer/Representative Name: Albert A. Webb Associates

Contact Person: Jennifer Gillen E-Mail: jennifer.gillen@webbassociates.com

Mailing Address: 3788 McCray Street

Riverside CA 92506

City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: ()

Property Owner Name: American Superior Land, LLC and Hill Country, S.A. Ltd

Contact Person: Craig Cristina E-Mail: ccristina@richlandcommunities.com

Mailing Address: 3161 Michelson Drive, Suite 425

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Nuevo Road, South of Ramona Expressway, East of Foothill Avenue, West of San Jacinto River.

SUBDIVISION PROPOSAL:

Map Schedule: I Minimum Developable Lot Size: 20
Number of existing lots: 22 Number of proposed developable lots: 16
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): None Subdivision Density: NA dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). SP239, TTM32372, UPH660, 661, 662, 663
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 39713 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 signed copy(ies): HANS269, Traffic Study, Bio Report, A

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

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

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

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

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.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Richland Developers, Inc. c/o Craig Cristina

Address: 3161 Michelson Drive, Suite 425, Irvine CA 92612

Phone number: 949-373-4124

Address of site (street name and number if available, and ZIP Code): 92571

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: Map Book Pg 778 & PM#37073

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

Regulatory Identification number: NA

Date of list: NA

Applicant: 

Date 8-2-16

This completed application form, together with all of the listed requirements provided on the Subdivision 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\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Golden Hill Country, LLC, a Florida Limited Liability Company and Ranch Haven, LLC, a Florida Limited Liability Company (collectively referred to as “PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 307-070-003, 307-070-004, 307-070-005, 307-080-005, 307-080-006, 307-080-008, 307-090-001, 307-090-002, 307-090-004, 307-090-005, 307-090-006, 307-100-001, 307-100-003, 307-100-004, 307-100-005, 307-110-003, 307-110-007, 307-110-008, 307-220-001, 307-230-019 and 307-230-020 (“PROPERTY”); and,

WHEREAS, on August 8, 2016, PROPERTY OWNER filed an application for Parcel Map No. 37073 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Ranch Haven, LLC and Golden Hill
Country, LLC
Attn: Craig Cristina
3161 Michelson Dr. *Ste. 425*
Irvine, CA 92612

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.

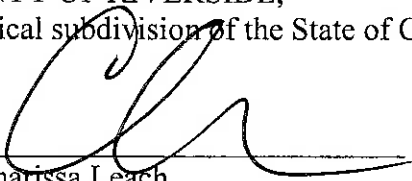
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

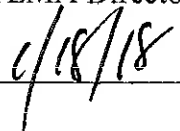
19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

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

FORM APPROVED COUNTY COUNSEL
BY:  1/12/18
MELISSA R. CUSHMAN DATE

Dated: 


*[Remainder of page intentionally left blank.
Signatures continued on following page.]*

PROPERTY OWNER:

Golden Hill Country, LLC, a Florida Limited Liability Company

By: Hill Country S.A., Ltd., a Texas Limited Partnership

By: Richland Stone Oak, Inc., a Texas Corporation

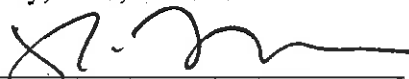
By: 
~~Matthew J. Bray~~ John C. Troutman
Vice President/~~Secretary/Treasurer~~ Assistant Secretary

Dated: January 5, 2018

Ranch Haven, LLC, a Florida Limited Liability Company

By: Rich Haven – Visser, LLC, a Delaware Limited Liability Company

By: MJ Bray, LLC, a Florida Limited Liability Company

By: 
~~Matthew J. Bray~~ John C. Troutman
Vice President/~~Secretary/Treasurer~~ Assistant Secretary

Dated: January 5, 2018

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 20, 2018,

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

APN (s) or case numbers PM37073 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 9TH Floor

Riverside, Ca. 92502

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

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:

TENTATIVE PARCEL MAP NO. 37073 – No New Environmental Document is Required – EIR165 – Applicant: Richland Developers, Inc., c/o Craig Cristina – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area, Perris Reservoir Zoning District – General Plan: Community Development: Community Center (CD-CC) – Commercial Retail (CD-CR) – Community Development: Rural Residential (CD-RR) – Community Development: Medium Density Residential (CD-MDR) – Community Development: Medium High Density Residential (CD-MHDR) – Community Development: Very High Density Residential (CD-VHDR) – Open Space: Conservation (OS-C) – Open Space: Conservation Habitat (OS-CH) – Open Space: Recreation (OS-R) – Open Space: Water (OS-W) – Zoning: Specific Plan (SP239) Stoneridge – Location: Northerly of Nuevo Road, southerly of Ramona Expressway, easterly of Foothill Avenue, and westerly of San Jacinto River – **REQUEST: The Tentative Parcel Map is a Schedule “J” subdivision of 699.95 gross acres into 16 parcels with a minimum parcel size of 20.82 acres.**

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **AUGUST 13, 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 Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that 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. 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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 20, 2018,

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

APN (s) or case numbers PM37073 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.

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TITLE: GIS Analyst

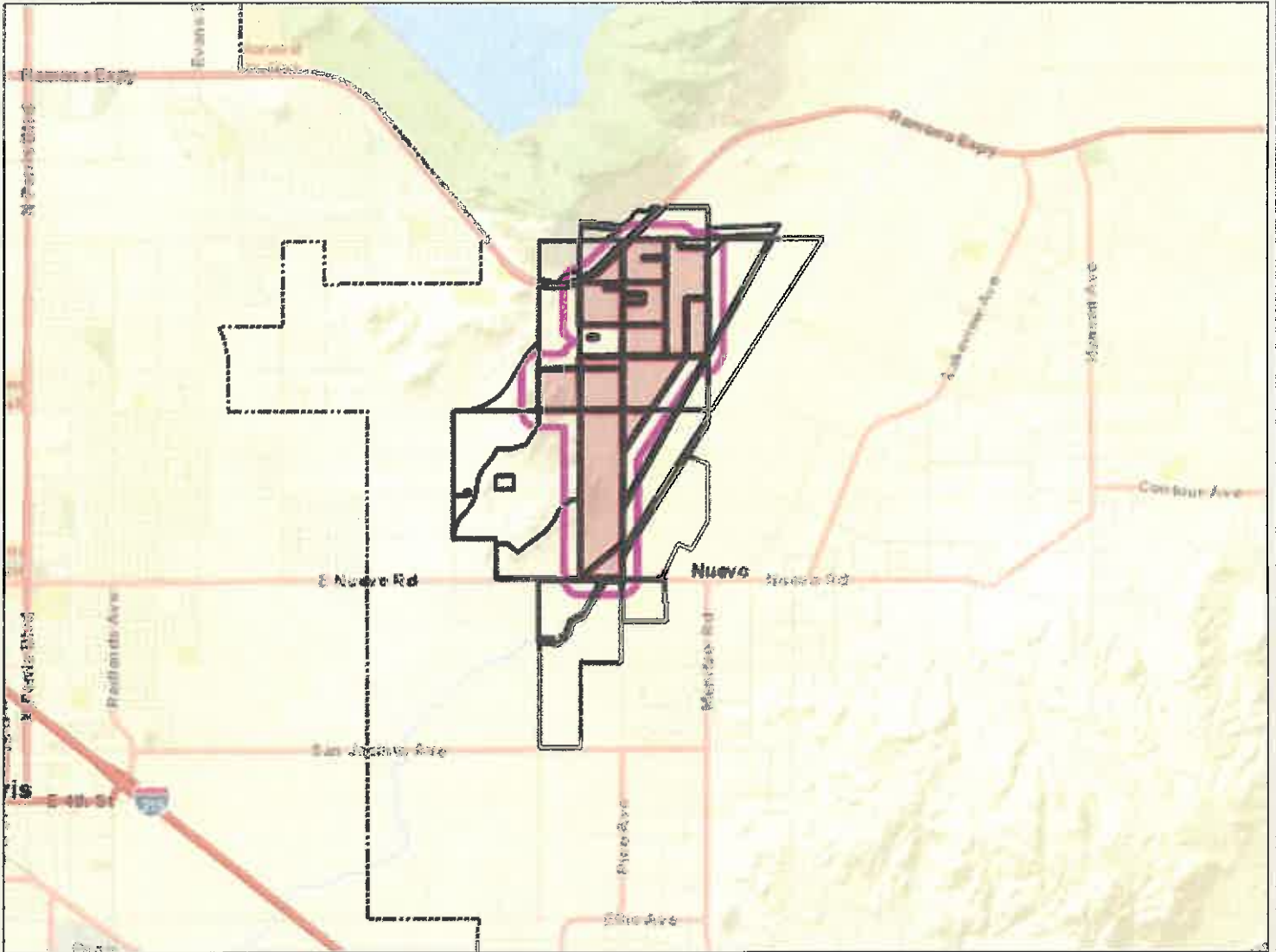
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS

PM37073 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 6,019 12,037 Feet

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

REPORT PRINTED ON... 2/20/2018 3:49:24 PM

© Riverside County RCIT

307410004
RONALD STEVEN PREISSMAN
1804 ANGELO DR
BEVERLY HILLS CA 90210

307410005
RONALD STEVEN PREISSMAN
1804 ANGELO DR
BEVERLY HILLS CA 90210

307070007
RIVERSIDE COUNTY TRANSPORTATION
4080 LEMON ST 3RD FL
RIVERSIDE CA 92502

307110008
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307110004
FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

11687 ALLWOOD DR
RIVERSIDE CA 92503

307220015
ROBERT V MASENGA
FRANK STEWARD LAUDA
SANDRA DIANE PAGLIUSO
C/O DAVID ARNOLD
355 W 2ND ST
TUSTIN CA 92780

307220001
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307230019
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307220002
FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

11687 ALLWOOD DR
RIVERSIDE CA 92503

307110005
FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

11687 ALLWOOD DR
RIVERSIDE CA 92503

307100001
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307090002
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307100003
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307070003
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307220009
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

307090006
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307090004
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

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IRVINE CA 92612

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GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307110006
FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

11687 ALLWOOD DR
RIVERSIDE CA 92503

307410003
RONALD STEVEN PREISSMAN
1804 ANGELO DR
BEVERLY HILLS CA 90210

307220005
FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

11687 ALLWOOD DR
RIVERSIDE CA 92503

307220003
FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

307100004
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

11687 ALLWOOD DR
RIVERSIDE CA 92503

307090001
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307100005
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307070005
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

308130006
MWD
C/O C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

308130002
MWD
C/O C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

308130003
JUAN C CARBAJAL
TERESA CARBAJAL
OSCAR PLACENCIA

6539 ROSE AVE
LONG BEACH CA 90805

308140011
MWD
C/O C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

307110007
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307120002
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SANDRA PAGLIUSO
ROBERT V MASENGA

11687 ALLWOOD DR
RIVERSIDE CA 92503

307110009
MWD
C/O C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

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FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

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RIVERSIDE CA 92503

307080006
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307080005
AMERICAN SUPERIOR LAND
HILL COUNTRY S A
3161 MICHELSON DR STE 425
IRVINE CA 92612

307120004
FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

11687 ALLWOOD DR
RIVERSIDE CA 92503

307220004
RONALD STEVEN PREISSMAN
1804 ANGELO DR
BEVERLY HILLS CA 90210

307410006
RONALD STEVEN PREISSMAN
1804 ANGELO DR
BEVERLY HILLS CA 90210

307080008
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

309020043
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

309030018
KEVIN THANH DOAN
PAULINE LAN DOAN
P O BOX 7398
RIVERSIDE CA 92513

309020041
NUEVO ROAD PROP
4370 LA JOLLA VLG STE 960
SAN DIEGO CA 92122

309020042
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

308140012
FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

11687 ALLWOOD DR
RIVERSIDE CA 92503

307070004
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307230020
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307080007
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307070006
STATE OF CALIF WATER RESOURCES
C/O C/O DIVISION OF ENGINEERING
1416 9TH ST RM 425
SACRAMENTO CA 95814

307080008
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

Richland Developers, Inc
Attn: Craig Cristina
3161 Michelson Drive, Suite 425
Irvine, CA 92612

Richland Developers, Inc
Attn: Craig Cristina
3161 Michelson Drive, Suite 425
Irvine, CA 92612

Albert A. Webb Associates
Attn: Jennifer Gillen
3788 McCray Street
Riverside, CA 92506

Albert A. Webb Associates
Attn: Jennifer Gillen
3788 McCray Street
Riverside, CA 92506

Eastern Municipal Water District
Attn: Warren A. Beck, P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Eastern Municipal Water District
Attn: Warren A. Beck, P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Nuview Union School District
29780 Lakeview Avenue
Nuevo, CA 92567

Nuview Union School District
29780 Lakeview Avenue
Nuevo, CA 92567

Perris Union High School District
155 E. 4th Street
Perris, CA 92570

Perris Union High School District
155 E. 4th Street
Perris, CA 92570

Cultural Resources Committee
Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

Southern Calif. Edison Co.
P.O. Box 800
Rosemead, CA 91770

Southern Calif. Edison Co.
P.O. Box 800
Rosemead, CA 91770

Friends of Nuevo
P.O. Box 647
Nuevo, CA 92567

Friends of Nuevo
P.O. Box 647
Nuevo, CA 92567

Nuevo Union School District
Nuevo/Romoland Municipal Advisory Council
Attn: Barry Busch
29780 Lakeview Avenue
Nuevo, CA 92567

Nuevo Union School District
Nuevo/Romoland Municipal Advisory Council
Attn: Barry Busch
29780 Lakeview Avenue
Nuevo, CA 92567

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

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Tentative Parcel Map No. 37073

Project Title/Case Numbers

Deborah Bradford
County Contact Person

951.955.6646
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Richland Developers, Inc., Atten: Craig Cristina
Project Applicant

3161 Michelson Drive, Suite 425, Irvine, CA 92612
Address

North of Nuevo Road, south of Romona Expressway, east of Foothill Avenue, and west of the San Jacinto River.

Project Location

Tentative Parcel Map No. 37073 is a Schedule 'J' map for the subdivision of 699.95 gross acres into sixteen (16) parcels which range in size from 20.62 acres to 80.89 acres. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 165 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report's findings and conclusions for this project, which is incorporated herein by reference. PM 37073 is for financing purposes only and will not result in any physical changes or result in any new significant environmental impacts not identified in the certified EIR No. 165. PM 37073 will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EIR No. 165, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: PM 37073 is for financing purposes only, the subject site was included within the project boundary analyzed in EIR No. 165, there are no changes to the mitigation measures included in EIR No. 165, and PM37073 does not propose any changes to the approved Specific Plan No.239 analyzed in EIR No. 165.

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:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, 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

Deborah Bradford, Contract Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge for deposit fee case # CFG06309

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1609689

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

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

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

Received from: RICHLAND DEVELOPMENT \$50.00
paid by: CK 7000437
paid towards: CFG06309 CALIF FISH & GAME: DOC FEE
EA42942
at parcel #:
appl type: CFG3

By _____ Aug 17, 2016 15:48
MGARDNER posting date Aug 17, 2016

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

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

Additional info at www.rctlma.org



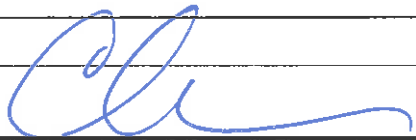
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3 . 4

Director's Hearing: August 13, 2018

PROPOSED PROJECT

Case Number(s):	PP14271R01	Applicant(s):	Joyce Thatcher
CEQA Exempt	CEQA Exempt – Section 15301		
Area Plan:	Lake Mathews/Woodcrest	Representative(s):	Trip Hord & Assoc.
Zoning Area/District:	Gavilan Hills Area		
Supervisory District:	First District		
Project Planner:	Desiree Bowdan	 <hr/> Charissa Leach, P.E. Assistant TLMA Director	
Project APN(s):	289-330-014		

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 14271R01 is a request for removal of an existing Condition of Approval setting a permit life of 20 years for an existing outdoor reception venue for weddings and private parties. (the "project"). The applicant will continue the existing use of wedding and private event use without any further specified time limit.

The property is located northerly of Lake Mathews Dr., southerly of Idaleona Rd., and easterly of Gavilan Rd.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 based on the findings and conclusions in the staff report; and,

APPROVE PLOT PLAN NO. 14271, REVISION NO. 01, 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:		Rural (RUR)

Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Residential 5 acre minimum (R-R-5)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR)
East:	Rural Residential
South:	Rural Residential
West:	Rural Residential
Existing Zoning Classification:	Light Agriculture (2 Acre Min.) (A-1-2)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Scenic Highway Commercial (C-P-S) at the time of approval
East:	Residential Agriculture, 2 Acre Min. (R-A-2)
South:	Residential Agriculture, 2 Acre Min. (R-A-2)
West:	Residential Agriculture, 2 Acre Min. (R-A-2)
Existing Use:	Residential & Commercial
Surrounding Uses	
North:	Commercial Retail
South:	Residential
East:	Residential
West:	Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	11.51	2 acre minimum

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High / SRA

Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – J 2843
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	Yes – March Air Reserve, Zone E

PROJECT BACKGROUND AND ANALYSIS

Background:

The original entitlement for Plot Plan No. 14271 was submitted on April 26, 1995 and proposed an outdoor venue for weddings and private parties. The existing project consists of a single family residence, 2 gazebos, a covered seating area, several concrete dining patios, a 3,500 square foot indoor reception facility, a tennis court, a swimming pool, a private garage, and an increase in parking to a total of 145 spaces. The original approval from, April 26, 1995, included a 20-year operational lifespan, set to expire in February 3, 2018. The owners of the property submitted a Plot Plan No. 14271, Revision No. 1, application for the purpose of removing the life of the permit on January 25, 2018.

The application includes a request remove the condition of approval which imposes a permit lifespan. The applicant is seeking removal of the following condition 10.PLANNING.27, which imposed a 20 year life on the entitlement. There is no new construction or change in operations associated with this request, only the removal of a single condition of approval.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project is exempt from the California Environmental Quality Act (CEQA) because it falls under a Class 1 exemption “Existing Facilities”, pursuant to state CEQA Guidelines Section 15301, which provides: “Class 1 consists of operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination... The key consideration is whether the project involves negligible or no expansion of an existing use.” The project only proposes to remove the life of the permit and continue the outdoor reception activities as previously approved. While this does remove the limit on the life of the permit, the project is not expanding the scope of operations and is proposing no new construction or expansion. The project will not make any interior or exterior alterations, modifications to the existing sewer, power or natural gas, or any other public utilities. There are no proposed changes to highways, streets, sidewalks, gutters, bicycle or pedestrian trails. Furthermore, the project does not propose any additions to the already existing structures located on the property. The project involves no structural or operational changes and no expansion beyond the existing use. The previous Environmental Assessment No. 36847, Record No. 326, page 10, stated that “the proposed project would not have a significant effect on the environment and a Negative Declaration may be prepared.” Therefore, all environment impacts were adequately studied under the previously approved entitlement and this project falls within the Section 15301 Categorical Exemption.

FINDINGS AND CONCLUSIONS

1. The existing use must conform to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The project site has a General Plan Land Use Designation of Rural: Rural Residential (RUR: RR) five acre minimum. The Rural Residential land use designation allows local and regional serving agricultural uses, recreational uses, and animal keeping. The existing project aligns with recreational uses by providing a venue with rural, scenic vistas for weddings and private parties. The existing use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. There is no proposed development for the already existing venue. The project only proposes to remove the existing Condition of Approval imposing a 20 year life on the permit. Therefore, it is consistent.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The surrounding land use designation is rural residential. The surrounding properties are large parcels with some vacant parcels and single family residences throughout the area. The wedding venue has been an existing staple to the community for 20 years. Therefore, the project is consistent.
4. The plan for the existing 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. Road dedication and traffic infrastructure already exists. The project site is 11 acres and provides adequate off-street parking for guests and staff. Therefore, it meets this requirement.

Development Standard Findings

1. The project site is an 11 acre parcel, which exceeds the 20,000 square foot minimum. The project also meets the minimum lot width requirement of providing over 859 square feet and a depth of over 534 square feet. Therefore per Section 13.2.a of Ordinance No. 348, the project exceeds the minimum lot depth and width requirement.
2. Per Section 13.2.b of Ordinance No. 348, the project is consistent with the minimum setback requirements by meeting the front, side and rear yard setbacks.
3. Per Section 13.2.c of Ordinance No. 348, the residence, gazebos, and accessory building do not exceed 40 feet in height. Therefore it meets the requirement.
4. There is no keeping of animals on this property. Therefore, Section 13.2.d of Ordinance No. 348 does not apply in this case.
5. Per COA 90.Planning.9, the existing project provides one hundred and forty-five (145) parking spaces under approved exhibit A. Therefore, the project complies with Section 13.2.e and Section 18.12 of Ordinance No. 348.

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural Residential, and meets the requirement of the general plan and all applicable provisions, as discussed above.

2. The project site has a Zoning Classification of Light Agriculture, 2 acre minimum (A-1-2) which is consistent with the Riverside County General Plan.
3. Section 13.1.d. of Ordinance No. 348 provides for additional unlisted uses in the A-1 zone to be permitted or conditionally permitted, provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed. 1. A Grange Hall is considered the same Character and intensity because it is a meeting place of patrons. The original plot plan approval also made the same character and intensity finding with the submittal of a Revised Plot Plan the Planning Department has also made the determination that the use has been in continuous operation since the original approval. As it is stated in the original Plot Plan dated October 22, 1997 the existing use, a private party and wedding venue, is the same character and intensity as a Grange Hall, which is a listed use that is allowed within the A-1 zone with approval of a Plot Plan. Based upon the documentation provided by the property owner, this same use has been in existence consistently.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
6. The project site is located within Criteria Cell **2843** of the Western Riverside County Multiple Species Habitat Conservation Plan. The project was already in existence prior to current MSHCP, therefore, it does not apply in this case because there is no proposed development for the existing project.
7. The project is not located within a City sphere of influence.
8. The project is located within Zone E of March Air Reserve Base. Because the project has been permitted for 20 years and there is no new development proposed for this project, and furthermore, the Airport Land Use Commission has determined no review is required because ALUC does not review existing operating uses until such time that the existing use changes or expands. Therefore, the project meets the Airport Land Use requirement.
9. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
10. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by that road access shall be unobstructed with a width of not less than 24 feet (7315 mm),

exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). The project meets this requirement by providing primary access on Gavilan Rd., with a 24 foot width road standards for fire equipment access – standards for signs identifying streets, roads minimum private water supply reserves for emergency fire use. This project is located within a very high fire hazard severity zone in the State Responsibility Area (SRA). Building setbacks and vegetation management plan shall be in accordance with the California Public Resources Code. Buildings already exist on lots created by this land division, but shall comply with the special construction requirements of the California Building Code. In addition, the project had been conditioned to have blue dot reflectors and meet the fire hydrant spacing requirements. The project has also been conditioned for the Riverside County Fire Department to review and approve water and access. The ECS shall note that the project site is located within a State Responsibility Area. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department and California Department of Forestry and Fire Protection. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access - standards for signs identifying streets, and roads and buildings. The project location provides adequate accessibility to the project site for all emergency vehicles.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, 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 written communication & phone calls from one (1) person who indicated opposition to the existing project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP14271R01

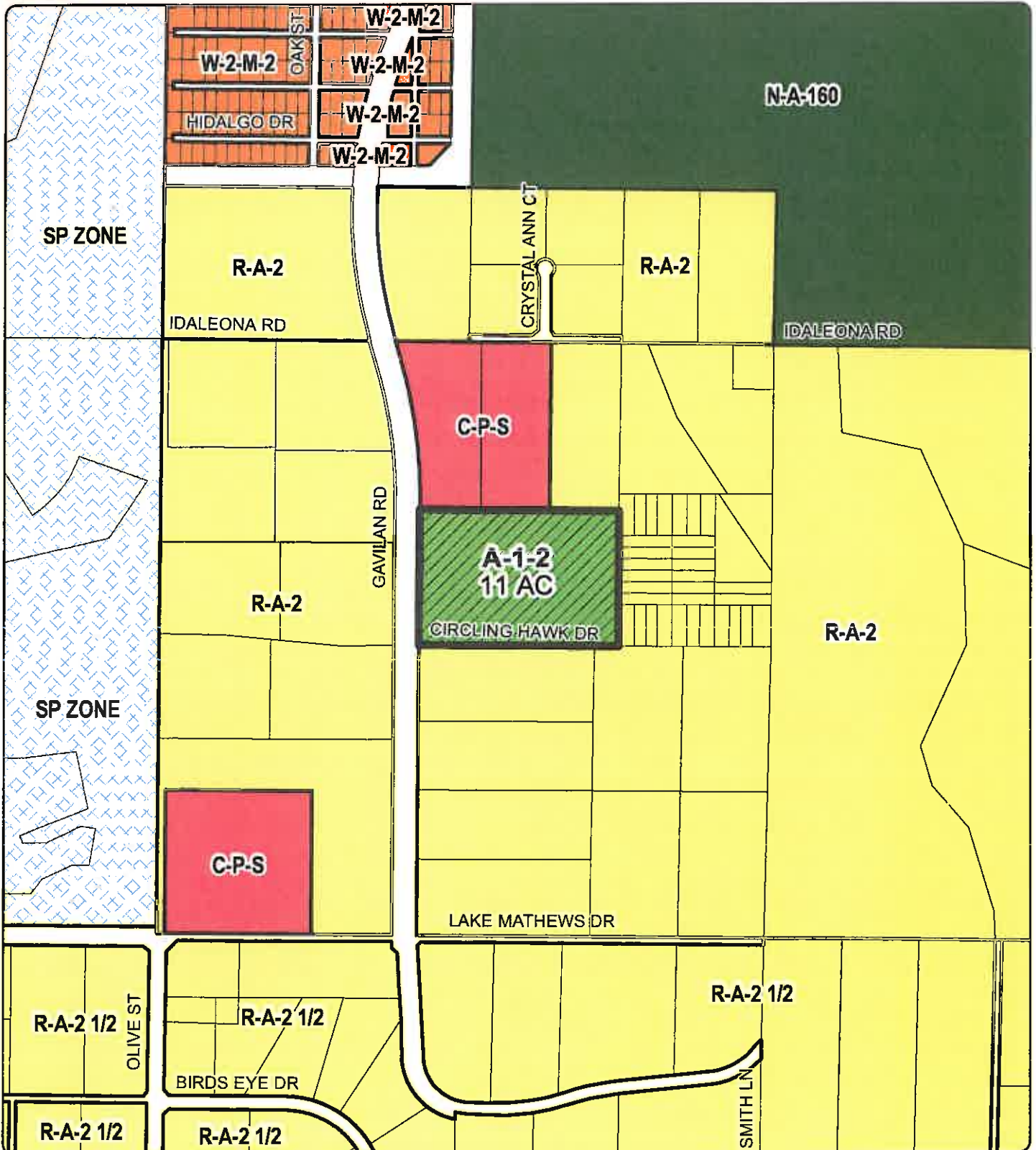
EXISTING ZONING

Supervisor: Jeffries

District 1

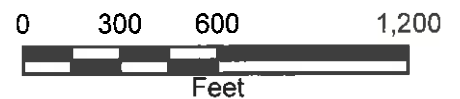
Date Drawn: 06/15/2018

Exhibit 2



Zoning Dist: Gavilan Hills

Author: Vinnie Nguyen



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

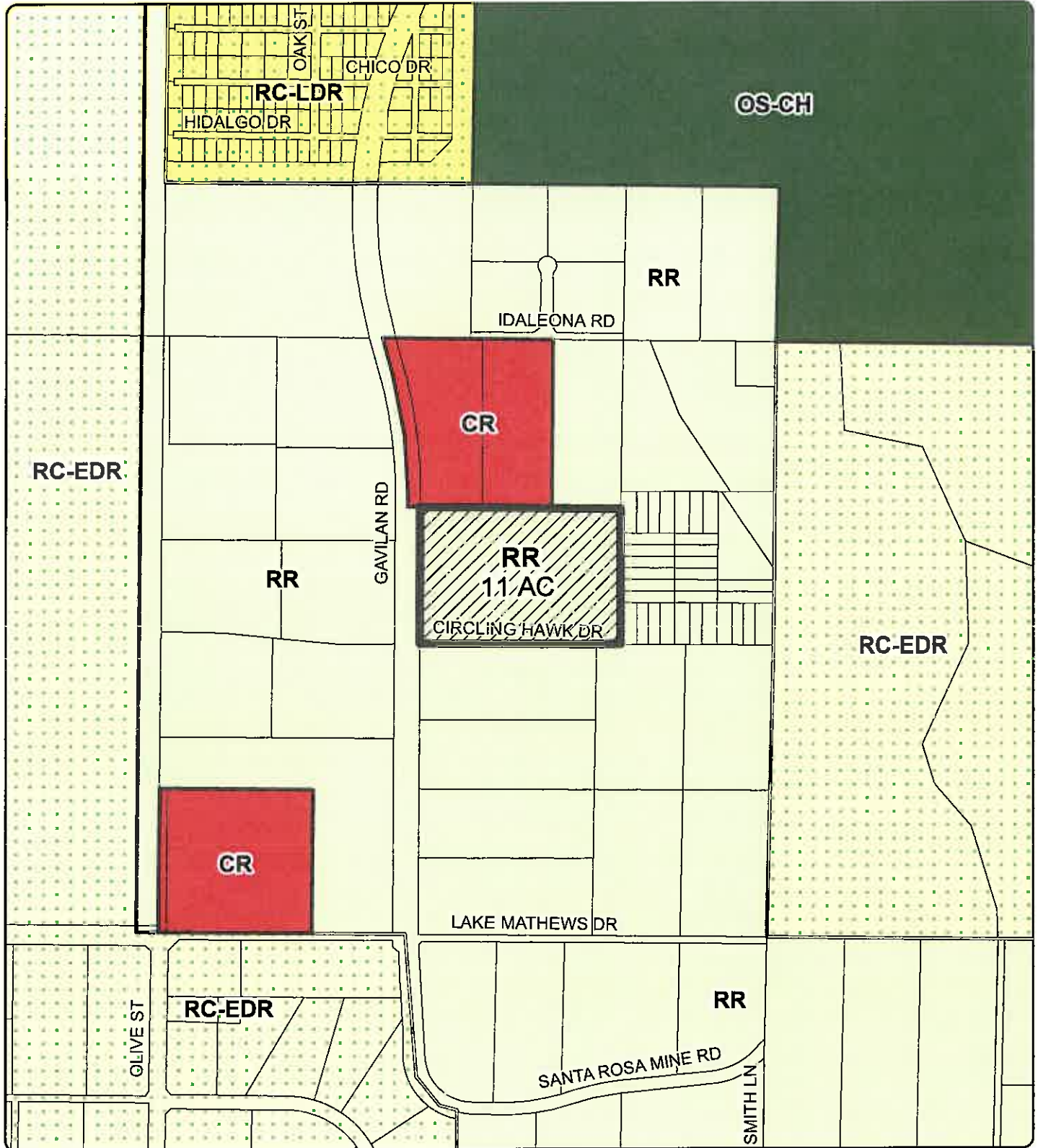
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP14271R01

EXISTING GENERAL PLAN

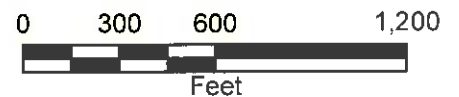
Supervisor: Jeffries
District 1

Date Drawn: 06/15/2018
Exhibit 5



Zoning Dist: Gavilan Hills

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)953-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfpa.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP14271R01

LAND USE

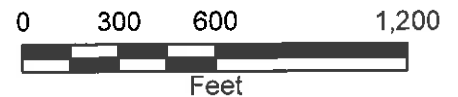
Supervisor: Jeffries
District 1

Date Drawn: 06/15/2018
Exhibit 1



Zoning Dist: Gavilan Hills

Author: Vinnie Nguyen

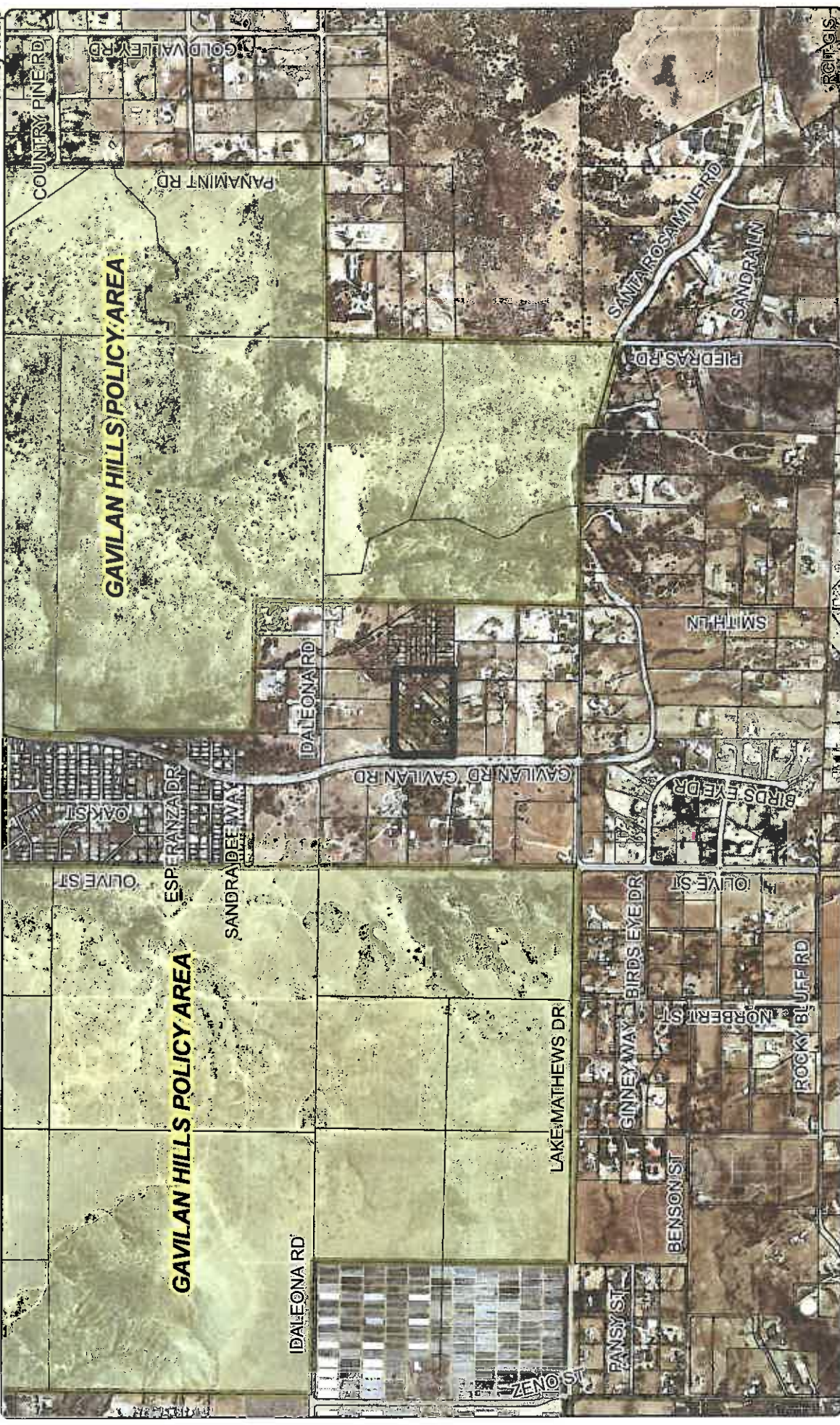


DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplna.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP14271R01
VICINITY/POLICY AREAS

Supervisor: Jeffries
District 1

Date Drawn: 06/15/2018
Vicinity Map



Zoning Dist: Gavilan Hills

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2010, the County of Riverside adopted a new General Plan. The new General Plan may contain different type of land use (zoning) for the same area. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5400 (Western County) or in Palm Desert at (760)865-6477 (Eastern County) or Website: <http://www.riverside.ca.gov>



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

*Juan C. Perez
Agency Director*



06/14/18, 11:31 am

PP14271R01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP14271R01. 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 PP14271R01, 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 - 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
 - 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 and Zoning Element)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - 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. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Federal, State & Local Regulation Compliance
(cont.)

- 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)
 - Ord. No. 927 (Regulating Short Term Rentals)
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)

Planning

Planning. 1 Gen - PLANNING 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 REVISION or its associated environmental documentation; 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 PP14271R01, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 Gen - PLANNING HOLD HARMLESS (cont.)
expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 2 Gen - PLANNING REVOCATION

General – Causes for Revocation

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
- (b) to have been obtained by fraud or perjured testimony; and/or,
- (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,

then this permit shall be subject to revocation procedures.

Plan: PP14271R01

Parcel: 289330014

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE-G1.4 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 (916) 341-5455.

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.

060 - BS-Grade. 2 0060-BS-Grade-USE-G2.1 GRADING BONDS Not Satisfied

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 3 0060-BS-Grade-USE-G2.2 IMPORT / EXPORT Not Satisfied

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. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit 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.

060 - BS-Grade. 4 0060-BS-Grade-USE-G2.4GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division 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

Plan: PP14271R01

Parcel: 289330014

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4 0060-BS-Grade-USE-G2.4GEOTECH/SOILS RPTS (cont.) Not Satisfied
will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES
FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 5 0060-BS-Grade-USE-G2.7DRNAGE DESIGN Q100 Not Satisfied

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

Flood

060 - Flood. 1 0060-Flood-USE MITCHARGE Not Satisfied

The County Board of Supervisors has adopted the Lake Mathews Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 14271 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.64 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Planning

060 - Planning. 1 0060-Planning-USE - GRADING PLANS Not Satisfied

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

- a. The developer shall submit one print of a comprehensive grading plan to the Department of Building

Plan: PP14271R01

Parcel: 289330014

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - GRADING PLANS (cont.) Not Satisfied

and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

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

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

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

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 - Planning. 3 0060-Planning-USE - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, 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. 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 4.49 acres in accordance with APPROVED EXHIBIT NO. "A." If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee

Plan: PP14271R01

Parcel: 289330014

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-USE - SKR FEE CONDITION (cont.) Not Satisfied
set forth in that ordinance shall be required. (Amended at PC, 10-22-97)

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE* -G3.1NO B/PMT W/O G/PMT Not Satisfied

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

E Health

080 - E Health. 1 0080-E Health-USE - PROPOSED POOL AND FOOD Not Satisfied

This Department has reviewed the amended No 2 dated 6-16-97 and will require the proposed pool and food catering operation to have pool and food plan checked. Contact Ian Dalgetty at 909-358-5172.

080 - E Health. 2 0080-E Health-USE - WATER WILL SERVE Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1 0080-Fire-USE-#17A-BLDG PLAN CHECK \$ Not Satisfied

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

080 - Fire. 2 0080-Fire-USE-#29-MITIG PER SQ FT Not Satisfied

The applicant or developer shall deposit with the Riverside County Fire Department, a check or money order equaling the sum of \$.0 cents per square foot as mitigation for fire protection impacts.

080 - Fire. 3 0080-Fire-USE-#4-WATER PLANS Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

Planning

Plan: PP14271R01

Parcel: 289330014

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-USE - ACOUSTICAL STUDY Not Satisfied

The developer shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to the project site to reduce the ambient exterior levels to 65 Ldn at the project property line. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans. Additional noise monitoring may be required in accordance with 10.PLANNING.23 (Added at PC, 10-22-97)

080 - Planning. 2 0080-Planning-USE - LANDSCAPING SECURITIES Not Satisfied

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. The performance security shall be released one year after structural final and the inspection report provides the plantings have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

080 - Planning. 3 0080-Planning-USE - LIGHTING PLANS Not Satisfied

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

080 - Planning. 4 0080-Planning-USE - MAXIMUM DWELLING UNITS Not Satisfied

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

080 - Planning. 5 0080-Planning-USE - PARKING/LANDSCAPING PLAN Not Satisfied

Prior to issuance of grading or building permits, seven (7) copies of a Shading, Parking, Parking Lot Lighting and Landscaping and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein.

080 - Planning. 6 0080-Planning-USE - RAIN SHUT-OFF IRRIGATION Not Satisfied

The irrigation plan shall be in compliance with Section 18.12 of Ordinance No. 348, and include a rain shut-off

Plan: PP14271R01

Parcel: 289330014

80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-USE - RAIN SHUT-OFF IRRIGATION (cont.) Not Satisfied
device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

080 - Planning. 7 0080-Planning-USE - REQUIRED ELEVATIONS Not Satisfied
The applicant/developer shall submit to Planning Staff and have approved 6 copies of building elevations and floor plans for all proposed structures.

080 - Planning. 8 0080-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied
Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 9 0080-Planning-USE - WASTE MGMT. CLEARANCE Not Satisfied
A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 5-16-95, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE*G4.3PAVING INSPECTIONS Not Satisfied
The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

Fire

090 - Fire. 1 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied
Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

090 - Fire. 2 0090-Fire-USE-#36-HOOD DUCTS Not Satisfied
A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

Plan: PP14271R01

Parcel: 289330014

90. Prior to Building Final Inspection

Fire

090 - Fire. 2 0090-Fire-USE-#36-HOOD DUCTS (cont.) Not Satisfied

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

090 - Fire. 3 0090-Fire-USE-#45-FIRE LANES Not Satisfied

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

Planning

090 - Planning. 1 0090-Planning-USE - CERTIFY LANDSCAPE COMPLY Not Satisfied

The applicant's landscape architect or other State licensed party responsible for preparing landscaping and irrigation plans shall provide a compliance letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system have been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permits, whichever occurs first.

090 - Planning. 2 0090-Planning-USE - COMPACT PARKING SPACES Not Satisfied

(Deleted at PC, 10-22-97)

090 - Planning. 3 0090-Planning-USE - COMPLY W/ ACOUSTIC STUDY Not Satisfied

In accordance with Condition Number 80.PLANNING. 24, the permittee shall construct and design the project in compliance with the recommendations of a certified acoustical study as modified by the Health Service Agency and approved by the Planning Department. (Added at PC, 10-22-97)

090 - Planning. 4 0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN Not Satisfied

All required landscape planting and irrigation for Building No. 11 shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to the Director of Building and Safety. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and in good working order. (Amended at PC, 10-22-97)

090 - Planning. 5 0090-Planning-USE - CONDITION COMPLIANCE Not Satisfied

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any

Plan: PP14271R01

Parcel: 289330014

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-USE - CONDITION COMPLIANCE (cont.) Not Satisfied
use allowed by this permit. (The words "building permit" were added by the BOS, 2-3-98, after
the word "any", third line.)

090 - Planning. 6 0090-Planning-USE - EXISTING STRUCTURES Not Satisfied
All existing buildings, structures and uses on the entire property shall conform to all the applicable
requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

090 - Planning. 7 0090-Planning-USE - HANDICAPPED PARKING Not Satisfied
A minimum of five (5) handicapped parking spaces shall be provided. Each parking space
reserved for the handicapped shall be identified by a permanently affixed reflectorized sign
constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of
Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered
at the interior end of the parking space at a minimum height of 80 inches from the bottom of the
sign to the parking space finished grade, or centered at a minimum height of 36 inches from the
parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous
place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches,
clearly and conspicuously stating the following:

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

(Amended at PC, 10-22-97)

090 - Planning. 8 0090-Planning-USE - LIGHTING PLAN COMPLY Not Satisfied
All street lights and other outdoor lighting shall be shown on electrical plans submitted to the
Department of Building and Safety for plan check approval and shall comply with the requirements
of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

090 - Planning. 9 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied
A minimum of one hundred and forty five (145) parking spaces shall be provided as shown on the
APPROVED EXHIBIT NO. "A," unless otherwise approved by the Planning Department. The
parking area shall be surfaced with decomposed granite to current standards as approved by the
Department of Building and Safety. (Amended at PC, 10-22-97)

Plan: PP14271R01

Parcel: 289330014

90. Prior to Building Final Inspection

Planning

090 - Planning. 10 0090-Planning-USE - PHASES MUST BE COMPLETE Not Satisfied

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 11 0090-Planning-USE - POOL AND SPA FENCING Not Satisfied

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.]

090 - Planning. 12 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

090 - Planning. 13 0090-Planning-USE - SHERIFF'S LETTER Not Satisfied

A clearance letter from Riverside County Sheriff's Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 7-12-95.

090 - Planning. 14 0090-Planning-USE - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, 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. 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 4.49 acres in accordance with APPROVED EXHIBIT NO. "A." If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required. (Amended at PC, 10-22-97)

090 - Planning. 15 0090-Planning-USE - SPECIMEN TREES REQUIRED Not Satisfied

andscaping plans shall incorporate the use of specimen (24"

Plan: PP14271R01

Parcel: 289330014

90. Prior to Building Final Inspection

Planning

090 - Planning. 15 0090-Planning-USE - SPECIMEN TREES REQUIRED (cont.) Not Satisfied
box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall
be drawn to reflect the average specimen size at 15 years of age. All trees shall be
double-staked and secured with non-wire ties.

090 - Planning. 16 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied
Fence locations shall be in conformance with APPROVED EXHIBIT NO. "A."

Transportation

090 - Transportation. 1 0090-Transportation-USE - TS MIT FEE/COMM-INDUST Not Satisfied
In accordance with Riverside County Ordinance No. 748, this project shall be responsible for
Signal Mitigation Program fees in effect at the time of occupancy or final building permit, or any
use allowed by this permit.

Said fee shall be based upon the following criteria:

Commercial/per net acreage

The project net acreage is 4.49 acres. The remaining 6.43 acreage is not a part of this
development and therefore is not subject to mitigation at this time.



















RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

March 19, 2018

The Joyce E. Thatcher Revocable Trust
c/o Joyce Thatcher
22220 Gavilan Rd.
Perris, CA 92570

Dear Ms. Thatcher,

This letter is being sent regarding Plot Plan No. 14271R01, which is a request to extend the permit life of Plot Plan No. 14271 ("Thatcher Manor"); an existing outdoor reception venue for weddings and private parties. The original project description from the October 22, 1997 Planning Commission Minute Order reads as follows:

APPROVED PROJECT DESCRIPTION: An application to legalize an existing outdoor reception venue for weddings and private parties. The site contains a single family residence, two (2) gazebos, a food services building, a covered seating area, and several concrete dining patios. The applicant proposes to add a 3,500 square foot indoor reception facility, a tennis court, and a swimming pool; and, to increase the parking lot to provide parking for 145 vehicles. The project is located east of Gavilan Road, and north of Circling Hawk Drive in the Gavilan Hills area.

Within your original Conditions of Approval; 10. PLANNING. 27 states, *In the event the user hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.* To assist us in verifying compliance with this condition, please provide documentation evidencing continuous operation of Thatcher Manor since the issuance of the permit. Such documentation could include, but is not limited to, utility bills, event contracts, marketing materials, or the like.

Please provide the requested documentation within 60 days from receipt of this letter. If you have any questions, please contact Desiree Bowdan via email at dbowie@rivco.org or phone (951) 955-8254.

Thank you for your time and attention to this matter.

Sincerely,

Desiree Bowdan, Urban Planner

TRIP HORD ASSOCIATES

May 9, 2018

Riverside County Planning Department
Desiree Bowdan – Project Planner
4080 Lemon Street
12th Floor
Riverside, CA 92501

**RE: Thatcher Manor – Revised Permit - PP 14271R01
Request for Director’s Hearing Recommendation**

Dear Desiree:

The following information has been prepared in response to your March 19, 2018 correspondence to Joyce Thatcher, owner of the Thatcher Manor located at 22220 Gavilan Road. On behalf of Mrs. Thatcher and her daughter Julie, we appreciate your assistance in advancing this Revised Permit to a Director’ Hearing after you have reviewed the following materials:

Attached for your review and files are the following:

- Business Registration – EXP 10/12/18
- NPDES Five Year Notification – EXP Feb.2020
- Sample AT&T Phone Bill – Thatcher Manor
- B of A Checking Acct – Thatcher Manor
- Drywall Construction Proposal – Thatcher Manor
- Refrigeration Repair Invoice – Thatcher Manor
- WMWD Water Bill – Thatcher Manor
- Thatcher Manor Marketing materials
- Thatcher Manor Meal Choices
- Contract for Garden Wedding – Subject to Revised Permit approval

The 1998 Approval of PP 14271 describes the use permitted as “*an outdoor venue for receptions and parties*”. Thatcher Manor has continually hosted receptions and parties of a private nature since the 1998 approval. These small events, many of which were not for profit, are in conformance with the Plot Plan approval. Likewise, Thatcher Manor has operated in conformity with all other Conditions of Approval that were approved by the Board of Supervisor’s in 1998.

It should further be noted that recent investigations by the Code Enforcement Department has found that all buildings have been legally constructed and that there

Development Services &
Governmental Relations

P.O. Box 1235
Riverside, CA 92502

(951) 684-9615
Fax (951) 684-4875

are no nuisances or other public health or safety violations. There are no active Code Violations on the subject property and no known instances of public disturbances since the inception of the operation in 1998.

To assist you with your Staff Recommendation, we have prepared the following chronological summary of the receptions and parties that have taken place over the preceding (3) years at Thatcher Manor. This summation is derived from the calendar that has been kept by Joyce and Julie Thatcher which is attached to this correspondence.

April 5, 2015 – Easter Party
April 18, 2015 – 60th Birthday Celebration
June 20, 2015 – Graduation Party
March 27, 2016 – Easter Party
June 18, 2016 – College Graduation Party
July 16, 2016 – Engagement Party
April 15, 2017 – Anniversary Party
April 16, 2017 – Easter Party
July 1, 2017 – Jerry Thatcher Memorial
April 1, 2018 – Easter Party
June 9, 2018 – Eagle Scout Advancement Celebration
Sept.8, 2018 – Leyco & Maynes Wedding/Reception (Subject to Revised Permit)

In addition to the calendared events above, Thatcher Manor has been the host venue for many other non-profits and public organizations. This location has been used as a public polling place and as a rest location for Fire Department personnel during incidents (among other groups). It can be concluded that the operators of Thatcher Manor have been good stewards of the property, the neighborhood, and its environs.

Joyce Thatcher and her family are looking forward to seeing Thatcher Manor brought back to its full potential as an Outdoor Venue for Receptions and Parties and to continue to showcase this beautiful setting on the Gavilan Plateau.

Please consider the above information as you finalize your review and formalize the recommendation for this Revised Permit. If you have any questions regarding the content of this correspondence please do not hesitate to call or write back.

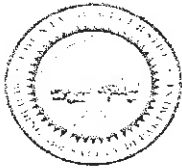
Sincerely,



Trip Hord

Cc: Joyce Thatcher – Thatcher Manor

attachments



COUNTY OF RIVERSIDE
 Department of Building and Safety
 Environmental Compliance Division
 Business Registration and Licensing Program

**Low Priority Business
 Five Year Inspection**

February 11, 2015

THATCHER MANOR GARDEN WEDDINGS
 22220 GAVILAN RD
 PERRIS CA 92570-8054

Dear Business Owner

Federal and State National Pollutant Discharge Elimination System (NPDES) stormwater discharge regulations mandate the County of Riverside to inspect all low priority businesses once during a five (5) year permit term for compliance with the County's stormwater control Ordinance 754. Your business has been identified as a low priority business, and must therefore be inspected every five (5) years. The results of the inspections will be discussed directly with you at the time of inspection.

In order for County personnel to conduct the inspection, a fee/deposit of \$444.00 is required per County Ordinance No. 857. This is a deposit-based fee and any unused deposited fees will be returned to you approximately 60 days after the inspection is completed. If your business is experiencing a financial hardship due to the current economic environment, you may contact us for a 30-, 60- or 90-day extension for payment.

Please complete and return by mail, the enclosed Stormwater Compliance Certificate Application with the deposit-based fee. Applications and fees must be returned with 30 days from the date of this letter. An information sheet explaining the Stormwater Compliance Requirements for Industrial-Commercial Businesses is provided for your reference and to answer possible questions you may have.

However, should you have additional questions, require further assistance, or need to request an extension for payment, please contact us at (951) 955-1400, NPDES@rcitima.org or visit our web page at www.rcitima.org.

sent to Mr. May, Feb 11, 2015

Sincerely,

Chandra Thomas
 Agency Program Administrator
 Department of Building and Safety
 Environmental Compliance Division

BUSINESS REGISTRATION

RIVERSIDE COUNTY

The person, firm or corporation named below is granted this registration certificate pursuant to the provisions of RIVERSIDE COUNTY Ordinance 857. Issuance of certificate is not an endorsement, nor certification of compliance with other ordinances or laws, nor an assurance that the proposed use is in conformance with the county zoning regulations. This certificate is issued without verification that the taxpayer is subject to or exempt from licensing by the State of California.

Business Name: Thatcher Manor Garden Weddings
Business Location: 22220 GAVILAN RD
PERRIS, CA 92570-8054
1st Owner Name: Joyce Thatcher
2nd Owner Name:

REGISTRATION #: 009870
Business Type: 390
Description: Weddings & Receptions
Effective Date: October 13, 2017
Expiration Date: October 12, 2018

THATCHER MANOR GARDEN WEDDINGS
22220 GAVILAN RD
PERRIS, CA 92570-8054



TO BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE



Mike Lara
Director

COUNTY OF RIVERSIDE
Department of Building and Safety
Environmental Compliance Division
Business Registration and Licensing Program

**Low Priority Business
Five Year Inspection**

February 11, 2015

THATCHER MANOR GARDEN WEDDINGS
22220 GAVILAN RD
PERRIS, CA 92570-8054

Dear Business Owner

Federal and State National Pollutant Discharge Elimination System (NPDES) stormwater discharge regulations mandate the County of Riverside to inspect all low priority businesses once during a five (5) year permit term for compliance with the County's stormwater control Ordinance 754. Your business has been identified as a low priority business, and must therefore be inspected every five (5) years. The results of the inspections will be discussed directly with you at the time of inspection.

In order for County personnel to conduct the inspection, a fee/deposit of \$444.00 is required per County Ordinance No. 857. This is a deposit-based fee and any unused deposited fees will be returned to you approximately 60 days after the inspection is completed. If your business is experiencing a financial hardship due to the current economic environment, you may contact us for a 30-, 60- or 90-day extension for payment.

Please complete and return by mail the enclosed Stormwater Compliance Certificate Application with the deposit-based fee. Applications and fees must be returned with 30 days from the date of this letter. An information sheet explaining the Stormwater Compliance Requirements for Industrial/Commercial Businesses is provided for your reference and to answer possible questions you may have.

However, should you have additional questions, require further assistance, or need to request an extension for payment, please contact us at (951) 955-1400, NPDES@rctlma.org or visit our web page at www.rctlma.org.

Sincerely,

Chandra Thomas
Agency Program Administrator
Department of Building and Safety
Environmental Compliance Division

sent CB May 22, 15
444.00
CB # 8225



JOYCE THATCHER DBA
THATCHER MANOR
22229 GAVILAN RD # RE
PERRIS CA 92570 - 8054

Page 1 of 2
Account Number 951 780-1742 039 9
Billing Date Jan 23, 2017
Web Site att.com

Monthly Statement

Bill-At-A-Glance

Previous Bill	92.37
Payment Received 1-17 Thank you!	92.37CR
Adjustments	.00
Balance	.00
Current Charges	92.38
Amount to be Debited	\$92.38
Debiting Bank Account on	Feb 14, 2017

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	92.38
1 800 750-2355		
Total Current Charges		92.38

Plans and Services

Monthly Service - Jan 23 thru Feb 22

Service is billed in advance from the 23rd of each month.

1. Bus Local Calling Unlimited A	80.00
Single Line Meas Business Line	
Unlimited Local Usage	
Call Forwarding	
Caller ID	
Three-Way Calling	
Call Return	
Call Waiting	
Remote Access to CI Forwarding	
WirePro SM	

Additions and Changes to Service

This section of your bill reflects charges and credits resulting from account activity.

Charges for 951 780-1742

Order No. 22222222

Item No.	Description	Quantity	Monthly Rate	Amount Billed
Rates Changed				
(Monthly Charges are Prorated from Jan 1, 2017 to your Billing Date, Jan 23, 2017)				
2	Rate Change	1	.03	.02CR
	Federal Universal Service Fee			

Surcharges and Other Fees

3	Federal Subscriber Line Charge			4.47
4	Rate Surcharge			.97C
5	State Regulatory Fee			.24
6	Federal Universal Service Fee			.74
Total Surcharges and Other Fees				4.48

Government Fees and Taxes

7	CA High Cost Fund Surcharge - A			.28
8	California Teleconnect Fund Surcharge			.85
9	Universal Lifeline Telephone Service Surcharge			3.76
10	CA Relay Service and Communications Devices Fund			.40
11	9-1-1 Emergency System			.56
12	Federal			2.07
Total Government Fees and Taxes				7.92

Total Plans and Services

92.38

News You Can Use Summary

- PREVENT DISCONNECT
- CARRIER INFORMATION
- THIRD-PARTY BLOCKING
- FEE INCREASE

See "News You Can Use" for additional information

Local Services provided by AT&T California or AT&T Nevada based upon the service address location.

GO GREEN - Enroll in paperless billing.



P.O. Box 15284
Wilmington, DE 19850

Bus Platinum Privileges



Customer service information

1.888.BUSINESS (1.888.287.4637)

bankofamerica.com

Bank of America, N.A.
P.O. Box 25118
Tampa, FL 33622-5118

0 318 159 299 001127 #001 AV 0.373

JOYCE E THATCHER
THATCHER MANOR
22220 GAVILAN RD
PERRIS, CA 92570-8054

Your Business Interest Checking Bus Platinum Privileges

for December 1, 2017 to December 31, 2017

JOYCE E THATCHER THATCHER MANOR

Beginning balance on December 1, 2017	\$48,364.72	# of deposits/credits: 1
Deposits and other credits	0.41	# of withdrawals/debits: 0
Withdrawals and other debits	-0.00	# of days in cycle: 31
Checks	-0.00	Average ledger balance: \$48,364.73
Service fees	-0.00	
Ending balance on December 31, 2017	\$48,365.13	

Annual Percentage Yield Earned this statement period: 0.01%.
Interest Paid Year To Date: \$5.27.



More cash back for your business, plus a \$200 statement credit

To apply for the **no annual fee Business Advantage Cash Rewards Mastercard**,
call **888.895.4909** or go to **bankofamerica.com/biz200** today.



FERNANDO GODINHO DRYWALL
 5456 MANLINE DR
 MIRA LOMA, CA 91752
 CELL # 951-203-6457 FAX & OFFICE # 951-361-2544
 LIC # 775618

PROPOSAL

Date	Estimate #
4/6/2015	3653

Bill To
Julie Loop

Job Name
Thatcher Manor 22220 Gavilan Road Perris, CA 92570

Qty	Description	Rate	Total
	We will install one piece of 2x4 wood framing on ceiling above the two front windows that are missing as per Joyce and Dave. Important Exclusions and Conditions -As per Julie Loop R-13 Unfaced Fiberglass batts - Exterior walls and ceilings to be install by others		
	Important Exclusions and Conditions - We will Warranty to the original owner a one year for material and workmanship for this room only. Install 1/2" drywall in one room addition (24 ' x 18 ') on walls and ceiling and finish with smooth coat	5,600.00	5,600.00
	Important Exclusions and Conditions- In these area's no warranty will be applied. Repair water damage drywall patches in front dining room. Repair water damage tape joints on the ceilings in back T.V. room ,dining room and the kitchen These area's will be ready for paint when we are done. We will clean the work area and haul way our trash. Please sigh and fax back to office or e-mail to set start date Payment when final work is complete. We will complete the work 14 days from start date.	2,800.00	2,800.00
Total			\$8,400.00

WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY FOR COMPLETION. ALL MATERIAL IS GUARANTEED TO BE SPECIFIED, AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS FOR ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER. A SIGNED PROPOSAL REPRESENTS ACCEPTANCE OF ALL ABOVE PRICES, PAYMENTS AND CONDITIONS. ANY ALTERATIONS FROM ABOVE INVOLVING EXTRA COSTS WILL REQUIRE WRITTEN ORDER AND WILL BECOME AN EXTRA CHARGE. ALL AGREEMENTS CONTINGENT UPON STRIKES. ACCIDENTS OR DELAYS ARE BEYOND OUR CONTROL.

RESPECTFULLY SUBMITTED BY _____ ACCEPTANCE SIGNATURE _____

DATE _____

DATE _____

FERNANDO GODINHO DRYWALL

PHONE: (909) 881-9595

(951) 687-9944

(855) 5-ERBLOCK

372362

FAX: (909) 881-5624



30 Days Unless Otherwise Stated
Call: State Contractors' License No. 553923

58162

DATE 6-26-17

WORKMAN JAY

CUSTOMER: Old New

CLASSIFICATION: 1099P

Name: Thatcher Warren
Job at: 22220 Garden Rd
City: Perris Zip: _____

Bill To: Julie
At: 951-780-9498
City: _____ Zip: _____

Telephone: _____

WORK AUTHORIZATION - I/we hereby authorize the work described along with the necessary materials and parts

WORK ORDERED:

MATERIAL USED

All down stairs

AMOUNT

<u>No con A.R.</u>	
<u>Found unit low on REFRIGERANT (R-22)</u>	
<u>Added 10lbs. of R-22 and 1 can of "SUPER-SEAL" (LEAK-SEAL MATERIAL)</u>	
<u>Checked AND TESTED. Unit is now OPERATING NORMALLY.</u>	
<u>LABOR</u>	<u>75 00</u>
<u>(10lbs.) R-22</u>	<u>750 00</u>
<u>LEAK-SEAL</u>	<u>150 00</u>
TOTAL	975 00

PAID
AC# 1053

WAIVER OF RIGHT TO CANCEL

Having initiated a contract in connection with emergency repairs or service for the immediate protection of persons or real and personal property, I hereby state that the following emergency situation exists, requiring immediate attention.

Buyer's Signature

Pursuant to Section 1699.13 of the California Civil Code, I acknowledge and hereby waive all rights to cancel the sale within three days.

Date: _____

TO OUR CUSTOMERS: Service men are required to have work slip signed. This is done in order to protect you, the workmen, and ourselves, and to enable us to give you absolute satisfactory service. You are respectfully requested to examine material and labor statement before workmen leave the job, and if you find the same and material charged above satisfactory and agree to pay for same on presentation of invoice, and further agree to pay reasonable charges for collection, including attorney's fees in the event of non-payment.

A PENALTY WILL BE CHARGED AT THE RATE OF 1% PER DAY ON UNPAID BALANCES AFTER DUE DATE. ANNUAL PERCENTAGE RATE 18%.

SIGNED

Jay Thatcher

CDL # _____

Total Material	900	00
Tax	78	75
Labor	75	00
TOTAL	1053	75



450 Alessandro Blvd.
Riverside, CA 92508

account access and valuable information,
including conservation tips

Detach lower portion and return with your payment. Do not staple. Please allow at least 5 business days for mail delivery.

strict

Previous Due	\$0.00	Due by 5:00 pm on	10/26/2010
Current	\$1,410.59	Due by	11/08/2010
TOTAL DUE	\$1,410.59	Amount Enclosed	

avoid a late interest charge of 1%, a payment for the current amount due must be posted by the due date above.

please check box if you have filled out either the change of contact information form or the Direct Pay application on the reverse side of this payment coupon.

do not send cash. No Staples. Please make checks payable to WMWD.

Remit To:

WESTERN MUNICIPAL WATER DISTRICT
P.O. BOX 7000
ARTESIA, CA 90702-7000

[Faint, mostly illegible text, possibly a list of items or a ledger]

C A Re Ben Apl Total

Sign:

Usage Information

Service Address: 22220 GAVILAN RD
Meter Number: 60329790
Current Read: 8115
Previous Read: 7191

Water Reliability Charge (369.60 ccf x \$ 0.07): \$25.87
Consumption (369.60 ccf x \$ 1.75): \$646.80
Consumption (554.40 ccf x \$ 1.58): \$875.95
Pumping Charge (Zone 5): \$502.48
System Charge: \$30.19

Total Current Charges \$2,081.29

Sept 23, 10

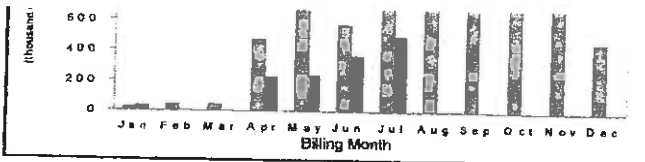
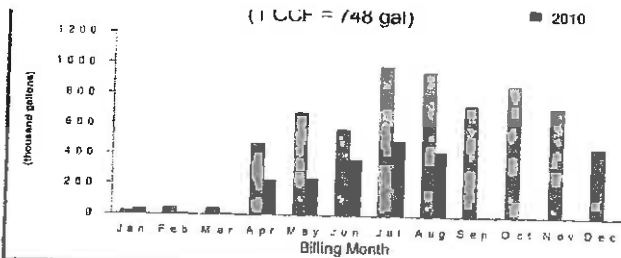
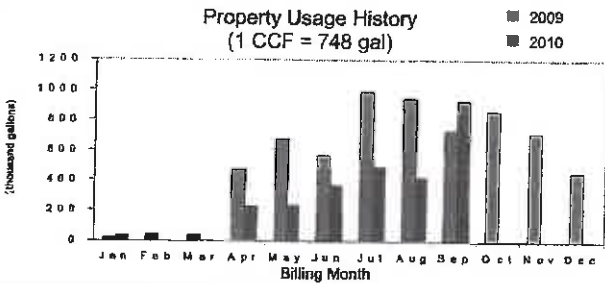
Total Balance Due \$2,001.05

Pd Aug 26, 10

1000.00

Total Balance Due \$919.76

Total Balance Due \$1,030.76



HIGH Water Bills from 2010!

GENERAL INFORMATION

- ▶ **Minimums: 100 persons. Maximum: 350 persons (Saturday evenings subject to 125)**
- ▶ **We have events on Friday evenings, Saturdays and Sundays. The events last a total of 5 hours (although you may buy more time if available - max add time 1 hour)**
- ▶ **Event schedule: Mornings - 10:00 a.m. to 3:00 p.m. Evenings - 5:00 p.m. to 10:00 p.m. There can be some flexibility to these hours with the exception of the departing time - no event can go beyond 10:00 p.m.**
- ▶ **If you would like to have beverages such as beer,**

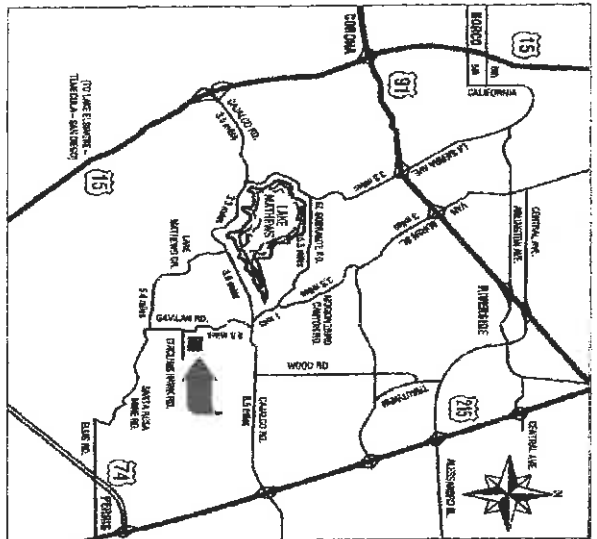


(we have tappers), wine, champagne, etc. this would be at your own expense. We do not allow hard liquor. We can dispense your BYO boxed wines at no charge, however there will be a \$2.00 per bottle service fee for all bottled wines brought in - Champagne and cider excluded.

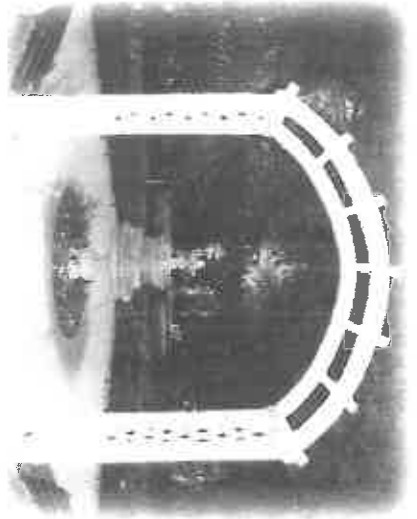
▶ Since Thatcher Manor is a private residence, it is only open for show and/or events from Wednesday thru Sunday. (By Appointment Only). However, the wedding coordinating office is open during the week to answer all your questions.

OFFICE HOURS

Wednesday - Sunday 9:00-5:00
Closed Monday & Tuesday's



Thatcher Manor
22220 Gavilan Road
Gavilan Hills, CA 92570



Thatcher Manor
Garden Weddings



**Make an appointment to see
 and plan your event**
(951) 780-9498

Theresa Sanders

**SPECIALIZED
WEDDINGS AND
RECEPTIONS**



WEDDING:

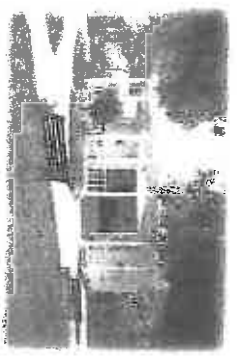
- ♥ Wedding rehearsal
- ♥ Professional wedding director
- ♥ All set up in wedding area, including decorated aisles, aisles runner, chairs
- ♥ We provide table for guest book and unity candle



- ♥ Traditional music is heard through out the gardens
- ♥ Bride and Groom's dressing rooms

RECEPTION:

- ♥ Catered meals with one of our standard Buffet menus, served on china with flatware



- ♥ Decorated wedding cake - over 20 different styles, flavors and fillings to choose from
- ♥ Coffee, soft drinks, tea and water served by Thatcher Manor attendants in our beverage gazebo.
- ♥ Reception area set up with tables, chairs, linen table cloths and napkins (choice of colors)

- ♥ Disc Jockey to M/C and play music throughout your reception in our dance pavilion

**CATERED
MEALS:**



Your event would come with one of the following meal choices -Summer Deli Buffet Teriyaki, Parmesan, Rosemary, or Lemon-Herb Chicken, Roast Beef, Chicken O'porto or Fettuccini Alfredo Primavera.

PRICE FOR EVENT



- ♥ Wedding and Reception package: 2018- price \$72.00 per person.
- ♥ Reception only package (this would only be for 4 hours)- \$500 off event total.
- ♥ A \$1,000.00 non-refundable deposit will be required to hold and book your date. This can be paid in two installments in two months if you wish. The balance plus

a refundable security deposit will be due 75 days prior to your event.



- ♥ There is an additional \$500.00 for your event if it is held on Saturday evening.
- ♥ You may rent extra time (if available): \$250.00 per half hour. 1 Hour maximum.
- ♥ There is a 8.750% food tax.

Minimal additional cost for meal and service upgrades



Now that you've said "I Will!"
Thatcher Manor will help you say
"I Do!"

Menu Choices

SLICED ROAST BEEF AU JUS

Roasted New Potatoes with
Garlic & Herbs
Green Beans Almondine
Salad of Mixed Greens with Dressing
Rolls & Sweet Butter

THATCHER MANOR SUMMER BUFFET

Sliced cold Turkey & Ham
Sliced American and Swiss Cheese
Sweet & Sour Meatballs
Fettuccini Alfredo
Potato Salad
Mixed Green Salad & Dressing
Condiments
Croissants & Sweet Butter

CHICKEN O'PORTO

Baked Chicken Breast in a
Cheese and Herb Cream Sauce
Rice Pilaf
Seasonal Vegetables
Caesar Salad
Assorted Rolls & Sweet Butter

ROSEMARY CHICKEN

Baked Rosemary Chicken Breast
Pesto Linguini
Seasonal Vegetables
Caesar Salad
Croissants with Sweet Butter

LEMON CHICKEN

Roasted Chicken Breast Marinated in Lemon
and served with Capers
Rice Pilaf with Saffron Seasonings
Seasonal Vegetables
Green Garden Salad with House Dressing
Croissants with Butter

TERIYAKI CHICKEN WITH MANGO SALSA

Roasted and Marinated Chicken Breast
Homemade Mango Salsa w/ fresh Pineapple,
Onions, Tomatoes and Cilantro
Jasmine Rice
Broccoli Spears
Fresh Field Greens with Balsamic
Vinaigrette

PARMESAN CHICKEN

Breaded Baked Chicken Breast
with Savory Parmesan and Herbs
Mashed White Rose Potatoes w/Gravy
Seasonal Vegetables
Green Garden Salad with Dressing
Assortment of Rolls & Sweet Butter

FETTUCINI ALFREDO PRIMAVERA

Fettuccini Noodles
Medley of Seasonal Vegetables
all covered in a Creamy Alfredo Sauce
Topped with a Baked Chicken Breast
Salad of Mixed Greens & Dressing
Rolls & Sweet Butter

Thatcher Manor includes Hors D'oeuvres with all meals

Meals and Service Upgrades

Extra Entree

\$3.50 per person

Choose any of listed Entrees to add to your meal

Extra Accompaniment (Side)

\$2.50 per person

Choose any of listed Accompaniments to add to your meal

Shrimp Cocktail

\$4.50 per person

Large Shrimp served with cocktail sauce

Elaborate Fruit Display

\$3.00 per person

Very elegant- garnished and decorated using all fruits in season.
Served with a variety of dips for both vegetable and fruit

Cheese & Cracker Display

\$2.50 per person

Variety of cheeses and cheese ball elegantly displayed.
Assortment of cracker and breads

Crab Cake Spread

\$3.50 per person

Layers of delicious crab separated by white and wheat breads

Complete Sit Down Service

\$9.00 per person

Includes Full Service Wait Service
Salad plate, Dinner plate, Bread plate, Cake Plate
Complete utensil service
Full Glassware upgrade

Glassware Upgrade

\$4.00 per person

All beverage glasses will be glass

Cake Flavors

- Lemon
- Mocha
- Chocolate Chip
- Coconut
- Mint
- Raspberry Swirl
- Strawberry Swirl
- Pineapple Swirl
- Lemon Coconut
- Pineapple Coconut
- Maple Nut
- Champagne
- Amaretto
- White
- Chocolate
- Strawberry
- Spice
- Almond
- Yellow
- Marble
- Carrot Cake
- White rum
- Banana
- Orange
- Pineapple
- Cherry
- Lime
- Pink Lemonade

Cake Fillings

- Raspberry
- Lemon
- Lemon Coconut
- Pineapple
- Pineapple Coconut
- Apricot
- Raspberry Cream
- Chocolate Cream
- Custard
- Chocolate Custard
- Rum Custard
- Banana Custard
- Butter Almond custard
- Coconut Custard
- Chocolate Mint
- Peanut Butter
- Strawberry Cream
- Lemon Cream
- Banana Cream
- Pineapple Cream
- Strawberry/Banana Cream
- Peaches & Cream
- Fresh Banana
- Fresh Strawberry
- Cherry
- Cream Cheese
- Blueberry
- Boysenberry
- German Chocolate
- Cappuccino
- Bavarian Cream

Each layer can have its own flavor and filling. Unless otherwise requested the wedding cake will be done in whipped cream frosting. Other details and extras can be discussed with Thatcher Manor.

~~* PROPOSED *~~ SUBJECT TO RIVERSIDE COUNTY REVISED PERMIT APPROVAL!!

Thatcher Manor

CONTRACTUAL AGREEMENT

On this day 2/24/18 Thatcher Manor concludes a contract for goods and services for the wedding and or reception of:

Bride: Desiree Leyco
22158 Crusader Pl.
Canyon Lake, CA 92587

Groom: Joe Maynes
22158 Crusader Pl.
Canyon Lake, CA 92587

Facilities will be rented on:

Sat., September 8, 2018

During the hours of:

5:00 pm to 10:00 p.m.

Ceremony commencing at:

6:00 p.m.

The total amount of guests expected is:

140 (Estimated)

Use of Facility for Wedding and Reception (5 hours) <u>(\$72.00/pp)</u>	\$ <u>10,080.00</u>
Use of Facility for Reception Only (4 hours)	\$ <u>N/A</u>
Use of Facility for a Saturday evening event (\$500.00)	\$ <u>WAIVED</u>
Food Tax (\$15.00 per person @ 7.750%)	\$ <u>162.75</u>
Refundable Security	\$ <u>\$400.00</u>
Total Estimated Amount Due	\$ <u>10,642.75</u>

First Deposit* Date: <u>TBD</u> Paid with: _____	\$ _____	\$ _____
2nd** (Due <u>TBD</u>) Date: _____ Paid with: _____	\$ _____	\$ _____
Payment Date: _____ Paid with: _____	\$ _____	\$ _____
Payment Date: _____ Paid with: _____	\$ _____	\$ _____
Payment Date: _____ Paid with: _____	\$ _____	\$ _____

*to hold my date - **to secure my date

Extras: Time: _____	\$ _____
Food items: _____	\$ _____
Food Tax	\$ _____
Linens: <u>Navy Toppers @ \$6.00 ea.</u>	\$ <u>120.00</u>
Extra Decorations: _____	\$ _____
Other: _____	\$ _____
_____	\$ _____
_____	\$ _____

Final Adjustments:	Plus/minus
More or Less People _____ @ \$ _____ per person	_____
Tax Adjustments _____	_____
Total Adjustments:	\$ <u>120.00</u>

Grand Total Due	\$ <u>10,762.75</u>
Paid with Date: _____	\$ _____
Balance _____	\$ _____
Paid with Date: _____	\$ _____
Balance _____	\$ _____

TERMS AND CONDITIONS

- I/we agree to pay \$72.00 per person in attendance - plus a 7.750% food tax.
- I/we understand that the hours stated above is the only time I/we, my guests and or my vendors have access to the facility. I/we understand that all personal deliveries, personal set up (not done by Thatcher Manor) and removal of personal items will be done during this contracted time.
- I understand that I/We will pay an additional \$400.00 Security Deposit that will guarantee payment to Thatcher Manor for rental of facilities in excess of contracted time period or additional guests over contract. This also covers lost or damaged articles belonging to Thatcher Manor. If there are no extra charges after the event, the full amount will be refunded to me.
- I/we agree to pay \$500.00 more for a Saturday evening event. WAIVED
- I/we accept the non-refundable deposit policy and understand that this amount in full will be forfeited if I/we cancel our event. I/we
 - will pay \$1,000.00 today to book my date
 - will pay \$500.00 today to hold my date and another \$500.00 on _____ to secure my event. If second payment is not received this contract will be null and void and I will forfeit my first deposit.
 - will pay \$1,000.00 six months prior to my event. Date _____
- I/we agree that the balance payment for event is due and payable on 8/24/18 (15 calendar days prior to event). Failure to make final payment on time automatically results in cancellation of your reserved date. No Exceptions.

Decorations: Thatcher Manor is not responsible and therefore free from blame if anyone slips, falls, or injures themselves while setting up their own decorations. Items that cause damage, excessive clean up or cause a safety hazard will not be allowed at Thatcher Manor
 Please do not bring or use:

- Glitter, tinsel hearts, shredded mylar, cello or paper. Red rose pedals. Silk rose petals. Birdseed, rice, seeds.
- We do not allow any nails, staples or anything that will put a hole or mar the table cloths, tables, walls, etc. No decoration will be allowed to block necessary access ways for safety purposes.

You may bring:

- bubbles, balloons, pink or white rose pedals. Balloons must be removed by you before your departure time.
- You may use candles in your centerpieces, however, you will be charged the cost of the linen if wax spills on them.

Music: There will be no rap, heavy metal or music with inappropriate lyrics allowed. The last song will be played 15 minutes prior to your vacating time.

Food/Cake: Thatcher Manor will completely provide all necessary items for your guests. The meal will be served on china with appropriate flat ware. The cake and Hors d'Oeuvres will be served on paper with plastic fork ware.

Beverages/Bar, Thatcher Manor will provide sodas, tea, water and coffee for your guests.

- If you wish you may provide wine and champagne. This will be purchased by you and brought in on rehearsal night (this way it can be chilled for your event).
- Hard liquor is not allowed on the premises.
- Thatcher Manor will not serve Andre Champagne (this has a dangerous metal casing that has cut our servers) so we ask that you not bring this brand.
- Thatcher Manor will not serve Magnum size bottles of champagne. These are too large for our refrigeration and can pose a safety hazard. Please do not bring these.
- If you choose to serve beer, there will be a handling fee of \$50.00 per keg. If your beer is purchased at Gavilan Ranch Market (store next door to Thatcher Manor) this fee will be waived. They will deliver, set up and return your kegs without any extra charge to you.
- There will be a \$2.00 service fee per bottle for bottled wines - champagne excluded. We suggest you bring boxed wines.

This is to certify that I/we, as sponsors of the event, do hereby confirm the above order as written, accept financial responsibility, and do understand and agree to the TERMS AND CONDITIONS appearing herein. I/we understand that failure to heed any part of this policy may result in extra charges that will be reflected by forfeiture of our security deposit.

Name (Signature) _____ Full Address _____ Telephone _____

Name (Signature) _____ Full Address _____ Telephone _____

ACCEPTANCE BY THATCHER MANOR

By _____ Date _____

APRIL

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY
5 EASTER SUNDAY PARTY w/klips	6	7	8 1st April - Teacher's Day	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	30

FRIDAY	SATURDAY
3 Good Friday	4 Passover
10	11
17	18 Mom + Dad's 60th Party!
24	25

Never part without leaving words to think of during your absence. It may be that you will not meet again in this life.

from Paul Keeler

JUNE

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
7 CHILDREN'S DAY	8	9	10	11	12	13
			1			
14 FLAG DAY	15	16	17	18	19	20 sponsor's Thank Party 6-10
		Julie & Brent down				
21 FATHER'S DAY SUNNIE REGINS (12:38 P.M., EDT)	22	23	24	25	26	27
Penic for DAD @ T/M-		Event, Julie & Brent to Mexico (Watch Doggy)				
28	29 Returns	30				

Learn to listen. Opportunity could be knocking
at your door very softly.

— Frank Tyger

MARCH

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY
		1	2	3
6	7	8	9	10
13 DAYLIGHT SAVING TIME BEGINS (2 A.M.)	14	15	16	17 St. PATRICK'S DAY
20 PALM SUNDAY SPRING BEGINS (12:30 A.M., EDT)	21	22	23	24 <i>Spring anniversary</i>
27 EASTER SUNDAY <i>Families Easter Party!!</i>	28	29	30	31

FRIDAY	SATURDAY
4	5
11	12
18	19
25 (Good Friday)	26 <i>Open and get some for Easter party!</i>

And life is what we make it. Always has been,
always will be. — Grandma Moses

JUNE

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY
			1	2
5 CHILDREN'S DAY	6	7	8	9
12	13	14 Flag Day	15	16
19 FATHER'S DAY	20 SUMMER BEGINS (6:30 P.M., EDT)	21	22	23
26	27	28	29	30

FRIDAY	SATURDAY
3	4
10	11
17	18 Tara's College Grad. Party open
24	25

You know you've achieved perfection in design, not when you have nothing more to add, but when you have nothing more to take away.
Antoine de Saint Exupery

JULY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY
	4 Independence Day			
3		5		
10	11	12		
17	18	19		
24	25	26		
31				

FRIDAY	SATURDAY
1	2
8	9
15	16 Shawnee & Abingville engagement party.
22	23 arrived to Cater
29	30

The most wasted of all days is one without laughter.
—E. E. Cummings

APRIL

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY
2	3	4	5	6
9 PAIN SUNDAY	10	11 PASSOVER	12	13
16 EASTER SUNDAY EASTER Party 1pm	17	18	19	20
23	24	25	26	27
— Brent & Julie				
30	— Appear This			

FRIDAY	SATURDAY
7	8
14 EGG & RIBBY	15 Brent & Julie's 20th Anniversary Party
21	22 Party
28	29
— to Europe!	
Return	

The best leader brings out the best in those he has stewardship over.

— Richard Clarke

JUNE

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY
4 CHILDREN'S DAY	5	6	7	8
11	12	13	14 FLAG DAY	15
18 FATHER'S DAY	19	20	21 SUMMER BEGINS (12:24 A.M., EDT)	22
<i>Open Sections know</i>			<i>Open know</i>	<i>Open know</i>
25	26	27	28	29
	<i>Open and know for know</i>		<i>Open know PASSED away 10am</i>	

FRIDAY	SATURDAY
	3
	10
	17
	24
30	
<i>Open know with know</i>	

That which we persist in doing becomes easier not that the nature of the task has changed, but our ability to do has increased.

Ralph Waldo Emerson

JULY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY
2 <i>Jim and Jimi John and John's young John's young</i>	3	4 INDEPENDENCE DAY	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
30	31			

2017

SATURDAY	SUNDAY
1 Memorial Service For Dad 10-3pm	8
14	15
21	22
28	29

Now is the time. Needs are great, but your possibilities are greater. ... till Mackman

Large sauté pan set over

ed a pinch of salt, sautéing
the crushed tomatoes,
sugar.

r and cook over a low
thickened, about 8-10
asionally.

aves and season with salt
er and set aside.

n a large pot of salted,
till 'al dente,' about 8-10

oks, preheat your broiler
e shrimp in the prosciutto
a grilling tray.

nutes, turning a few times,
are pink and slightly
such. Remove from
set aside.

When ready, reserving 1
cooking liquid. Add
sauce and toss well to
with some of the cooking

1 platter and serve with
op.

1 **Easter Party**

2

3

4 ~~X~~

5

6

7

Kids here all day -

Easter Sunday

Easter Monday (Canada)

8

9

10

11

12

13

14

Spawners on cages about Debauy!

15

16

17

18

19

20 *Anniversary*

21

22

23

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25

26

27

28

Earth Day

29

30



March 2018							May 2018						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
					1	2	3						
4	5	6	7	8	9	10	6	7	8	9	10	11	12
11	12	13	14	15	16	17	13	14	15	16	17	18	19
18	19	20	21	22	23	24	20	21	22	23	24	25	26
25	26	27	28	29	30	31	27	28	29	30	31		

APRIL 2018

oil with the garlic, spices,
pepper to taste in a
vial.
Transfer to the bowl,
fill to coat in the spiced oil
! on the wire rack in

S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5		1	2	3	4	5	6	7
	6	7	8	9	10	11	8	9	10	11	12	13	14
	13	14	15	16	17	18	15	16	17	18	19	20	21
	20	21	22	23	24	25	22	23	24	25	26	27	28
	27	28	29	30	31		29	30	31				

3 minutes until golden-
ges.

3

4

5

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9

*Spencer's
Cafe
Sweet Salami
Party
3-7pm -*

opped parsley and serve
ges on the side.

10

11

12

13

14

15

16

Flag Day (US)

17

18

19

20

21

22

23

Father's Day

First day of Summer

24

25

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30



St. John the Baptist Day
(Quebec, Canada)

August 2018							October 2018						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6	1	2	3	4	5	6	7
7	8	9	10	11	12	13	8	9	10	11	12	13	14
14	15	16	17	18	19	20	15	16	17	18	19	20	21
21	22	23	24	25	26	27	22	23	24	25	26	27	28
28	29	30	31				29	30	31				

with a lid and cook over a
 medium heat until potatoes are soft to the
 touch, about 15-20 minutes. Transfer
 to a large bowl and toss with the sausage.

Preheat the oven to 400°F. Add
 the oil to the pan and then
 the onion, sautéing until just
 beginning to brown, about 5
 minutes. Add the sausage and
 cook until browned, about 5
 minutes. Add the potatoes and
 cook until tender, about 15
 minutes. Season with salt and
 pepper to taste.

Preheat the oven to 400°F. Add
 the oil to the pan and then
 the onion, sautéing until just
 beginning to brown, about 5
 minutes. Add the sausage and
 cook until browned, about 5
 minutes. Add the potatoes and
 cook until tender, about 15
 minutes. Season with salt and
 pepper to taste.

Preheat the oven to 400°F. Add
 the oil to the pan and then
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 minutes. Add the sausage and
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 minutes. Add the potatoes and
 cook until tender, about 15
 minutes. Season with salt and
 pepper to taste.

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 the oil to the pan and then
 the onion, sautéing until just
 beginning to brown, about 5
 minutes. Add the sausage and
 cook until browned, about 5
 minutes. Add the potatoes and
 cook until tender, about 15
 minutes. Season with salt and
 pepper to taste.



2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

8 Leyro +
 Maynes
 WED+PAC
 140 people
 5-10

Rosh Hashanah

Patriot Day (US)

Yom Kippur

International Day of Peace

First day of Fall

SEPTEMBER 2018

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



FROM: TLMA/Planning Department **SUBMITTAL DATE:** December 30, 1997

SUBJECT: **CHANGE OF ZONE CASE NO. 6254/PLOT PLAN NO. 14271, AMENDED NO. 4 - EA 36347 - Thatcher Manor - First Supervisorial District - Gavilan Hills Area - 11.5 Acres - R-A-2 Zoning - REQUEST: Change zone from R-A-2 to A-1-2 and to legalize an existing outdoor reception venue for weddings and private parties - Located east of Gavilan Road and north of Circling Hawk Drive in the Gavilan Hills area.**

CONTROVERSIAL ISSUES: Traffic hazards & noise - to be resolved through a noise study & the conditions of approval resulting from that study.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDS BY A VOTE of 4- 0 (with Commissioner Canady absent):

ADOPTION of a DeMinimis finding as follows: An Initial Study has been prepared by the Riverside County Planning Department of the project described in Environmental Assessment No. 36847, Change of Zone Case No. 6254/Plot Plan No. 14271, Amended No. 4, so as to evaluate the potential for adverse environmental impact; and, there is no evidence before the Planning Commission that the proposed project will have a potential for adverse effect on wildlife resources; and,

Aleta J. Laurence, AICP, Planning Director
(Continued on attached page)

C.E.O. RECOMMENDATION:

County Executive Officer Signature

AJL:nl

Policy
 Policy

Consent
 Consent

Department Recommendation:
Per Executive Officer:

Prev. Agn. ref.

Dist.

AGENDA NO.

THE HONORABLE BOARD OF SUPERVISORS

11A CZ 6254/PP14271, AMD. #3

Page - 2 -

ADOPTION of the Negative Declaration for Environmental Assessment No. 36847, based on the findings incorporated in the environmental assessment and the conclusion that the proposed project will not have a significant effect on the environment; and,

APPROVAL of **CHANGE OF ZONE CASE NO. 6254**, from R-A-2 to A-1-2, in accordance with **EXHIBIT 2**, based upon the findings and conclusions incorporated in the Planning Commission minutes dated October 22, 1997; and,

APPROVAL of **PLOT PLAN NO. 14271, AMENDED NO. 4**, subject to the conditions of approval as amended this date and based on the findings and conclusions incorporated in the staff report.

STAFF REPORT: PC October 22, 1997

CHANGE OF ZONE NO. 6254; PLOT PLAN NO. 14271, AMENDED NO. 3

PAGE 2 OF 4

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 36847**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CHANGE OF ZONE NO. 6254** from R-A-2 to A-1-5 in accordance with Exhibit No. 2; and,

APPROVAL of **PLOT PLAN NO. 14271, AMENDED NO. 3**, subject to the attached conditions of approval, based on the findings and conclusions incorporated in this staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County Comprehensive General Plan.
2. The proposed project is consistent with the A-1-5 zoning classification of Ordinance No. 348.
3. The proposed project is designed to protect public health, safety and general welfare.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

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

1. The existing land use on the subject parcel is an outdoor reception venue and a single family residence.
2. The existing land use on surrounding parcels are single family residences to the north and south, and vacant land to the east.
3. The zoning on the subject site is R-A-2.
4. The project is surrounded by property zoned R-A-2, and C-P-S to the north.
5. The project proposes to change the zone from R-A-2 to A-1-5.
6. Ordinance No. 348 does not specifically list an outdoor reception venue as an allowed use in the A-1-5 zone. However, it does list grange halls as allowed uses in the A-1-5 zone with an approved plot plan.

7. Ordinance No. 348, Section 13.1 h., states that any use that is not specifically listed in Subsections d. and e. (plot plan and conditional use permit) may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections.
8. The Planning Director finds that an outdoor venue for receptions is substantially the same in character and intensity as a grange hall which is allowed with a plot plan in the A-1-5 zone.))
9. The proposed use is permitted subject to approval of a plot plan in the A-1-5 zone.
10. The General Plan designation for the project site is Lake Mathews Community Plan: Specific Plan Required, Rural-2ac.
11. The Lake Mathews Community Plan was adopted by the Board of Supervisors in December of 1987.
12. The zoning consistency guidelines for Lake Mathews Community Plan lists the A-1 zone as a primary option in the "Rural" Land Use Category.
13. The Lake Mathews Community Plan: Specific Plan Required, Rural-2ac designation pertains to the subdivision of land into residential parcels as well as the design of future uses.
14. The proposed project meets Lake Mathews design criteria for the proposed use.
15. While Plot Plan No. 14271 and Change of Zone 6254 will contain a residential use, they do not propose to subdivide land.
16. A Lake Mathews Community Plan policy that pertains to this development proposal state that "The Rural - Specific Plan area may contain limited supportive commercial . . ."
17. Plot Plan Nos. 14398 and 13667 (non-environmentally assessed transmitted plot plans), located immediately across Gavilan Road from the subject site and approved in September 1995 and July 1993 for Class I kennels, were also located in the Lake Mathews Community Plan: Specific Plan Required, Rural-2ac designation. (The purpose of making this finding is to show the precedence that a use is allowed in the Specific Plan Required, Rural-2ac designation without creating a new specific plan.)
18. The proposed use is permitted in the Lake Mathews Community Plan: Specific Plan Required, Rural-2ac designation.
19. The project is surrounded by property which is designated Lake Mathews Community Plan: Specific Plan Required, Rural-2ac.

20. Environmental Assessment No. 36847 identified few environmental impacts. Those impacts listed in Section III of the environmental assessment will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached agency letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing (10-9-97), Planning Staff has received no letters in support or opposition to this development proposal.
2. The project site is not located within:
 - a. an Alquist-Priolo earthquake fault hazard study zone.
 - b. a 100 year flood plain, an area drainage plan, nor a dam inundation area.
 - c. a recreation and park district.
3. The project site is located within:
 - a. the City of Riverside sphere of influence (see attached "no comment" letter).
 - b. a General Plan hazardous fire area.
 - c. the Perris Union High School District and Perris Elementary School District.
 - d. a Stephens kangaroo rat fee area, however, is not located in a core reserve.

G:\FILES\TM2\APP\14271S.WPD

MAP/maf

Date Created: 10/7/97

Date Revised: 3/17/98

RIVERSIDE COUNTY

ENVIRONMENTAL ASSESSMENT FORM: STANDARD EVALUATION

Environmental Assessment (E.A.) Number: 36847

Project Case Type(s) and Number(s): CZ 6254/PP 14271

Applicant's Name and Address: Thatcher Manor, 22220 Gavilan Road, Perris, CA 92570

Name of Person(s) Preparing E.A.: Michael Freitas (Record No. 326) Team: 2

Module Number(s): _____

I. PROJECT INFORMATION

A. Project Description (include a description of proposed uses and the minimum lot size as applicable): This is an application to legalize an existing outdoor reception venue and change the zone to A-1. The site contains a residence gazebos, a food service building, and 2 cement dining patios (one with a lattice cover, the second with a tent). The project proposes parking for 143 vehicles, and a 3,500 s.f. indoor reception facility.

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

Two or more of the above may apply. A Site Specific Project involves fewer than 1000 property owners in a definable area and results in a change in existing land uses, zoning, open space designations or Community Plan land use designations. If Site Specific Project was checked, fill out the remainder of this page. If Site Specific Project was not checked and the project covers a definable area, fill in only Items C "Total Project Area" and G below.

C. Total Project Area: Acres 11.5 ; or Square Feet _____

To the extent possible, fill out the remaining information for item C as it applies to the project.

Residential: Acres 11.5 ; Lots _____ ; Units _____ ; Projected Residents _____

Commercial: Acres _____ ; Lots _____ ; Sq. Ft. of Building Area _____ ; Projected Employees _____

Industrial: Acres _____ ; Lots _____ ; Sq. Ft. of Building Area _____ ; Projected Employees _____

Other: _____

D. Assessor's Parcel No(s): 289 - 330 - 014 ; _____ - _____ - _____ ; _____ - _____ - _____ ;
Other Assessor's Parcel No(s): _____

E. Street References: 22220 Gavilan Road, north of Circling Hawk Drive.

F. Reference Section: 25 ; Township: 4S ; Range: 5W
Complete Section, Township & Range Description or Attach a Legal Description:

G. Briefly describe the project's existing and surrounding environmental setting (Use Section V for more space) Rural scattered residences with non-native grasses and weeds and domestic vegetation. The topography is gentle.

II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

This page must be completed for proposals that qualify as Site Specific Projects. The information on this page is not required for projects which are not Site Specific; however, completion of this section is encouraged. For Items B, E and H, state the policies associated with each item which are applicable to the project. If you require more space, see Section V.

A. Open Space and Conservation Map Designation(s) (Check or fill all applicable, except in REMAP):

Not	Agriculture	Desert	Mountainous	Other (Specify)
X				

B. Applicable Land Use Planning Area Name(s) and Subarea and Community Policy Area Names, if any: Lake Mathews Land Use Planning Area

C. Is the proposal in a Community Plan? Yes

D. Applicable Community Plan Name, if any (Including REMAP): Lake Mathews Community Plan

E. Community Plan or REMAP Designation(s) and policies, if any: Lake Mathews Community Plan, Specific Plan Required, Rural 2ac. "The Rural Specific Plan area may contain limited supportive commercial . . ."

F. Is the proposal in an Adopted Specific Plan? No

G. Number of Specific Plan: Specific Plan No. N/A

H. Adopted Specific Plan Name and Designation(s) and Policies, if any: N/A

I. Existing Zoning: R-A-2

J. Proposed Zoning, if any: A-1

K. Adjacent Zoning: R-A-2 and C-P-S

II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

If the response to Items L, M, N, Q, R or S is "No" or "Conditionally", discuss the items receiving these responses.

L. Is the proposal consistent with the site's existing or proposed zoning (Does not apply if proposal is a zone change only)? Yes

M. Is the proposal compatible with existing surrounding zoning, or can it be made compatible?

Yes

N. If the proposal is implementing a specific plan, is it consistent with the specific plan's designation(s)?

N/A

O. Based on existing conditions, what land use category(ies), REMAP designation(s) or Open Space designation(s) best describe the site? If possible, indicate subcategories, such as residential, commercial, etc.. Category III - Residential and Areas Not Designated as Open Space

P. In order for the proposed project to be approved, what land use category(ies), general plan designation(s), or Community Plan policies would the site have to qualify for? Category I - III

Q. Will the land use category(ies), general plan designation(s), or Community Plan policy(ies) required to approve the proposal be met through conditions of approval at the development stage? Yes

R. Is the proposal compatible with existing and planned surrounding land uses, or can it be made compatible? Yes

S. Is the proposal consistent with the land use designations and policies of the Comprehensive General Plan? Yes

III. ENVIRONMENTAL ISSUES ASSESSMENT

For all projects, indicate with a "Yes" or "No" whether any issues will affect or be affected by the proposal. All referenced Figures listed below, are contained in the Comprehensive General Plan. For any issue marked "Yes", indicate data sources, agencies consulted, findings of fact, mitigation measures and related monitoring requirements under Section V. Discuss the significance of issues marked "Yes" in Section V.

LAND USE

1. No Land Use

a. No Will the proposal result in a substantial alteration of the present or planned land use of an area?

b. Yes Is the proposal affected by a city sphere of influence and/or adjacent to a city or county boundary?

PUBLIC FACILITIES AND SERVICES

CIRCULATION

2. Yes Circulation (Fig. IV.1 - IV.11)

Will the proposal result in:

- a. No Generation of substantial additional vehicular movement?
- b. No Effects on existing parking facilities, or demand for new parking?
- c. No Substantial impact upon existing transportation systems?
- d. No Alteration to present patterns of circulation or movement of people and/or goods?
- e. No Alteration of waterborne, rail or air traffic?
- f. No Increase in traffic hazards to motor vehicle, bicyclist, pedestrian or equestrian traffic?
- g. Yes An effect upon, or a need for new or altered maintenance of roads?
- h. No An effect upon circulation during the project's construction?

3. No Bike Trails (Fig. IV.12 - IV.13)

WATER

4. No Water (Fig. IV.14 - IV.15 & Agency Letters)

- a. No The need for new systems or water sources, or substantial alteration of existing water provision systems?
- b. No Extension of water lines through an undeveloped area?
- c. No The need for the formation of a public water system?

SEWER

5. No Sewer (Fig. IV.14 - IV.15 & Agency Letters)

Will the proposal result in:

- a. No The need for new systems, or substantial alteration of existing sewer and septic tank systems?
- b. No Extension of sewer lines through an undeveloped area?
- c. No The need for installation of a dry sewer system as sanitary sewers are not immediately available?

PUBLIC SERVICES

6. No Fire Services (Fig. IV.17 - IV.18)

- a. No Will the proposal have an effect upon, or result in a need for new or altered fire protection services?

7. No Sheriff Services (Fig. IV.17 - VI.18)

- a. No Will the proposal have an effect upon, or result in a need for new or altered sheriff protection services?

8. No Schools (Fig. IV.17 - IV.18)

- a. No Will the proposal have an effect upon, or result in a need for new or altered schools?

9. No Solid Waste (Fig. IV.17 - IV.18)

- a. No Will the proposal result in the need for new systems, or in a substantial alteration of solid waste generation patterns and disposal services?
- b. No Is the proposal inconsistent with CIWMP (County Integrated Waste Management Plan)?

10. No Libraries (Fig. IV.17 - IV.18)

11. No Health Services (Fig. IV.17 - IV.18)

III. ENVIRONMENTAL ISSUES ASSESSMENT (Continued)

PUBLIC FACILITIES AND SERVICES

RECREATION

12. No Parks and Recreation (Fig. IV.19 - IV.20, Ord. No. 460, Section 10.35, & Ord. No. 659)
- a. No Will the proposal have an effect upon, or result in a need for new or altered parks or other recreation facilities?
 - b. No Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?
 - c. No Is the proposal located within a CSA or Recreation and Parks District with a Community Parks and Recreation Plan (Quimby fees)?
13. Yes Recreational Trails (Fig. IV.19 - IV.24, Riv. Co. 800' Scale Equestrian Maps, Open Space and Conservation Map for Western County trail alignments.)

UTILITIES

14. No Utilities (Fig. IV.25 - IV.26)
- Will the proposal result in a need for new systems, or substantial alteration of the following utilities:
- a. No Electricity?
 - b. No Natural Gas?
 - c. No Communication Systems?
 - d. No Storm Water Drainage?
 - e. No Street Lighting?
 - f. No Other? None

MISCELLANEOUS

15. No Airports (Fig. II.18.2 - II.18.4, II.18.8 - II.18.10 & IV.27 - IV.36)
- Will the proposal:
- a. No Result in an inconsistency with an Airport Master Plan?
 - b. No Require review by the Airport Land Use Commission?
16. No Other None

HOUSING

17. No Housing
- a. No Will the proposal affect existing housing?
 - b. No Will the proposal create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?
 - c. No Will the proposal alter the location distribution, density or growth rate of the human population?
 - d. No Is the proposal within a County Redevelopment Project Area?

III. ENVIRONMENTAL ISSUES ASSESSMENT (Continued)

ENVIRONMENTAL HAZARDS

Indicate the nature of the proposed land use as determined from the descriptions as found in Comprehensive General Plan Figure VI.3 (Check One). This information is necessary to determine the appropriate land use suitability ratings below.

Not Applicable: <input checked="" type="checkbox"/>	Critical: <input type="checkbox"/>	Essential: <input type="checkbox"/>	Normal-High: <input type="checkbox"/>	Normal-Low: <input type="checkbox"/>
---	------------------------------------	-------------------------------------	---------------------------------------	--------------------------------------

EARTH

18. No **Alquist-Priolo Special Studies or County Fault Hazard** (Fig. VI.1 - VI.2)

NA A-P Zones NA PS U R (Fig. VI.3)

NA CFH Zones NA PS U R (Fig. VI.3)

19. No **Liquefaction Potential** (Fig. VI.1-VI.2)

NA NA S PS U R (Fig. VI.3)

20. Yes **Groundshaking Zone** (Fig. VI.1)

S NA S PS U R (Fig. VI.3)

21. No **Slopes** (Riv. Co. 800' Scale Slope Maps)

Will the proposal result in:

a. No Change in topography or ground surface relief features?

b. No Cut or fill slopes greater than 2:1 or higher than 10 feet?

c. No Grading that affects or negates subsurface sewage disposal systems?

22. No **Landslide Risk** (Riv. Co. 800' Scale Seismic Maps or On-site Inspection)

NA NA S PS U R (Fig. VI.6)

Will the proposal result in:

a. No Unstable earth conditions or changes in geologic substructures?

b. No Exposure of people or property to possible slope failure or rockfall hazards?

23. No **Soils** (U.S.D.A. Soil Conservation Service Soil Surveys)

a. No Disruptions, displacements, compaction or overcovering of the soil?

b. No Exposure of structures to shrink/swell soil conditions?

EARTH (Continued)

24. No **Erosion** (U.S.D.A. Soil Conservation Service Soil Survey)

Will the proposal result in:

a. No Changes in deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake?

b. No Any increase in water erosion, either on or off site?

25. No **Wind Erosion and Blowsand from Project either on or off site** (Fig. VI.1 - VI.2, Ord. 460, Sec. 14.2 & Ord. 484)

26. No **Ground Subsidence**

27. No **Unique Features**

Will the proposal result in:

a. No Destruction, covering or modification of any unique geologic or physical features?

28. No Other None

FLOOD

29. No **Dam Inundation Area** (Fig. VI.7)

30. Yes **Floodplains** (Fig. VI.7)

NA NA U R (Fig. VI.8)

Will the proposal result in:

a. No Alteration to the course or flow of flood waters?

b. No Changes in course or direction of water movements?

c. No Changes in absorption rates or the rate and amount of surface runoff?

d. Yes Exposure of people or property to water related hazards such as flooding?

Definitions for Land Use Suitability Ratings

Where indicated above, fill the blank with the appropriate Land Use Suitability Rating(s).

NA - Not Applicable
 S - Generally Suitable
 PS - Provisionally Suitable
 U - Generally Unsuitable
 R - Restricted

III. ENVIRONMENTAL ISSUES ASSESSMENT (Continued)

ENVIRONMENTAL HAZARDS (Continued)

NOISE

- 31. No Airport Noise (Fig. II.18.5, II.18.11, VI.12 & 1984 AICUZ Report, M.A.F.B.)
NA NA A B C D (Fig. VI.11)
- 32. No Railroad Noise (Fig. VI.13 - VI.16)
NA NA A B C D (Fig. VI.11)
- 33. No Highway Noise (Fig. VI.17 - VI.29)
NA NA A B C D (Fig. VI.11)
- 34. No Other Noise _____
NA NA A B C D (Fig. VI.11)
- 35. Yes Noise Effects on or by the Project (Fig. VI.11)
Will the proposal result in:
 - a. No Exposure of people to severe noise levels?
 - b. Yes Increases in existing noise levels?

AIR QUALITY

- 36. No Air Quality Impacts
 - a. No Substantial air emission or deterioration of ambient air quality?
 - b. No Alteration of air movements, moisture or temperature, or any change in climate, either locally or regionally?
 - c. No Exposure of land uses associated with sensitive receptors which are located within one mile of a project site, to project point source emissions?
 - d. No The construction of a sensitive receptor located within one mile of an existing point source?
 - e. No Creation of objectionable odors?

WATER

- 37. No Water Quality Impacts
Will the proposal result in:
 - a. No Discharge into surface waters or any alteration of surface water quality, including, but not limited to temperature, dissolved oxygen, or turbidity?
 - b. No Substantial reduction in the amount of water otherwise available to the public?
 - c. No Percolation of waste materials or contaminants into groundwater resources, including, but not limited to, nitrates and petroleum based contaminants?
 - d. No Exposure of a project sensitive to water quality to unhealthful water supplies?

HAZARDOUS MATERIALS AND CONDITIONS

- 38. No Does the proposal involve a risk of explosion or the release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation) in the event of an accident or upset condition?
- 39. No Does the proposal involve possible interference with an emergency response plan or an emergency evacuation plan?
- 40. No Will the proposal result in the creation of any health hazard or potential health hazard (excluding mental health)?
- 41. No Will the proposal result in the exposure of people to potential health hazards?
- 42. No Hazardous Fire Area (Fig. VI.30 - VI.31)
- 43. Yes Mt. Palomar (Ord. No. 655)
- 44. No Other Lighting Issues
Will the proposal result in:
 - a. No Production of new light or glare?
 - b. No Exposure of residential property to unacceptable light levels?
- 45. No Other None
- 46. No Other None

Definitions for Noise Acceptability Ratings

Where indicated above, fill the blank with the appropriate Noise Acceptability Rating(s).

- NA - Not Applicable
- A - Generally Acceptable
- B - Conditionally Acceptable
- C - Generally Unacceptable
- D - Land Use Discouraged

III. ENVIRONMENTAL ISSUES ASSESSMENT (Continued)

ENVIRONMENTAL RESOURCES

AGRICULTURE

47. No Agriculture (Fig. VI.34 - VI.35)

Will the proposal result in:

- a. No Reduction in acreage of any agricultural crop or prime farmland?
- b. No Conversion of farmland within, or adjacent to, an agricultural preserve (Riv. Co. Agricultural Land Conservation Maps)?
- c. No Development of non-agricultural uses within 300 feet of agriculturally zoned property?

WILDLIFE

48. Yes Wildlife (Fig. VI.36 - VI.37)

Will the proposal result in:

- a. Yes Impacts on an adopted Habitat Conservation Plan?
- b. No Change in the diversity of species, or overall number of any species of animals (birds, mammals, reptiles, fish, and invertebrates including insects and aquatic species)?
- c. No Reduction in the numbers of any unique, rare, threatened or endangered species of animals?
- d. No Introduction of new species of animals into an area, or a barrier to the migration or movement of animals?
- e. No Deterioration of existing fish or wildlife habitat?

VEGETATION

49. No Vegetation (Fig. VI.38 - VI.40)

Will the proposal result in:

- a. No Change in the diversity of species, or overall number of any species of plant (including trees, shrubs, grass, & aquatic plants)?
- b. No Reduction in the number of any unique, rare, threatened or endangered species of plant?
- c. No Introduction of a new species of plants into an area, or a barrier to the normal replenishment of existing species?
- d. No Reduction in the number of any plant species which are integral to the life cycle of any sensitive animal species?

MINERAL RESOURCES

50. No Mineral Resources (Fig. VI.41 - VI.42)

Will the proposal result in:

- a. No Preclusion of use of all or part of a State Classified or Designated MRZ-2 Zone resource?
- b. No Incompatible land uses being located next to a State Classified or Designated MRZ-2 Zone area or existing surface mine?
- c. No Exposure of people or property to hazards from proposed, existing or abandoned quarries or mines?

ENERGY RESOURCES

51. No Energy Resources (Fig. VI.43 - VI.44)

Will the proposal result in:

- a. No Use of substantial amounts of fuel or energy?
- b. No Substantial increase in demand upon existing sources of energy, or a requirement to develop new sources of energy?
- c. No Preclusion of the use of a resource for alternate energy (i.e. solar, wind, cogeneration, geothermal, or biomass and waste-to-energy projects)?

III. ENVIRONMENTAL ISSUES ASSESSMENT (Continued)

ENVIRONMENTAL RESOURCES

WATER

52. No Water Resources

Will the proposal result in:

- a. No Change in the amount of surface water in any water body (including fresh water marshes, vernal pools, oasis, tenajas, blue-line streams, seeps and springs)?
- b. No Alteration of the direction or rate of flow of ground waters?
- c. No Changes in the quantity of ground waters, either through direct withdrawals, or through interceptions of an aquifer by cuts or excavations?
- d. No Alteration, dredging or filling of wetlands (including fresh water marshes, vernal pools, oasis, tenajas, blue-line streams, seeps and springs)?

SCENIC

53. No Scenic Resources

- a. No Is the proposal within a scenic highway corridor? (Fig. VI.45)
- b. No Will the proposal result in the obstruction of any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to public view?

HISTORIC

54. No Historic Resources (Fig. VI.32 - VI.33 & VI.48)

Will the proposal result in:

- a. No Alteration or destruction of an historic site?
- b. No Adverse physical or aesthetic effects to an historic building.

ARCHAEOLOGICAL RESOURCES

55. No Archaeological Resources (Fig. VI.32 - VI.33 & VI.46 - VI.48)

Will the proposal result in:

- a. No Alteration or destruction of a prehistoric resource site?
- b. No Adverse physical or aesthetic effects to a prehistoric building, structure or object?
- c. No A physical change which would affect unique ethnic cultural values?
- d. No Adverse physical or aesthetic effects to a burial site?
- e. No Restriction of existing religious or sacred uses within the potential impact area?

PALEONTOLOGICAL RESOURCES

56. No Paleontological Resources
(Paleontological Resources Map)

RESOURCE USE

57. No Will the proposal result in a substantial depletion of any non-renewable natural resource?

58. No Will the proposal alter the rate of use of any natural resource?

OTHER

59. No Other None

60. No Other None

III. ENVIRONMENTAL ISSUES ASSESSMENT (Continued)

MANDATORY FINDINGS OF SIGNIFICANCE

61. No Does the project have the potential to 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, threatened or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

63. No Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

62. No Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

64. No Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

65. List all Special Studies completed or referred to in this E.A. _____

IV. ENVIRONMENTAL IMPACT DETERMINATION

I find the proposed project will not have a significant effect on the environment and a Negative Declaration may be prepared.

(or)

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 the mitigation measures described in Section V have been or will be incorporated into the project. A Negative Declaration will be prepared.

(or)

I find the project may have a significant effect on the environment and an Environmental Impact Report is required.

Signature: Michael A. Freitas Date: 10/06/97
 Prepared by: Michael A. Freitas, Planner III

Final Action

Approved	Denied	Withdrawn	Final Action Date

Explanation if necessary:

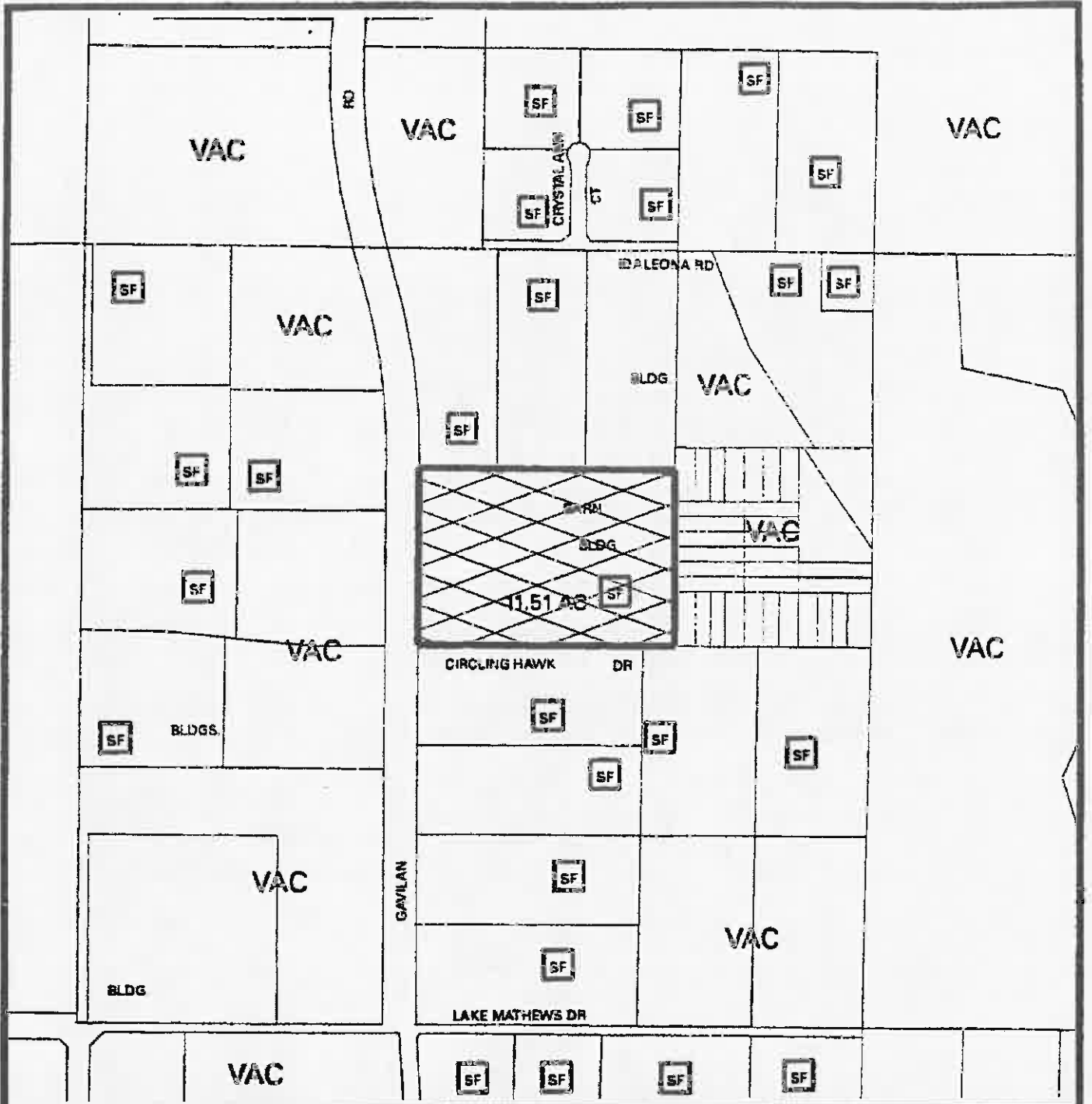
**ENVIRONMENTAL ASSESSMENT NO. 36847
FOR CHANGE OF ZONE NO. 6254 AND PLOT PLAN NO. 14271**

III. ENVIRONMENTAL ISSUES ASSESSMENT (Continued)

- III.1 LAND USE** - This case is located within the City of Riverside sphere of influence. The case was transmitted to the city.
- III.2 CIRCULATION** - Potential significant adverse impacts to circulation shall be mitigated by complying with the requirements of the Riverside County Transportation Department.
- III.13 RECREATIONAL TRAILS** - A Community Plan trail is located on Gavilan Road. The Riverside County Parks Department has conditioned the developer to make an offer of an 11 foot easement along the road to accommodate trail development.
- III.20 GROUNDSHAKING** - The site is in a II Groundshaking Zone. The proposed project is rated as Generally Suitable, meaning that expected levels of groundshaking are generally less than or equal to design levels as defined in the Uniform Building Code (UBC). Potential impacts from groundshaking shall be mitigated by compliance with the UBC.
- III.30 FLOODPLAINS** - Potential significant adverse impacts resulting from flooding will be mitigated by elevating new structures and complying with the requirements of the County Flood Control District.
- III.35 NOISE EFFECTS ON OR BY THE PROJECT** - On an irregular basis, the project increases local traffic and outdoor noise, resulting in a general increase in noise levels in the area. The site is located in a rural residential area. The conditions of approval provide that should outdoor noise become a concern to local residences, an acoustical study shall be accomplished by the owner/applicant, and he/she shall comply with any mitigation measures prescribed by the study.
- III.43 MT. PALOMAR (Ord. 655)** - Potential significant impacts caused by light pollution will be mitigated by the Conditions of Approval and compliance with Ordinance 655.
- III.48 WILDLIFE** - The site is in the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) Fee Area but not in a core reserve. No occupied Stephens' Kangaroo rat habitat is known to be present on the site at this time. Potential mitigation shall be accomplished through the payment of the SKR HCP fee at the development stage and compliance with any other provisions of the SKR HCP determined to be applicable at that time.

C:\FILES\WP\TM2\EA\36847.WPD

MAF/maf
9/16/97



CZ6254 PP14271 AMD#3

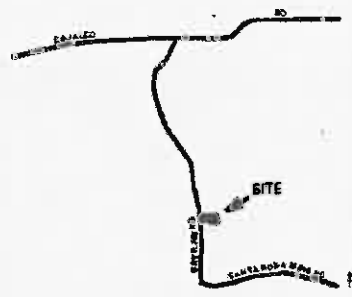
LAND USE Ex. 1

Sec 25 T4SR5W R/P# 289-33
 Assessor

Zone GAVILAN HILLS Sp 1st
 DIST Dpt

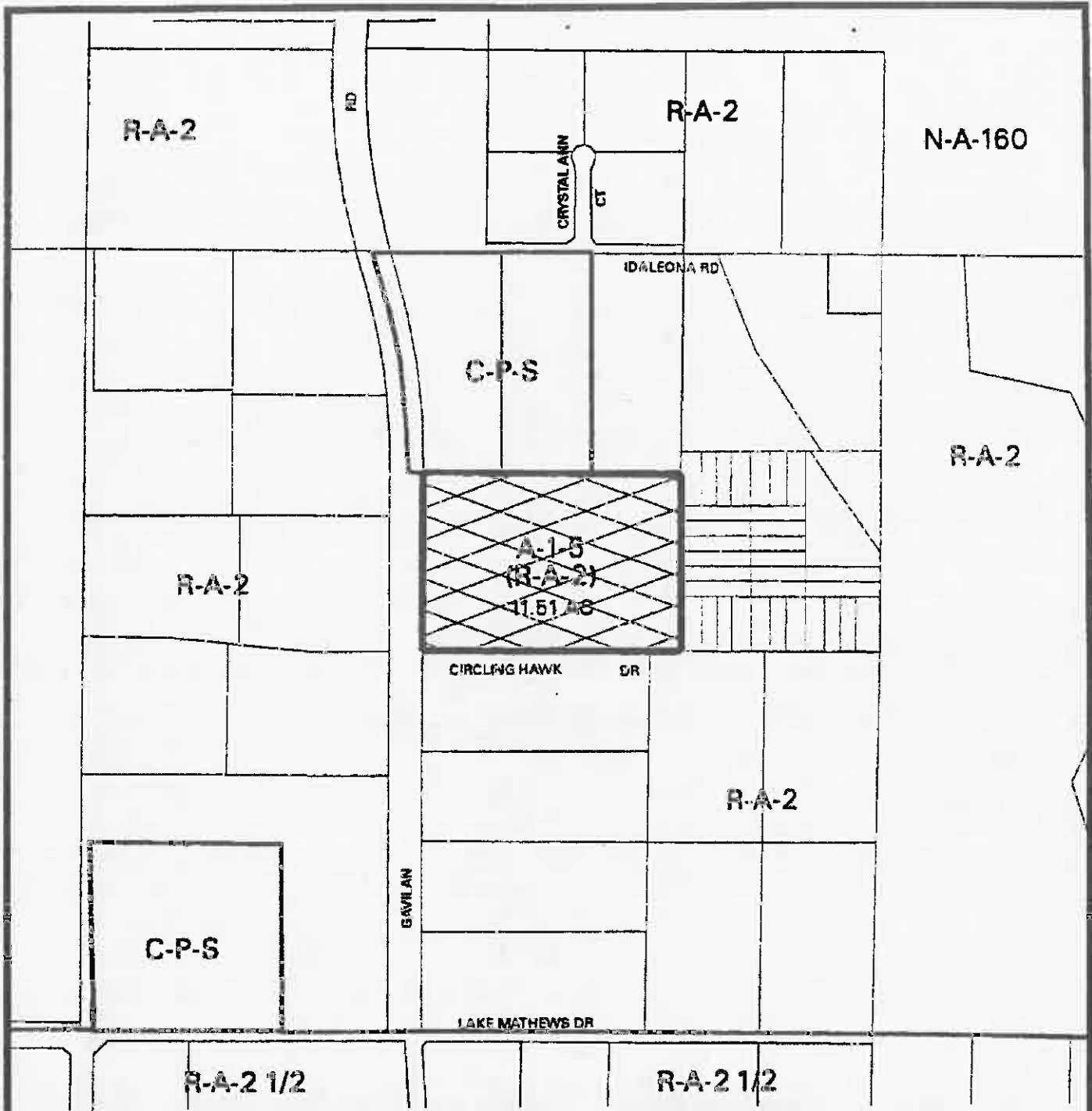
Process 006 A-1 Date 09/23/97 Date CJR
 Sued by Dpt

RIVERSIDE COUNTY PLANNING DEPARTMENT

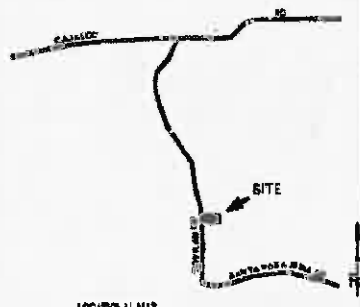


1" = 400'

LOCATIONAL MAP



CZ6254 PP14271 AMD #3
 PROPOSED ZONING Ex. 2
 Sec 25 T4SR5W S.W. 1/4 Sec 289-33
 Zone GAVILAN HILLS Sup Dist 1st
 District 306 A-1 Date 09/23/07 Date CJR
 By



1" = 480'

RIVERSIDE COUNTY PLANNING DEPARTMENT

LOCATIONAL MAP

OFFICIAL

CRYSTAL SPRING CT

IDALEONA RD

C (5 AC)

RURAL 2 AC (SP)

RURAL 2 AC (SP)
OPEN SPACE
RESOURCE

RURAL 2 AC (SP)
11.51 AC

CIRCLING HAWK DR

RURAL 2 AC (SP)

GAVILAN

C (10 AC)

LAKE MATHEWS DR

RURAL 2 1/2 AC

CZ6254 PP14271 AMD #3

COMMUNITY PLAN Ex. 5

Sec. 25 T4S R5W Map No. 289-33

Zone: GAVILAN HILLS Sp. 1st

Title: 806 A-1 Date: 00/23/97 Drawn by: GJR

RIVERSIDE COUNTY PLANNING DEPARTMENT



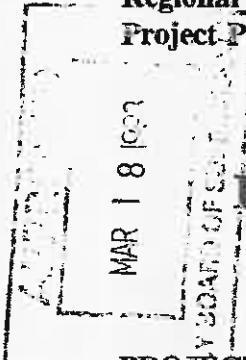
1" = 400'



LOCATIONAL MAP

Zoning Area: Gavilan Hills
Supervisory District: One
E.A. Number: 36847
Regional Team No.: Two
Project Planner: Michael Freitas

CHANGE OF ZONE NO. 6254;
PLOT PLAN NO. 14271, AMENDED NO. 3
Planning Commission: October 22, 1997
Agenda Item No.: 3.1
Applicant: Thatcher Manor
Engineer/Rep.: Trip Hord Associates



RIVERSIDE COUNTY PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

- This is an application to legalize an existing outdoor reception venue for weddings and private parties. In addition, the applicant proposes to change the zone on the site from R-A-2 to A-1-5. The site contains a single family residence, 2 gazebos, a food service building, a covered seating area, and several concrete dining patios. The applicant proposes to add a 3,500 square foot indoor reception facility, a tennis court, a swimming pool; and, increase the parking lot to provide parking for 145 private vehicles. The project is located east of Gavilan Road and north of Circling Hawk Drive in the Gavilan Hills area.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing Land Use (Exh. #1): | Outdoor reception venue and single family residence |
| 2. Surrounding Land Use (Exh. #1): | Single family residences and vacant land |
| 3. Existing Zoning (Exh. #2): | R-A-2 |
| 4. Surrounding Zoning (Exh. #2): | R-A-2 and C-P-S |
| 5. Comprehensive General Plan (Exh. #5): | Lake Mathews Community Plan (LMCP)
Land Use: Specific Plan Required, Rural-2ac.
(Category III - Residential)
Open Space and Conservation: Areas Not Designated as Open Space |
| 6. Land Data: | Total Acreage: 11.5 acres (gross) |
| 7. Environmental Concerns: | See attached environmental assessment. |

RECOMMENDATIONS:

ADOPTION of a De Minimis Finding as follows: An Initial Study has been prepared by the Riverside County Planning Department for the project described in Environmental Assessment No. 36847, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

**RIVERSIDE COUNTY PLANNING COMMISSION
MINUTE ORDER: OCTOBER 22, 1997**

I. AGENDA ITEM 3.1: CHANGE OF ZONE 6254, PLOT PLAN NO. 14271, AMENDED NO. 3 and ENVIRONMENTAL ASSESSMENT NO. 36347

II. PROJECT DESCRIPTION: An application to legalize an existing outdoor reception venue for weddings and private parties. The site contains a single family residence, 2 gazebos, a food service building, a covered seating area, and several concrete dining patios. The applicant proposes to add a 3,500 square foot indoor reception facility, a tennis court, a swimming pool; and, to increase the parking lot to provide parking for 145 vehicles. The project is located east of Gavilan Road and north of Circling Hawk Drive in the Gavilan Hills area.

III. MEETING SUMMARY:

The following staff presented the project to the Planning Commission:

Michael Freitas, Planning Department
Stuart McKibbin, Flood Control Department
Dan Wagner, Fire Department
Russ Garrett, Transportation

The following spoke in favor of the proposal:

Trip Hord, representing the applicant, P. O. Box 1235, Riverside, 92502
Timothy D. Edmond, 22125 Gavilan Road, Perris, 92570
James Thatcher, 22220 Gavilan Road, Perris, 92570

The following spoke in opposition to the proposal:

Janie Jenkins, Gavilan Hills Neighbors of the Thatcher Manor,
17141 Circling Hawk Drive, Gavilan Hills

IV. CONTROVERSIAL ISSUES:

Traffic hazards
Noise

To be resolved through conditions of approval
To be resolved through a noise study and the
Conditions of approval resulting from that study

MINUTE ORDER: OCTOBER 22, 1997
AGENDA ITEM: 3.1, Page 2

V. PLANNING COMMISSION ACTION:

The Planning Commission, by a vote of 4-0 (Commissioner Canady was not present) recommended to the Board of Supervisors:

ADOPTION of the *de minimis* finding, ADOPTION of the Negative Declaration for EA 36847 and APPROVAL of Change of Zone 6254, in accordance with Exhibit 2, Amended, and APPROVAL of Plot Plan No. 14271, Amended No. 3, subject to the conditions of approval as amended this date and based on the findings and conclusions listed in the staff's report.

AMENDED CONDITIONS OF APPROVAL:

- 10.EVERY.1 (last sentence) "...and an increase in parking for a total of 145 parking spaces."
- 10.BS GRADE.3 Place period after "County," and begin new sentence with "Prior."
- 10.BS GRADE.14 "...parking areas or driving lanes, which are..."
- 10.FIRE.2 Delete second paragraph.
- 10.FIRE.8 Gates shall be 24 feet in width, but the existing driveway may have a 20 foot wide gate.
- 10.FLOOD RI.14 "The proposed building No. 11 shall be flood proofed..."
- 10.PLANNING.6 Amended so that the occasional weekday events may occur no more than 16 times a year from 10:00 a.m. to sunset.
- 20.PLANNING.2 "USE - RENEWAL OF PERMIT"
(Add after last sentence) "...Supervisors, or in accordance with Condition of Approval No. 10.PLANNING.26."
- 20.PLANNING.6 "WITHIN ONE HUNDRED TWENTY (120) DAYS OF THE EFFECTIVE DATE..."
- 80.PLANNING.24 Acoustical study requirement added.
- 90.PLANNING.3 "A minimum of one hundred forty-five (145) parking spaces..."
- 90.PLANNING.4 "A minimum of five (5) handicapped parking spaces..."

MINUTE ORDER: OCTOBER 22, 1997
AGENDA ITEM: 3.1, Page 3

90.PLANNING.4 Delete third paragraph.

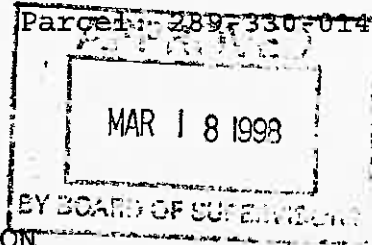
90.PLANNING.7 Delete.

Base final acreage on the amended exhibit. Add "amended per final conditions," showing trail and traffic control 30 minutes before and after events.

VI. TAPES:

The entire discussion of this agenda item can be found on Tapes No. 1A, 1B and 2A. For a copy of the tapes, please contact Diana Ablard, Planning Commission Secretary at (909) 275-3251.

PLOT PLAN:TRANSMITTED Case #: PP14271



10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION INEFFECT

The use hereby permitted is an outdoor venue for receptions and parties. The existing project consists of a single family residence, 2 gazebos, a covered seating area, several concrete dining patios and associated smaller structures. This permit allows the addition of a 3,500 square foot indoor reception facility, a tennis court, a swimming pool, a private garage, and an increase in parking to a total of 145 spaces. (Amended at PC, 10-22-97)

10. EVERY. 2 USE - HOLD HARMLESS INEFFECT

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 14271, Amended No. 3. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will 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.

10. EVERY. 3 USE - DEFINITIONS INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 14271, Amended No. 3, shall be henceforth defined as follows:

APPROVED EXHIBIT NO. "A" = Approved Exhibit No. "A," Plot Plan No. 14271, Amended No. 3, dated 7-24-97. (Amended at PC, 10-22-97)

PLOT PLAN:TRANSMITTED Case #: PP14271

Parcel: 289-330-014

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION INEFFECT

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS INEFFECT

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT INEFFECT

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

10.BS GRADE. 5 USE-G1.6 DUST CONTROL INEFFECT

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO INEFFECT

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE INEFFECT

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

10.BS GRADE. 14 USE-G2.23 OFFST. PAVED PKG INEFFECT

All offstreet parking areas or access roads or driving lanes which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

02/04/98
06:25

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:TRANSMITTED Case #: PP14271

Parcel: 289-330-014

10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 546.

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

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

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR INEFFECT

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW INEFFECT

Minimum required fire flow shall be 1750 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VN construction per the 1994 UBC.

10.FIRE. 5 USE-#20-SUPER FIRE HYDRANT INEFFECT

A Super fire hydrant (6"x4"x2 1/2") shall be located at the driveway entrance to building #11 as shown on exhibit "A", amended #3 dated 7-24-97.

10.FIRE. 6 USE-#84-TANK PERMITS INEFFECT

Applicant or Developer shall be responsible for obtaining aboveground L.P.G. tank permit from the Riverside County Fire Department. 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 to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A

PLOT PLAN:TRANSMITTED Case #: PP14271

Parcel: 289-330-014

10. GENERAL CONDITIONS

10.FIRE. 6 USE-#84-TANK PERMITS (cont.) INEFFECT

sample copy of the tank's label from an independent test laboratory must be included with your plans. (current plan check fee is \$217.00 for first tank, each additional tank \$32.00, fee is subject to change)

10.FIRE. 7 USE-#25-GATE ENTRANCES INEFFECT

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

10.FIRE. 8 USE-#88A-AUTO/MAN GATES INEFFECT

PROPOSED GATES

Gate(s) shall be automatic or manual operated, minimum 24 feet in width. Gate access shall be equipped with the Knox Co. rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the Knox System shall remain open until closed by the Knox System. (current plan check fee is \$126.00, fee is subject to change) EXISTING DRIVEWAY MAY HAVE A 20 FOOT WIDE GATE

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE PERP DRAINAGE PATTERNS INEFFECT

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points.

10.FLOOD RI. 14 USE - ELEVATE FINISH FLOOR INEFFECT

The proposed Building No. 11 shall be floodproofed by constructing the finished floor a minimum of 18 inches above the highest adjacent ground. Erosion protection shall be provided for fill slopes.

PLOT PLAN:TRANSMITTED Case #: PP14271

Parcel: 289-330-014

10. GENERAL CONDITIONS

10.FLOOD RI. 15 USE FLOOD HAZARD RPT INEFFECT

This project is an outdoor reception venue on the east side of Gavilan Road, approximately 700 feet south of Idaleona Road in the Gavilan Hills area. The proposal is to add a new structure at the northwesterly corner of the site.

Our review indicates that the site receives runoff from a watershed of approximately 500 acres in size. The major watercourse that enters the southwestern portion of the site is well defined but tends to lose that definition as it proceeds north toward the site of the proposed new structure. There is a strong potential for flooding and damage to non elevated buildings.

PARKS DEPARTMENT

10.PARKS. 2 PPA*- Comm Tr. Lake Mathews INEFFECT

The Lake Mathews Community Plan shows Community Based Recreation Trails impacting the site. The District will require the offer of a 11 foot dedicated easement along Gavilan Road to accommodate trail development. The County Road Dept. currently has a 55 foot half width R.O.W. shown. It is proposing a 44 foot half width. The District's requested easement can be accommodated in the abandon 11 feet of Road R.O.W. with zero impact to the proposed project.

PLANNING DEPARTMENT

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

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 NO. "A," unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - CONDITION REVIEW FEE INEFFECT

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

PLOT PLAN:TRANSMITTED Case #: PP14271

Parcel: 289-330-014

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - CONDITION REVIEW FEE (cont.) INEFFECT
 required by Ordinance No. 671.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED INEFFECT
 Any outside lighting shall be hooded and directed so as not
 to shine directly upon adjoining property or public
 rights-of-way.

10.PLANNING. 5 USE - LAND DIVISION REQUIRED INEFFECT
 Prior to the sale or lease of any structure as shown on
 APPROVED EXHIBIT NO. "A," a land division shall be recorded
 in accordance with Riverside County Ordinance No. 460, and
 any other pertinent ordinance.

10.PLANNING. 6 USE - HOURS OF OPERATION INEFFECT
 Use of the facilities approved under this plot plan shall
 be limited to the hours of 10 a.m. to 10 p.m., Friday
 through Sunday, in order to reduce conflict with adjacent
 residential zones and land uses. On an occasional
 occurrence, but no more than 16 times per year, the facility
 may conduct weekday (Monday - Thursday) receptions/events
 from 10:00a.m. to sunset. (Ameded at PC, 10-22-97)

10.PLANNING. 7 USE - BASIS FOR PARKING INEFFECT
 Parking for this plot plan was determined primarily on the
 basis of County Ordinance No. 348, Section 18.12.a.
 (establishments for the sale and consumption on the
 premises of food and beverages; and, lodges and incidental
 dancing areas.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY INEFFECT
 No signs are approved pursuant to this project approval.
 Prior to the installation of any on-site advertising or
 directional signs, a signing plan shall be submitted to
 and approved by the Planning Department pursuant to the
 requirements of Section 18.30 (Planning Department review
 only) of Ordinance No. 348.

10.PLANNING. 11 USE - "NOT A PART" LIMITATIONS INEFFECT
 The area shown as "NOT A PART" shall require an application
 for a plot plan or conditional use permit prior to

PLOT PLAN:TRANSMITTED Case #: PP14271

Parcel: 289-330-014

10. GENERAL CONDITIONS

10.PLANNING. 11 USE - "NOT A PART" LIMITATIONS (cont.) INEFFECT
utilization pursuant to Ordinance No. 348.

10.PLANNING. 13 USE - PHASE BY NEW PERMIT INEFFECT
Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 14 USE - LANDSCAPE SPECIES INEFFECT
Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

10.PLANNING. 16 USE - PRESERVE SPECIMEN TREES INEFFECT
All existing specimen trees on the subject property shall be preserved wherever feasible. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

10.PLANNING. 23 USE - NOISE MONITORING REPORTS INEFFECT
The permittee or the permittee's successors-in-interest may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the

PLOT PLAN:TRANSMITTED Case #: PP14271

Parcel: 289-330-014

10. GENERAL CONDITIONS

10.PLANNING. 23 USE - NOISE MONITORING REPORTS (cont.) INEFFECT
required report).

10.PLANNING. 24 USE - VIABLE LANDSCAPING INEFFECT
All landscaping areas shall be maintained in a viable growth condition throughout the life of this permit.

10.PLANNING. 25 USE - VOID RELATED PROJECT INEFFECT
Any approval for use of or development of the area or tract of land which is the subject of this application that was made prior to this permit shall become null and void upon final approval of Plot Plan No. 14271 by the County of Riverside.

10.PLANNING. 26 USE - CAUSES FOR REVOCATION INEFFECT
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 in Section 18.31 of Ordinance No. 348.

10.PLANNING. 27 USE - CEASED OPERATIONS INEFFECT
In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 28 USE - 90 DAYS TO PROTEST INEFFECT
THE PROJECT APPLICANT HAS 90 DAYS FROM THE DATE OF APPROVAL OF THESE CONDITIONS TO PROTEST, IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN GOVERNMENT CODE SECTION 66020, THE IMPOSITION OF ANY AND ALL FEES, DEDICATIONS, RESERVATIONS AND/OR OTHER EXACTIONS IMPOSED ON THIS PROJECT AS A RESULT OF THIS APPROVAL OR CONDITIONAL APPROVAL OF THIS PROJECT.

10.PLANNING. 29 USE - EXTERIOR NOISE LEVELS INEFFECT
(Deleted at PC, 10-22-97)

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10. GENERAL CONDITIONS

10.PLANNING. 30 USE - ENTRY/EXIT CONTROL INEFFECT

The owner/operator shall provide a person to assist/control vehicular traffic at each driveway onto Gavilan Road for 30 minutes prior to any scheduled event and for 30 minutes after the event. (Added at PC, 10-22-97)

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT INEFFECT

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

10.TRANS. 3 USE - STD INTRO (ORD 460/461) INEFFECT

With respect to the conditions of approval for the referenced exhibit, the Transportation Department recommends that the applicant provide the following street improvements, street improvement plans and/or road dedications in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W INEFFECT

No additional on-site right-of-way shall be required on Gavilan Road and Circling Hawk Drive since adequate right-of-way exists, per PM 37/58.

10.TRANS. 5 USE - ASSESS/BENEFIT DIST INEFFECT

Should this project lie within any assessment/benefit district, the applicant shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

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10. GENERAL CONDITIONS

10.TRANS. 6 USE - NO ADD'L ROAD IMPRVMENTS INEFFECT

No additional road improvements will be required at this time along Gavilan Road and Circling Hawk Drive.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE 3 EXTEND INEFFECT

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 to 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 or use permit. 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 permit be initiated within five (5) years of the effective date of the issuance of this plot plan or use permit, this plot plan or use permit shall become null and void.

20.PLANNING. 2 USE - RENEWAL OF PERMIT INEFFECT

The approval of Plot Plan No. 14271, Amended No. 3, shall become null and void 20 years after approval by the Board of Supervisors, or in accordance with Condition of Approval No. 10.PLANNING. 26. (Amended at PC, 10-22-97). (The lifespan of the permit was Amended at BOS, 2-3-98, from 10 years to 20)

20.PLANNING. 3 USE - REVIEW OPERATION HOURS INEFFECT

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to reconsider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the outdoor venue for receptions and parties may be further restricted.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK INEFFECT

WITHIN ONE HUNDRED AND TWENTY (120) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit. (Amended at PC, 10-22-97).

20.PLANNING. 7 USE - ABC CLEARANCE INEFFECT

Within thirty (30) days of plot plan final approval, the applicant/developer shall obtain and submit to the Planning Director a clearance letter from the State of California Alcoholic Control Board (ABC) which states that the permittee has complied with all the Board's permits and requirements.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP INEFFECT

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 OCTOBER 1, 1992, OWNER OPERATORS OF 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 CONSTRUCTION PERMIT REQUIREMENT APPLIES TO CONSTRUCTION SITES OF FIVE ACRES AND LARGER OR SITES OF LESS THAN FIVE ACRES IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE. 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 (916) 657-1146.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE-G2.1 GRADING BONDS INEFFECT

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 USE-G2.2 IMPORT / EXPORT INEFFECT

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. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit 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.

60.BS GRADE. 5 USE-G2.4GEOTECH/SOILS RPTS INEFFECT

Geotechnical/soils reports shall be submitted to the County Geologist for 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. A pregrading meeting, certifications, approvals and inspection procedures will be implemented per the COUNTY OF RIVERSIDE DEPARTMENT OF BUILDING AND SAFETY GRADING INSPECTION PROCESS.

60.BS GRADE. 6 USE-G2.7DRNAGE DESIGN Q100 INEFFECT

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's letter regarding this application, or if not specifically addressed in their letter, to accommodate 100 year storm flows.

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 12 USE MITCHARGE

INEFFECT

The County Board of Supervisors has adopted the Lake Mathews Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 14271 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.64 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

INEFFECT

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.PLANNING. 2 USE - NPDES COMPLIANCE INEFFECT

If this project will disturb five 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.

60.PLANNING. 9 USE - SKR FEE CONDITION INEFFECT

Prior to the issuance of a grading permit, 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. 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 4.49 acres in accordance with APPROVED EXHIBIT NO. "A." If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required. (Amended at PC, 10-22-97)

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT INEFFECT

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER WILL SERVE INEFFECT

A "Will-Serve" letter is required from the appropriate water agency.

80.E HEALTH. 4 USE - C-42 PRIOR TO APPROVAL INEFFECT

A set of three detailed plans drawn to scale (1" = 20') of the existing and/or proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing. This shall be done by a C-42 plumber and is required at the time of plan check approval.

80.E HEALTH. 5 USE - PROPOSED POOL AND FOOD INEFFECT

This Department has reviewed the amended No 2 dated 6-16-97 and will require the proposed pool and food catering operation to have pool and food plan checked. Contact Ian Dalgetty at 909-358-5172.

FIRE DEPARTMENT

80.FIRE. 1 USE-#29-MITIG PER SQ FT INEFFECT

The applicant or developer shall deposit with the Riverside County Fire Department, a check or money order equaling the sum of \$.25 cents per square foot as mitigation for fire protection impacts.

80.FIRE. 2 USE-#17A-BLDG PLAN CHECK \$ INEFFECT

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 3 USE-#4-WATER PLANS INEFFECT

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 3 USE - LIGHTING PLANS INEFFECT

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

80.PLANNING. 4 USE - REQUIRED ELEVATIONS INEFFECT

The applicant/developer shall submit to Planning Staff and have approved 6 copies of building elevations and floor plans for all proposed structures.

80.PLANNING. 6 USE - ROOF EQUIPMENT SHIELDING INEFFECT

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

80.PLANNING. 9 USE - MAXIMUM DWELLING UNITS INEFFECT

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

80.PLANNING. 10 USE - RAIN SHUT-OFF IRRIGATION INEFFECT

The irrigation plan shall be in compliance with Section 18.12 of Ordinance No. 348, and include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 USE - RAIN SHUT-OFF IRRIGATION (cont.) INEFFECT
prohibit low head drainage.

80.PLANNING. 11 USE - LANDSCAPING SECURITIES INEFFECT
Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and fences in accordance with the approved plan, and adequate maintenance of the planting for one year shall be filed with the Department of Building and Safety. A cash bond shall be required to guarantee the installation of plantings, walls, and fences when the estimated cost is \$2,500 or less. The remaining performance surety shall be released one year after installation is approved provided the planting has been adequately maintained.

80.PLANNING. 20 USE - PARKING/LANDSCAPING PLAN INEFFECT
Prior to issuance of grading or building permits, seven (7) copies of a Shading, Parking, Parking Lot Lighting, Landscaping and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein.

80.PLANNING. 22 USE - WASTE MGMT. CLEARANCE INEFFECT
A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 5-16-95, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 24 USE - ACOUSTICAL STUDY INEFFECT
The developer shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to the project site to reduce the ambient exterior levels to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 USE - ACOUSTICAL STUDY (cont.) INEFFECT

65 Ldn at the project property line. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans. Additional noise monitoring may be required in accordance with 10.PLANNING.23 (Added at PC, 10-22-97)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS INEFFECT

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

FIRE DEPARTMENT

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

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

90.FIRE. 2 USE-#27-EXTINGUISHERS INEFFECT

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

90.FIRE. 3 USE-#36-HOOD DUCTS INEFFECT

Install a U.L. 300 hood duct fire extinguishing system. Wet chemical extinguishing systems shall provide automatic shutdown of all electrical outlets under the hood. Contact a certified fire protection company for proper placement. Plans must be approved by the Fire Department prior to installation. The automatic fire extinguishing system installed in the cooking equipment hood shall be monitored

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#36-HOOD DUCTS (cont.) INEFFECT

by the building fire alarm system. (current plan check fee is \$215.00, fee is subject to change)

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL INEFFECT

A minimum of one hundred and forty five (145) parking spaces shall be provided as shown on the APPROVED EXHIBIT NO. "A," unless otherwise approved by the Planning Department. The parking area shall be surfaced with decomposed granite to current standards as approved by the Department of Building and Safety. (Amended at PC, 10-22-97)

90.PLANNING. 4 USE - HANDICAPPED PARKING INEFFECT

A minimum of five (5) handicapped parking spaces shall be provided. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

(Amended at PC, 10-22-97)

90.PLANNING. 7 USE - COMPACT PARKING SPACES INEFFECT

(Deleted at PC, 10-22-97)

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - LIGHTING PLAN COMPLY INEFFECT

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

90.PLANNING. 9 USE - ROOF EQUIPMENT SHIELDING INEFFECT

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

90.PLANNING. 13 USE - SPECIMEN TREES REQUIRED INEFFECT

Landscaping plans shall incorporate the use of specimen canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

90.PLANNING. 20 USE - EXISTING STRUCTURES INEFFECT

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

90.PLANNING. 21 USE - COMPLY W/ LANDSCAPE PLAN INEFFECT

All required landscape planting and irrigation for Building No. 11 shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to the Director of Building and Safety. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and in good working order. (Amended at PC, 10-22-97)

90.PLANNING. 22 USE - CERTIFY LANDSCAPE COMPLY INEFFECT

The applicant's landscape architect or other State licensed party responsible for preparing landscaping and irrigation plans shall provide a compliance letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system have been installed in compliance with the approved landscaping and

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 22 USE - CERTIFY LANDSCAPE COMPLY (cont.) INEFFECT

irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permits, whichever occurs first.

90.PLANNING. 23 USE - SHERIFF'S LETTER INEFFECT

A clearance letter from Riverside County Sheriff's Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 7-12-95.

90.PLANNING. 25 USE - WALL & FENCE LOCATIONS INEFFECT

Fence locations shall be in conformance with APPROVED EXHIBIT NO. "A."

90.PLANNING. 26 USE - PHASES MUST BE COMPLETE INEFFECT

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

90.PLANNING. 27 USE - CONDITION COMPLIANCE INEFFECT

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit. (The words "building permit" were added by the BOS, 2-3-98, after the word "any", third line.)

90.PLANNING. 28 USE - POOL AND SPA FENCING INEFFECT

All swimming pools and spas shall be properly enclosed with minimum four (4) foot high fencing and self-latching gates and as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421. Swimming pools and spas shall provide for access by physically-handicapped persons.

90.PLANNING. 30 USE - SKR FEE CONDITION INEFFECT

Prior to the issuance of a grading permit, certificate of occupancy, or upon building permit final inspection,

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 USE - SKR FEE CONDITION (cont.) INEFFECT

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. 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 4.49 acres in accordance with APPROVED EXHIBIT NO. "A." If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required. (Amended at PC, 10-22-97)

90.PLANNING. 31 USE - COMPLY W/ ACOUSTIC STUDY INEFFECT

In accordance with Condition Number 80.PLANNING. 24, the permittee shall construct and design the project in compliance with the recommendations of a certified acoustical study as modified by the Health Service Agency and approved by the Planning Department. (Added at PC, 10-22-97)

TRANS DEPARTMENT

90.TRANS. 1 USE - TS MIT FEE/COMM-INDUST INEFFECT

In accordance with Riverside County Ordinance No. 748, this project shall be responsible for Signal Mitigation Program fees in effect at the time of occupancy or final building permit, or any use allowed by this permit.

Said fee shall be based upon the following criteria:

Commercial/per net acreage

The project net acreage is 4.49 acres. The remaining 6.43 acreage is not a part of this development and therefore is not subject to mitigation at this time.

 **Riverside County**
Waste Resources Management District

Robert A. Nelson, Chief Executive Officer

MAY 18 1995

May 16, 1995

RIVERSIDE COUNTY
SOLID WASTE DEPARTMENT

Reference: Plot Plan 14271/Change of Zone 6254

Assembly Bill 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991 requires that beginning in 1994, adequate areas for collecting and loading recyclable materials be provided in commercial, industrial and residential development projects. Prior to building permit issuance, the applicant shall submit a site plan which includes the final design for the recyclable collection and storage area to Riverside County Waste Resources Management District (District) for review and approval. The storage area for recyclable materials shall comply with the following standards:

1. The design, construction and location of recycling areas shall not conflict with any applicable federal, state or local laws relating to fire, building, access, transportation, circulation or safety and shall be designed to be architecturally compatible with affected structures and existing topography;
2. The recycling storage areas shall be conveniently located at or near solid waste collection areas, where feasible, but maintain adequate separation, fencing and landscaping to ensure that adjacent areas are not impacted by any associated noise, odor, vectors or glare from the storage areas;
3. The recycling storage areas, bins and containers shall be adequate in capacity number and distribution to achieve fifty per cent recycling of the total waste generated by the project;
4. The recycling storage areas shall be sufficiently protected from rain which might render the collected materials unmarketable and shall be secure from theft;
5. Collection vehicles and personnel shall have unobstructed access to the storage area; and,
6. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

Items to be collected for recycling from a residential, commercial or industrial establishment depend on the types of materials available for recycling and the hauler's collection system. The project proponent should work with his permitted refuse hauler to identify which materials may be collected for recycling and on what schedule.

Signature: 

Name and Title: Kimberly Jarrell Johnson, Planning Consultant

Telephone: (909)275-4391

In House Information
Case# 1641

RIVERSIDE COUNTY SHERIFF'S DEPARTMENT

MEMORANDUM

Community Resources Unit

July 12, 1995

TO: Riverside County Planning Department
FR: Senior Deputy Stewart / Crime prevention
RE: Change of Zone 6254/Plot Plan 14271

Security Suggestions

1. Due to this facility being in such a remote area, it's address must be mounted in a location that is clearly visible from the street, making sure that they are of contrasting color from the area they are installed on.
2. If the "Outdoor Reception Venue" will be used at night, adequate nighttime lighting should be installed for clear visibility of the parking lot and buildings.
3. On the blue prints it shows a stage, are they planning on having outdoor events/concerts of any type? if so 348.1926 C.O. should be addressed.
4. Have clearly marked entrances/exits.

DAVID P. ZAPPE
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
909/275-1200
909/788-9965 FAX

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

Riverside County
Planning Department
County Administrative Center
Riverside, California

4301.1

Attention: Regional Team No. 2 Re: CZ 6254
MICHAEL FRIETAS

Area: GAVILAN HILLS

We have reviewed this case and have the following comments:

- [] Except for nuisance nature local runoff which may traverse portions of the property the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.
- [] The topography of the area consists of well defined ridges and natural watercourses which traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings.
- [] This project is in the _____ . Area drainage plan fees shall be paid in accordance with the applicable rules and regulations.
- [✓] The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.
- [] The District's report dated _____ is still current for this project.
- [] The District does not object to the proposed minor change.
- [] This project is a part of _____. The project will be free of ordinary storm flood hazard when improvements have been constructed in accordance with approved plans.
- [] The attached comments apply.

Very truly yours,

A handwritten signature in black ink that reads "Stuart E. McKibbin".

STUART E. MCKIBBIN
Senior Civil Engineer

DATE: 8-28-97

c: TRIP HORD



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Building and Safety Department
MEMORANDUM

T. H. Ingram
Director

TO: Michael G. Bacon
Planning Department

DATE: May 8, 1995

FROM: *Jim Monroe*
Jim Monroe, Senior Code Enforcement Officer

RE: Case No.: Change of Zone 6254/Plot Plan 14271
Address: 22220 Gavilan Road, Gavilan Hills
APN: 289-330-014

Code Enforcement has no comment regarding this case transmittal.

Jim Monroe

MAY 08 1995

RIVERSIDE COUNTY
BUILDING DEPARTMENT

Administration • 4080 Lemon St., 9th Floor • P.O. Box 1440, Riverside, CA 92502 • (909) 275-2000 • FAX (909) 275-2010

4080 Lemon St., 2nd Floor

P. O. Box 1629
Riverside, CA 92502-1629

(909) 275-1800 • FAX (909) 275-1806

7973 Country Club Dr.,

Bermuda Dunes, CA 92201

(619) 863-8271 • FAX (619) 863-7015

1370 State St. #A,

San Jacinto, CA 92583

(909) 654-7855 • FAX (909) 654-2805

County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

DATE: May 10, 1995

TO: RIVERSIDE COUNTY PLANNING DEPARTMENT
ATTN: Michael Bacon
(MA) 5-10-95

FROM: CLARENCE HARRISON, Environmental Health Specialist III

RE: CHANGE OF ZONE 6254

1. Department of Environmental Health has reviewed this Change of Zone No. 6254 and has no objections.
2. Soils testing and approval from the appropriate California Regional Water Quality Control board may be required.

CH:dr
(909) 275-8980

DEVELOPMENT REVIEW TEAM
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: May 2, 1995

TO: Building and Safety - Plan Check
Building and Safety - Grading
Land Use - Mark Balyz
Survey
Transportation
Health - G. Dellenbach
Fire Protection
Flood District

Western Municipal WD
Southern California Edison
Pacific Bell
City of Riverside
Riverside Unified SD
RWQCB #8
Commissioner Roth
County Sheriff
Waste Management
Gavilan Hills Prop. Owners Assoc.
Greater Lake Mathews Area Assoc.

CHANGE OF ZONE 6254/PLOT PLAN 14271 - (TM 1) - EA 36847 - Thatcher Manor - Trip Hord Associates - First Supervisorial District - Gavilan Hills District - E side of Gavilan Road, South of Idaleona Rd., N of Lake Mathews Road - 11.51 Acres - R-A-2 Zone - REQUEST: Change zone from R-A-2 to A-1-5 and Outdoor Reception Venue - Mod 540 - APN: 289-330-014

Please review the case described above, along with the attached case map. This item will be discussed on May 11, 1995, by the Development Review Team. Comments and requests for additional information or redesign are due by noon, on May 18, 1995. If it clears, it will then go to public hearing.

Your comments and recommendations are requested so that it may be included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Michael G. Bacon Project Planner at 275-2021.

COMMENTS:

*THE TRANSPORTATION DEPT HAS
NO COMMENT ON CHANGE OF ZONE 6254*

DATE:

5/11/95

SIGNATURE

Paul Goulet

PLEASE PRINT NAME AND TITLE _____

TELEPHONE _____

If you do not use this letter for your response, please indicate the project planner's name.

Thank You.

bb

DEVELOPMENT REVIEW TEAM
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: May 2, 1995

TO: Building and Safety - Plan Check
Building and Safety - Grading
Land Use - Mark Balys ✓
Survey
Transportation
Health - G. Dellenbach
Fire Protection
Flood District

Western Municipal WD
Southern California Edison
Pacific Bell
City of Riverside
Riverside Unified SD
RWQCB #8
Commissioner Roth
County Sheriff
Waste Management
Gavilan Hills Prop. Owners Assoc.
Greater Lake Mathews Area Assoc.

CHANGE OF ZONE 6254/PLOT PLAN 14271 - (TM 1) - EA 36847 - Thatcher Manor - Trip Hord Associates - First Supervisorial District - Gavilan Hills District - E side of Gavilan Road, South of Idaleona Rd., N of Lake Mathews Road - 11.51 Acres - R-A-2 Zone - REQUEST: Change zone from R-A-2 to A-1-5 and Outdoor Reception Venue - Mod 540 - APN: 289-330-014

Please review the case described above, along with the attached case map. This item will be discussed on May 11, 1995, by the Development Review Team. Comments and requests for additional information or redesign are due by noon, on May 18, 1995. If it clears, it will then go to public hearing.

Your comments and recommendations are requested so that it may be included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Michael G. Bacon Project Planner at 275-2021.

COMMENTS:

THE PROPOSED USE IS A RECEPTION AND EVENT FACILITY. THERE IS AN EXISTING DWELLING ON THE PROPERTY. THERE IS A PRIOR PLOT PLAN # 12817 ON THIS SITE FOR WEDDING RECEPTIONS (MINOR OUTDOOR EVENT).

DATE: 5-15-95 SIGNATURE B. LINARES

PLEASE PRINT NAME AND TITLE B. SENIOR LAND USE TECHNICIAN.
TELEPHONE 275-2008

If you do not use this letter for your response, please indicate the project planner's name.

Thank You.

bb

THAT OCCURED BETWEEN JUNE & JULY 1991. THEY WANT TO ESTABLISH A PERMANENT FACILITY ON THIS SITE WITH ADDITIONAL STRUCTURES. THEY ARE LOCATED ADJACENT TO AN EXISTING MARKET. OTHER RESIDENTIAL STRUCTURES ARE ON CIRCLING HAWK DR ACROSS THIS ROAD



STEPHEN J. WHYLD
Planning Director

CITY OF *Riverside* PLANNING DEPARTMENT

#114

May 15, 1995

Michael G. Bacon
Riverside County Planning Department
9th Floor, CAC - P. O. Box 1409
Riverside, CA 92502-1409

Subject: Change of Zone 6254/Plot Plan 14271

Dear Mr. Bacon:

The request for a change of zone from R-A-2 to A-1-5 and plot plan for an Outdoor Reception Venue on the 11.51 acres located on the east side of Gavilan Road, south of Idaleona Road, north of Lake Mathews Road is located within the City of Riverside Sphere of Influence. The proposed use does not appear to conflict with the Riverside General Plan for this area.

Thank you for notifying the City of Riverside regarding the proposed change of zone and plot plan. If you have any questions, call me at (909) 782-5715.

Sincerely,

Beverlee J. Williams

Beverlee J. Williams
Associate Planner

DEVELOPMENT REVIEW TEAM
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, GAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: May 2, 1995

TO: Building and Safety - Plan Check
Building and Safety - Grading
Land Use - Mark Balys
Survey
Transportation
Health - G. Dellonbach
Fire Protection ✓
Flood District

Western Municipal WD
Southern California Edison
Pacific Bell
City of Riverside
Riverside Unified SD
RWQCB #8
Commissioner Roth
County Sheriff
Waste Management
Gavilan Hills Prop. Owners Assoc.
Greater Lake Mathews Area Assoc.

RIVERSIDE COUNTY
FIRE DEPARTMENT
Planning & Engineering

MAY 03 1995

RECEIVED

CHANGE OF ZONE 6254/PLOT PLAN 14271 - (TM 1) - EA 36847 - Thatcher Manor - Trip Hord Associates - First Supervisorial District - Gavilan Hills District - E side of Gavilan Road, South of Idaleona Rd., N of Lake Mathews Road - 11.51 Acres - R-A-2 Zone - REQUEST: Change zone from R-A-2 to A-1-5 and Outdoor Reception Venue - Mod 540 - APN: 289-330-014

Please review the case described above, along with the attached case map. This item will be discussed on May 11, 1995, by the Development Review Team. Comments and requests for additional information or redesign are due by noon, on May 18, 1995. If it clears, it will then go to public hearing.

Your comments and recommendations are requested so that it may be included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Michael G. Bacon Project Planner at 275-2021.

COMMENTS: ALL FIRE PROTECTION MEASURES FOR CHANGE OF ZONE 6254 WILL BE ADDRESSED ON PLOT PLAN 14271.

DATE: JUNE 07, 1996 SIGNATURE *Daniel Wagner*
PLEASE PRINT NAME AND TITLE Daniel Wagner, Fire Safety Specialist
TELEPHONE (909) 275-4777

If you do not use this letter for your response, please indicate the project planner's name.

Thank You.
bb

DEVELOPMENT REVIEW TEAM
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

RECEIVED
MAY 8 1995
WMWD

DATE: May 2, 1995

TO: Building and Safety - Plan Check
Building and Safety - Grading
Land Use - Mark Balyg
Survey
Transportation
Health - G. Dellenbach
Fire Protection
Flood District

Western Municipal WD ✓
Southern California Edison
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City of Riverside
Riverside Unified SD
RWQCB #8
Commissioner Roth
County Sheriff
Waste Management
Gavilan Hills Prop. Owners Assoc.
Greater Lake Mathews Area Assoc.

MAY 16 1995

RIVERSIDE COUNTY
PLANNING DEPARTMENT

CHANGE OF ZONE 6254/PLOT PLAN 14271 - (TM 1) - EA 36847 - Thatcher Manor - Trip Hord Associates - First Supervisorial District - Gavilan Hills District - E side of Gavilan Road, South of Idaleona Rd., N of Lake Mathews Road - 11.51 Acres - R-A-2 Zone - REQUEST: Change zone from R-A-2 to A-1-5 and Outdoor Reception Venue - Mod 540 - APN: 289-330-014

Please review the case described above, along with the attached case map. This item will be discussed on May 11, 1995, by the Development Review Team. Comments and requests for additional information or redesign are due by noon, on May 18, 1995. If it clears, it will then go to public hearing.

Your comments and recommendations are requested so that it may be included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Michael G. Bacon Project Planner at 275-2021.

COMMENTS: Western Municipal Water District has no objection to Change of Zone 6254/ Plot Plan 14271. The property is currently served by an existing 1" domestic water meter, service no. 124K25D6827. There is an existing 8" waterline on the east side of the property, along Gavilan Road. /dmr

DATE: 5/15/95 SIGNATURE 

PLEASE PRINT NAME AND TITLE JEFFREY D. SIMS, P.E., Civil Engineer
TELEPHONE (909) 780-9764

If you do not use this letter for your response, please indicate the project planner's name.

Thank You.
bb

**CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION**

De Minimis Impact Finding

Project Title/Location: Change of Zone No. 6254/Plot Plan No. 14271, Amended No. 4, in the Gavilan Hills Area of Riverside County.

Project Description: Change the zoning from R-A-2 to A-1-5 and to legalize an existing outdoor reception venue for weddings and private parties.

Findings of Exemption: An initial study has been prepared by the Riverside County Planning Department for the project described in Environmental Assessment No. 36847, (Change of Zone Case No. 6254/Plot Plan No. 14271, Amended No. 4), so as to evaluate the potential for adverse environmental impacts; and there is no evidence before the Board of Supervisors that the proposed project will have a potential for adverse effect on wildlife resources.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Michael A. Freitas

Title: Planner

Lead Agency: Riverside County Planning Department

Date: October 22, 1997



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

NOTICE OF DETERMINATION

TO:

FROM:

Office of Planning and Research (OPR)
1400 Tenth Street
Room 121
Sacramento, CA 95814

Riverside County Planning Department
X 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

Riverside County Transportation Department
4080 Lemon Street, 8th Floor
P. O. Box 1090
Riverside, CA 92502-1090

X County Clerk
County of Riverside

46-209 Oasis Street, 2nd Floor
Indio, CA 92201

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

Change of Zone No. 6254 and Plot Plan No. 14271, Amended No. 4

Project Title

Michael A. Frietas (909) 275-3258

State Clearinghouse Number

Contact Person

Area Code/No./Ext.

Thatcher Manor, 22220 Gavilan Road, Perris CA 92570

Project Applicant/Property Owner and Address

East of Gavilan Road and north of Circling Hawk Drive in the Gavilan Hills area

Project Location

Change zone from R-A-2 to A-1-5 and legalize an existing outdoor reception venue for weddings and private parties

Project Description

This is to advise that the Riverside County has approved the above-referenced project on and has made the following determinations regarding that project.

- 1. The project will, X will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of the California Environmental Quality Act.
X A Negative Declaration was prepared for this project pursuant to the provisions of the California Environmental Quality Act.
3. Mitigation Measures X were, were not made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations, was, X was not adopted for this project.
6. A de minimis finding X was, was not made for this project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Negative Declaration or Final EIR, with comments and responses and record of project approval is available to the general public at:

- X Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
Riverside County Planning Department, 46-209 Oasis Street, 2nd Floor, Indio, CA 92201
Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Signature

Title

Date

Table with 2 columns: TO BE COMPLETED BY OPR (Date Received for Filing and Posting at OPR) and FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

NEGATIVE DECLARATION

Project/Case Number or Name: Change of Zone No. 6254 and Plot Plan No. 14271, Amended No. 4

Environmental Assessment No. 36847

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, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS, IF ANY: *See attached Initial Study.*

COMPLETED/REVIEWED BY:

By Michael A. Freitas Title Planner

Date October 6, 1997

Applicant/Project Sponsor: Thatcher Manor

Date Submitted: April 26, 1995

ADOPTED BY:

- Board of Supervisors
- Planning Commission
- East Area Planning Council
- Planning Director
- Other _____

Person Verifying Adoption: _____

Title: _____

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, 9th Floor, Riverside, CA 92501
- Riverside County Planning Department, 46-209 Oasis Street, 2nd Floor, Indio, CA 92201
- Riverside County Transportation Department, 4080 Lemon Street, 8th Floor, Riverside, CA 92501

For additional information, contact Michael A. Freitas, at (909) 275-3258.

*Case No: CFG01158 *

Applied: 07/24/1997

Proposal: CFG FOR EA36847

Appl Type: CFG3 CALIF FISH & GAME: DOC FEE

Location:

Project size: F/A:

Min lot size: F/A:

Lots/units:

Assessor Parcel No: 289330014

Section: Twnshp/Range:

Supervisor District:

Census Tract:

Team:

Zoning:

Zoning Area/Dist:

Developer Agreement:

Open Space & Cons Elem:

Community Plan:

Category/Designation:

EA:

Concurrent Cases:

Related Cases:

APPLICANT THATCHER MANOR
22220 GAVILAN RD
PERRIS CA
92570

07/24/97 Phone: 909-780-1742

OWNER THATCHER GERALD D
22220 GAVILAN RD
PERRIS, CA
92570

07/24/97

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the projects shown below:

CHANGE OF ZONE 6254 WITH PLOT PLAN 14271, AMENDED NO. 3, EA 36847, is an application submitted by Thatcher Manor for property located in the Gavilan Hills Area and First Supervisorial District and generally described as north of Circling Hawk Drive, on the east side of Gavilan Road to amend Ordinance No. 348, Riverside County Land Use Ordinance. Said amendment would change zone R-A-1 to Zone A-1-5, or other such zones as the Planning Commission may find appropriate for a proposal to establish an outdoor reception venue for weddings and private parties. (Legislative/Quasi-judicial)

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.

DATE OF HEARING: OCTOBER 22, 1997
PLACE OF HEARING: County Administrative Center
Board Hearing Room, 14th Floor
4080 Lemon Street
Riverside, CA 92501

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MICHAEL FREITAS, PROJECT PLANNER, AT (909) 275-3258.

The Riverside County Planning Department has determined that the project will have no significant environmental effect. The Planning Commission will consider the proposed project at the public hearing.

The proposed project case file to be considered by the Planning Commission may be viewed Monday through Thursday, and alternate Friday's, from 8:00 a.m. to 5:00 p.m. at the Central Files Division of the Riverside County Planning Department, 9th Floor, located at the address below.

Any person wishing to testify in support or in opposition to the proposed project may do so in writing prior to the hearing, or may appear and be heard at the time and place noted above. 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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearing and comment, the Planning Commission may amend, in whole or in part, the proposed project and/or the associated environmental document. 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 that specifically proposed.

Please send all written correspondence to: **RIVERSIDE COUNTY PLANNING DEPARTMENT**
4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

Published in PE: 10/1/97

First American Title Insurance Company

3625 14th Street
Riverside, California 92502
Phone (909) 787-1700

Property Owners Certification

I, LYSA SOBAMPO CERTIFY THAT ON JULY 3, 1997, THE ATTACHED PROPERTY OWNERS LIST WAS PREPARED BY *FIRST AMERICAN TITLE INSURANCE COMPANY* PURSUANT TO APPLICATION REQUIREMENTS FURNISHED BY THE RIVERSIDE COUNTY PLANNING DEPARTMENT. SAID LIST IS A COMPLETE AND TRUE COMPILATION OF THE OWNER OF THE SUBJECT PROPERTY AND ALL OTHER PROPERTY OWNERS WITHIN 600' FEET (PERSONS OWNING MULTIPLE PROPERTIES SHALL ONLY BE COUNTED ONCE) OF THE PROPERTY INVOLVED IN THE APPLICATION AND IS BASED UPON THE LATEST EQUALIZED ASSESSMENT ROLLS.

NAME: LYSA SOBAMPO

TITLE/REGISTRATION: CUSTOMER SERVICE REPRESENTATIVE

I FURTHER CERTIFY THAT THE INFORMATION FILED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT THE INCORRECT OR ERRONEOUS INFORMATION MAY BE GROUNDS FOR REJECTION OR DENIAL OF THE APPLICATION.

SIGNATURE *Lysa Sobampo*
LYSA SOBAMPO

DATE: JULY 3, 1997 CASE NO.: SEE ATTACHED



289-330-011
Gavilan Investment Corp
3771 Arlington Ave
Riverside CA 92506-2608

289-330-012
Wayne L McNulty
35 E Santa Clara St
Arcadia CA 91006-3230

289-330-013
Donald N Dewitt
17333 Ida Leona Rd
Perris CA 92570-8335

289-330-014
Gerald D Thatcher
22220 Gavilan Rd
Perris CA 92570-8054

289-330-021
Jacklyn Byington
22290 Gavilan Rd
Perris CA 92570-8054

289-330-022
Wilford Vanbuskirk
49 Descollar Cir
Hot Springs V 71909-5122

289-330-023
Sean P Malobay
17401 Circling Hawk Dr
Perris CA 92570-9051

289-330-024
Daniel A & Joy Pedroja
17473 Circling Hawk Dr
Perris CA 92570-7448

289-330-030
Joseph J Debilio
17355 Ida Leona Rd
Perris CA 92570-8556

289-330-031
Martha & Robert Hess
425 Lorraine Blvd
Los Angeles C 90020-4729

289-340-004
Don H & Delcie Mckinney
PO Box 160
Big Bend CA 96011-0160

289-340-007
Kenneth M Rodenbush
3900 Hollyline Ave
Sherman Oaks 91423-4604

289-340-009
Timothy D Edmond
22125 Gavilan Rd
Perris CA 92570-8053

289-340-010
Michael D Raphael
17100 Circling Hawk Dr
Perris CA 92570-7791

289-340-011
Timothy D Edmond
22125 Gavilan Rd
Perris CA 92570-8053

289-340-013
Gerald O & Janie Fix
17041 Circling Hawk Dr
Gavalin Hills 95322

289-460-001
Martha & Robert Hess
425 Lorraine Blvd
Los Angeles C 90020-4729

289-460-002
Martha & Robert Hess
425 Lorraine Blvd
Los Angeles C 90020-4729

289-460-003
Martha & Robert Hess
425 Lorraine Blvd
Los Angeles C 90020-4729

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Martha & Robert Hess
425 Lorraine Blvd
Los Angeles C 90020-4729

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Martha & Robert Hess
425 Lorraine Blvd
Los Angeles C 90020-4729

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425 Lorraine Blvd
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425 Lorraine Blvd
Los Angeles C 90020-4729

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Martha & Robert Hess
425 Lorraine Blvd
Los Angeles C 90020-4729

289-460-015
Robert C & Martha Hess
425 Lorraine Blvd
Los Angeles C 90020-4729

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Robert C & Martha Hess
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Los Angeles C 90020-4729

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Los Angeles C 90020-4729

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Los Angeles C 90020-4729

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Martha & Robert Hess
425 Lorraine Blvd
Los Angeles C 90020-4729

289-460-030
Martha & Robert Hess
425 Lorraine Blvd
Los Angeles C 90020-4729

289-460-031
Martha & Robert Hess
425 Lorraine Blvd
Los Angeles C 90020-4729

289-460-032
Martha & Robert Hess
425 Lorraine Blvd
Los Angeles C 90020-4729

289-460-033
Martha & Robert Hess
425 Lorraine Blvd
Los Angeles C 90020-4729

289-460-034
Martha & Robert Hess
425 Lorraine Blvd
Los Angeles C 90020-4729

*** 50 Printed ***

289-330-004
Mario R & Elsa Vega
17475 Ida Leona Rd
Perris CA 92570-8556

289-330-016
Timothy D Edmond
22125 Gavilan Rd
Perris CA 92570-8053

289-330-018
Allen L & Carol Mock
22400 Gavilan Rd
Perris CA 92570-6704

289-330-019
Alma L Bingham
17400 Lake Mathews Dr
Perris CA 92570-8575

289-330-020
Sergio & Raquel Campos
17450 Lake Mathews Dr
Perris CA 92570-8575

289-330-021
Jacklyn Byington
22290 Gavilan Rd
Perris CA 92570-8054

289-330-022
Wilford Vanbuskirk
49 Descollar Cir
Hot Springs V 71909-5122

289-330-023
Sean P Malobay
17401 Circling Hawk Dr
Perris CA 92570-9051

289-330-024
Daniel A & Joy Pedroja
17473 Circling Hawk Dr
Perris CA 92570-7448

289-330-030
Joseph J Debilic
17355 Ida Leona Rd
Perris CA 92570-8556

289-330-031
Martha & Robert Hess
425 Lorraine Blvd
Los Angeles C 90020-4729

*** 11 Printed ***

289-340-005
Don H & Delcie Mckinney
PO Box 160
Big Bend CA 96011-0160

289-340-006
Eduardo C Polizzo
17055 Ida Leona Rd
Perris CA 92570-9060

289-340-008
Timothy D Edmond
17025 Ida Leona Rd
Perris CA 92570-9060

289-340-012
Janie F Fix
17041 Circling Hawk Dr
Perris CA 92570-9018

*** 4 Printed ***

DISTRIBUTION

AGENCY	DATE	DATE	DATE	DATE	DATE
<i>Code Log</i>	<i>5/11/95</i>	<i>5/11/95</i>			
Building & Safety Inspection	/				
Building & Safety Grading	/				
Building & Safety P.C.	/				
Fire Protection	/				
Flood Control	/				
Health	/				
Survey	/				
Transportation	/				
Water Company: <i>WAWD</i>	/				
Power Company: <i>So. Calif Edison</i>	/				
Gas Company:					
Telephone Company: <i>Pacific Bell</i>	/				
Dept of Transportation #8 #11					
City Sphere: <i>City of Riverside</i>	/				
School District(s): <i>Riverside Unified</i>	/				
<i>Reg. Water Quality Cont.</i>	/				
Property Owner's Assn:					
Commissioner(s) <i>John Lee</i>	/				
Parks					
Sheriff	/				
Waste Management	/				
U.S. Fish & Wildlife					
CA Fish & Game					
ZIC					
U.S. Postal Service/S.B.					
County Super. of Schools					
Community Plans					
Others: <i>Davidson Hills Prop.</i> <i>Bonus Area</i> <i>Sherrill Lake Matthews</i>	/				

ANALYSIS WORKSHEET (Please date all entries)

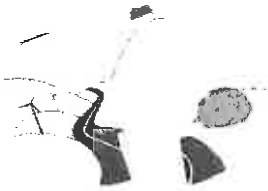
ANALYSIS:

Area Area

ITEMS FOR DISCUSSION:

*C26254 and
PP14271*

*DET
5/11/95
Mike Brown*



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. Plot Plan 14271

PP14271R1

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Trip Hord Associates Thatcher Manor

Contact Person: Trip Hord E-Mail: ambrosehord@gmail.com

Mailing Address: P.O. Box 1235
Riverside CA 92502
City State ZIP

Daytime Phone No: (951) 684-9615 Fax No: () None

Engineer/Representative Name: Same as Applicant

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () _____ Fax No: () _____

Property Owner Name: The Joyce E. Thatcher Revocable Trust

Contact Person: Joyce Thatcher E-Mail: 2looped@sbcglobal.net

Mailing Address: 22220 Gavilan Rd
Perris CA 92570
City State ZIP

Daytime Phone No: (951) 780-9498 Fax No: () _____

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

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

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region		
Project File No.	PP 14271R1	
Project Name:	Thatcher Manor	
Project Location:	22220 Gavilan Rd. Perris Ca 92570	
Project Description:	Extend Permit Life of existing land use entitlement. No new improvements	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands. .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed		
² Descriptions of SIC codes can be found at		
DETERMINATION: Check the box for the applicable determination.		
If any question answered "YES" <input type="checkbox"/> Project requires a project-specific WQMP.		
If all questions answered "NO" <input checked="" type="checkbox"/> Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.		

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

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.)

Joyce E. Thatcher
PRINTED NAME OF PROPERTY OWNER(S)

x 
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): 289-330-014

Approximate Gross Acreage: 11.51 Gr. Acres

General location (nearby or cross streets): North of Lake Mathews Dr., South of Idaleona Rd., East of Gavilan Road, West of _____.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Revised Plot Plan to extend the Permit Life for PP 14271. Thatcher Manor is an existing / approved outdoor reception venue for weddings and private parties.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): ORD 348 Sec 13.1; B(1) AM) 13.1 D - See PP14271 FINDINGS

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	1462	12 FT	1	Food service, catering	<input type="checkbox"/>	BNR980236
2	(1664)				<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	3500	15 FT	1	INDOOR reception facility
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		DINING PATIO
2		STAGE & GAZEBO
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:

NONE

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

If yes, provide Application No(s). PP 14271

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA 36347

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): _____

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 _____ 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.

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to _____ of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Trip Hord Associates

Address: P.O. Box 1235 Riverside CA 92502

Phone number: 951-684-9615

Address of site (street name and number if available, and ZIP Code): 22220 Gavilan Rd. 92570

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 289-330-014

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____

Date

1/11/18

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

Owner/Authorized Agent (1) _____

Date

1/11/18

Owner/Authorized Agent (2) _____

Date

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Trip Hord Associates hereafter "Applicant" and Joyce E. Thatcher "Property Owner".

Description of application/permit use:

Revised Permit for PP 14271. The Plot Plan Revision is to extend the Life of the existing
land use entitlement

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 289-330-014

Property Location or Address:

22220 Gavilan Rd. Perris CA 92570

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Joyce E. Thatcher

Phone No.: 951-780-9498

Firm Name: Joyce E. Thatcher Trust

Email: None

Address: 22220 Gavilan Rd

Perris CA 92570

3. APPLICANT INFORMATION:

Applicant Name: Trip Hord

Phone No.: 951-684-9615

Firm Name: Trip Hord Associates

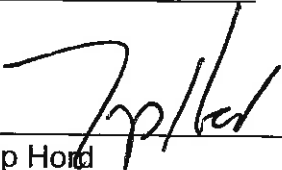
Email: ambrosehord@gmail.com

Address (if different from property owner)

P.O. Box 1235

Riverside CA 92502

4. SIGNATURES:

Signature of Applicant: 

Date: 1/11/18

Print Name and Title: Trip Hord

Signature of Property Owner: 

Date: _____

Print Name and Title: Joyce E. Thatcher - Property Owner

Signature of the County of Riverside, by _____

Date: _____

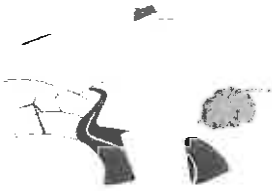
Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____

Application Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Joyce E. Thatcher, Trustee
x _____
Property Owner(s) Signature(s) and Date

The Joyce E. Thatcher Revocable Trust (Joyce E. Thatcher)

PRINTED NAME of Property Owner(s)

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

a date for the public hearing please let me know via email so we can add it to our meeting agenda.

Attendees

Paul Chandler, Esq. - pchandler@jungletechgroup.com

Samantha Potter -

Robert Curtis - robertcurtis@jungletechgroup.com

Ray Lopez, KFI AM Radio/John & Ken Show Producer -

Dr. Dennis Lautzenheiser

Terry Strom - Strom Entitlement permitting project manager/consultant

I appreciate all correspondence be via email as we can keep an account of our communication.

Thank you for your time in this matter.

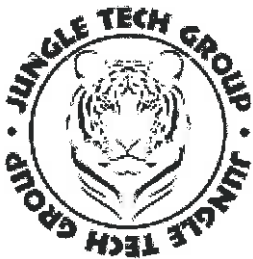
Sincerely

Samantha Potter

www.jungletechgroup.com

www.weplandreamweddings.com

Join our FB page Samantha potters wedding day concierge



Bowdan, Desiree

From: Samantha <sambasammy@aol.com>
Sent: Thursday, May 10, 2018 11:28 PM
To: Bowdan, Desiree
Subject: Thatcher Manor PP14271R01

Good Morning Desiree,

I believe there will be a public hearing for this case and I have a few names to add to the list. Wendell suggested we should submit those names to you. I also believe that you may not have the full information regarding this location and it's permit. Allow me to provide some bullet points without the story attached, so you can see the scope of the injustice that would be done in renewing this permit.

We own a company called the Jungle Tech Group. We have been pursuing purchasing a property as a venue in Riverside County for the last year and half. In fact the last year we have worked closely with all supervisors in the county (too many names to mention). My business partners were in a transaction to purchase Thatcher Manor as a venue as we knew it had a permit. The valid points which I will make will clearly show the reason not to renew this permit.

Thatcher Manor has not had an event in 12 years due to family matters. This clearly enacts the provision within the past issued CUP which declares the permit null and void. Further enhancing this were major changes to the County's zoning, which clearly and explicitly forbids the zoning of a wedding and event facility outside of the Winery District of Temecula's Wine Country. In fact, we have submitted close to 20 properties for review via email and telephone which were outside of Temecula's Wine Country. Each time the County of Riverside responded unfavorably. The rules have clearly been defined and communicated, along with clear understanding that there are no variances from this until the next major zoning overhaul several years from now.

- We made a full price offer on this property 2 months prior to the permit expiring knowing that the house would not appraise for the asking price.

- We shared with the sellers agent and the seller that the permit would expire on Feb 3 2018 as they were unaware of this fact
- The seller's agent Patrick Schroeder failed to respond to every timeline until the last day of Feb 3.
- When confronted about the expiration time he made it very clear that the county could be manipulated with a little "Pay for Play" and he was not concerned. He remained confident that he would get the permit renewed by any means needed.
- At this point we also found out they had been working with another buyer unbeknownst to us or our agent.
- Our concerns mounted that there was something else going on that we did not want to be a part of.
- Tripp Hord and Patrick Schroeder withheld information regarding the permit and stated at close of escrow he would forward the renewal to us. Please note this is against the law due to lack of full disclosure when purchasing a property.
- What we discovered was a scheme by real estate agent Patrick Schroeder to take a house which recently appraised for around \$900,000 and inflate the price to \$1,300,00. Gaining an instant profit of \$400,000, by way of somehow manipulating the county into issuing a permit which never should be issued, in accordance with the zoning laws put in place in 2007.
- Furthermore, there is an investor/buyer in standing to purchase the property with the intent to "Flip" the property as a business, instead of a residence for an inflated profit, based on the county being persuaded to issue this permit, even though it violates all county laws set previously. Essentially, we have two parties looking to double-dip on a scheme which will ultimately cause a \$900,000 property to be sold for \$1,300,000 or more, then again for possibly several million. To give this advantage to one party over another, in spite of very strict zoning laws is unjust. Issuance of a new permit under these circumstances would be nothing short of suspicious.
- We've requested an investigation into real estate agent Patrick Schroeder, given the nature of his conduct his professional license may be at stake.

- The sale of this property at the inflated price described above is pending with the investor/buyer and is solely conditioned upon you approving this permit. If you do not approve this permit the property resumes its natural state of being as a home and not a business. It then retains its natural value. Mr. Schroeder's clever scheme to enrich himself and others is what is actually behind the request for this permit.
- The Current buyer in standing will not be operating the venue, but rather putting it up on the auction block to the highest bidder.
- The entire Lake Mathew's/Perris region has changed since the old permit was issued some 20-years ago. The number of residents living on and around Gavilan Road has increased significantly. Traffic on Gavilan Road is already heavy enough and cannot sustain the additional burden. Residents don't want the additional traffic either.

There is so much more factual information that we have gathered and damaging photos of the said distressed property (Wendell has been sent numerous photographs) proving further there has been NO event activity in several years making the permit null and void regardless of expiration date. The grounds of this property visibly had not been occupied for well over a decade and exhibited a wide variety of safety issues, making the property unsafe for the general public

My inquiry to you is why have we struggled for a year and half trying to pay for a legitimate permit in Riverside County to be told you can ONLY be in Wine Country but yet one could be potentially granted a renewal in Perris?

The County's rules changed in 2007 so if this is true then their renewal should not be granted.

I have been a wedding coordinator for the last 20 years and I have provided the County over two pages of illegal venues making money every weekend, but not generating revenue for Riverside County. At least one new venue opens every month. Nothing is being done about these illegal business practices. Every time we ask for reprieve from the County's strict 2007 rule we are told to play by the rules. Therefore, when we hear of a potential pay for play scheme under which permits are being granted in violation of zoning laws, we grow mighty concerned.

I am providing names below of attendees for the public hearing so you are aware of our participation. Please acknowledge receipt of this email and when you have

Bowdan, Desiree

From: Samantha <sambasammy@aol.com>
Sent: Tuesday, May 29, 2018 4:55 PM
To: Bowdan, Desiree
Subject: Re: Thatcher Manor PP14271R01

Thank you for your response Desiree

The address to send the information for the public hearing of Thatcher Manor is as follows:

32544 Juniper Berry Dr
Winchester CA 92596

I will then notify our business and legal team to attend.

Sincerely

Samantha

samanthapotter@jungletechgroup.com

www.jungletechgroup.com

www.weplandreamweddings.com

On May 11, 2018, at 12:40 PM, Bowdan, Desiree <DBowdan@rivco.org> wrote:

Good Afternoon Samantha,

I am confirming receipt of your email. In order to provide you information for the Public Hearing, I will need a physical address. The Planning Commission Secretary handles all notifications and mail out notices for Hearings.

In regards to your question: *"My inquiry to you is why have we struggled for a year and half trying to pay for a legitimate permit in Riverside County to be told you can ONLY be in Wine Country but yet one could be potentially granted a renewal in Perris?"* The project in Perris already existed prior to the adoption of Ordinance No. 348, which was adopted in 2003, and the Wine Country section of the ordinance was adopted in 2016. I do not know the circumstances behind your situation, but it is an unfortunate event that you were paying for a permit for a wedding venue that did not come to fruition.

As for the rest of the email; I am the Planner assigned to the project. I am not the deciding factor, I am merely a vessel to ensure that the process is handled, present the facts, and the project is completed whether approved or denied. I have no gain in the outcome, outside of doing my job. Your matter sounds more like a civil matter, but you are more than welcome to speak at the Public Hearing once it is scheduled. Thank you for your time, and I hope you enjoy the rest of the day.

Cordially,

DESIREE M. BOWDAN

Ph: (951) 955-8254

Email: DBowdan@rivco.org

TLMA, Urban Regional Planner

Riverside County

4080 Lemon St.

Riverside, CA 92501

From: Samantha [<mailto:sambasammy@aol.com>]

Sent: Thursday, May 10, 2018 11:28 PM

To: Bowdan, Desiree <DBowdan@rivco.org>

Subject: Thatcher Manor PP14271R01

Good Morning Desiree,

I believe there will be a public hearing for this case and I have a few names to add to the list. Wendell suggested we should submit those names to you.

I also believe that you may not have the full information regarding this location and it's permit. Allow me to provide some bullet points without the story attached, so you can see the scope of the injustice that would be done in renewing this permit.

We own a company called the Jungle Tech Group. We have been pursuing purchasing a property as a venue in Riverside County for the last year and half. In fact the last year we have worked closely with all supervisors in the county (too many names to mention). My business partners were in a transaction to purchase Thatcher Manor as a venue as we knew it had a permit. The valid points which I will make will clearly show the reason not to renew this permit.

Thatcher Manor has not had an event in 12 years due to family matters. This clearly enacts the provision within the past issued CUP which declares the permit null and void. Further enhancing this were major changes to the County's zoning, which clearly and explicitly forbids the zoning of a wedding and event facility outside of the Winery District of Temecula's Wine Country. In fact, we have submitted close to 20 properties for review via email and telephone which were outside of Temecula's Wine Country. Each time the

County of Riverside responded unfavorably. The rules have clearly been defined and communicated, along with clear understanding that there are no variances from this until the next major zoning overhaul several years from now.

- We made a full price offer on this property 2 months prior to the permit expiring knowing that the house would not appraise for the asking price.
- We shared with the sellers agent and the seller that the permit would expire on Feb 3 2018 as they were unaware of this fact
- The seller's agent Patrick Schroeder failed to respond to every timeline until the last day of Feb 3.
- When confronted about the expiration time he made it very clear that the county could be manipulated with a little "Pay for Play" and he was not concerned. He remained confident that he would get the permit renewed by any means needed.
- At this point we also found out they had been working with another buyer unbeknownst to us or our agent.
- Our concerns mounted that there was something else going on that we did not want to be a part of.
- Tripp Hord and Patrick Schroeder withheld information regarding the permit and stated at close of escrow he would forward the renewal to us. Please note this is against the law due to lack of full disclosure when purchasing a property.
- What we discovered was a scheme by real estate agent Patrick Schroeder to take a house which recently appraised for around \$900,000 and inflate the price to \$1,300,00. Gaining an instant profit of \$400,000, by way of somehow manipulating the county into issuing a permit which never should be issued, in accordance with the zoning laws put in place in 2007.
- Furthermore, there is an investor/buyer in standing to purchase the property with the intent to "Flip" the property as a business, instead of a residence for an inflated profit, based

on the county being persuaded to issue this permit, even though it violates all county laws set previously. Essentially, we have two parties looking to double-dip on a scheme which will ultimately cause a \$900,000 property to be sold for \$1,300,000 or more, then again for possibly several million. To give this advantage to one party over another, in spite of very strict zoning laws is unjust. Issuance of a new permit under these circumstances would be nothing short of suspicious.

- We've requested an investigation into real estate agent Patrick Schroeder, given the nature of his conduct his professional license may be at stake.
- The sale of this property at the inflated price described above is pending with the investor/buyer and is solely conditioned upon you approving this permit. If you do not approve this permit the property resumes its natural state of being as a home and not a business. It then retains its natural value. Mr. Schroeder's clever scheme to enrich himself and others is what is actually behind the request for this permit.
- The Current buyer in standing will not be operating the venue, but rather putting it up on the auction block to the highest bidder.
- The entire Lake Mathew's/Perris region has changed since the old permit was issued some 20-years ago. The number of residents living on and around Gavilan Road has increased significantly. Traffic on Gavilan Road is already heavy enough and cannot sustain the additional burden. Residents don't want the additional traffic either.

There is so much more factual information that we have gathered and damaging photos of the said distressed property (Wendell has been sent numerous photographs) proving further there has been NO event activity in several years making the permit null and void regardless of expiration date. The grounds of this property visibly had not been occupied for well over a decade and exhibited a wide variety of safety issues, making the property unsafe for the general public

My inquiry to you is why have we struggled for a year and half trying to pay for a legitimate permit in Riverside County to be told you can ONLY be in Wine Country but yet one could be potentially granted a renewal in Perris?

The County's rules changed in 2007 so if this is true then their renewal should not be granted.

I have been a wedding coordinator for the last 20 years and I have provided the County over two pages of illegal venues making money every weekend, but not generating revenue for Riverside County. At least one new venue opens every month. Nothing is being done about these illegal business practices. Every time we ask for reprieve from the County's strict 2007 rule we are told to play by the rules. Therefore, when we hear of a potential pay for play scheme under which permits are being granted in violation of zoning laws, we grow mighty concerned.

I am providing names below of attendees for the public hearing so you are aware of our participation. Please acknowledge receipt of this email and when you have a date for the public hearing please let me know via email so we can add it to our meeting agenda.

Attendees

Paul Chandler, Esq. - pchandler@jungletechgroup.com

Samantha Potter -

Robert Curtis - robertcurtis@jungletechgroup.com

Ray Lopez, KFI AM Radio/John & Ken Show Producer -

Dr. Dennis Lautzenheiser

Terry Strom - Strom Entitlement permitting project manager/consultant

I appreciate all correspondence be via email as we can keep an account of our communication.

Thank you for your time in this matter.

Sincerely

Samantha Potter

www.jungletechgroup.com

www.weplandreamweddings.com

Join our FB page Samantha potters wedding day concierge

<image001.png>

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

[County of Riverside California](#)



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: PP14271R01/CEQ180005

Project Location: Northerly of Lake Mathews Dr., southerly of Idaleona Rd., and easterly of Gavilan Rd..

Project Description: The Plot Plan No. 14271 Revision No. 1 is a request for renewal of entitlement of an existing outdoor reception venue for weddings, and private parties, and continue the existing use of wedding and private event use without any further specified time limit.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: 22220 Gavilan Rd., Perris, CA 92570

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 15301)
- Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: The proposed project has been determined to be categorically exempt from CEQA, pursuant to Section 15301 consists of operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Desiree Bowdan (951) 955-8254
County Contact Person Phone Number

Signature Title Date
Contract Planner July 23, 2018

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCEQ180005 ZCFW No. 180004- County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

[Empty box for County Clerk's use only]

**INVOICE (INV-00037601)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Thatcher Manor Garden Weddings
22220 Gavilan Rd
Perris, Ca 92570

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00037601	01/25/2018	01/25/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180004	0452 - CF&W Trust Record Fees	\$50.00
22220 Gavilan Rd Perris, CA 92570		SUB TOTAL \$50.00

TOTAL \$50.00

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

**CERTIFICATION OF THE JOYCE E. THATCHER
REVOCABLE TRUST**

NAME OF TRUST: THE JOYCE E. THATCHER REVOCABLE TRUST

DATE OF TRUST: August 28, 2017

TAXPAYER IDENTIFICATION NUMBER: 565-52-6277

SETTLOR: JOYCE E. THATCHER

INITIAL TRUSTEE: JOYCE E. THATCHER

FIRST SUCCESSOR TRUSTEE: JOY E. PICKLES

POWERS OF TRUSTEE: Attached is a true and correct copy of the portion of the Trust document which lists the powers of the Trustee.

FORM OF TITLE TO TRUST ASSETS: Title to Trust assets should be taken in the following form: "JOYCE E. THATCHER, trustee of THE JOYCE E. THATCHER REVOCABLE TRUST, and successor trustees."

LEGAL DESCRIPTION OF REAL PROPERTY HELD IN TRUST: PARCEL 4 AS SHOWN BY PARCEL MAP 9480, ON FILE IN BOOK 37 PAGE 58 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

REVOCABILITY OF TRUST: The Trust is revocable. The person holding the power to revoke the Trust is the Settlor identified above.

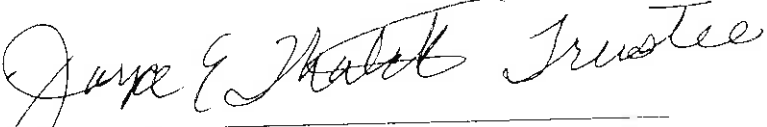
REVOCATION, MODIFICATION, OR AMENDMENTS: The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained herein to be incorrect.

SIGNATURE OF ALL ACTING TRUSTEES: This Certification of Trust has been signed by the currently acting Trustees of the Trust.

RELIANCE ON THIS CERTIFICATION: This Certification of Trust is presented in lieu of a copy of the Trust instrument to establish the existence and/or terms of the Trust and is made in accordance with California Probate Code §18100.5 and California Commercial Code §8403(4)(6). Any transaction entered into by a person acting in reliance on this Certification of Trust shall be enforceable against the Trust assets. Probate Code §18100.5(h) provides that, except for requests for excerpts of Trust provisions designating the Trustee and the Trustees' powers, any person who refuses to accept this Certification in lieu of the original Trust document will be liable for damages, including attorney fees, incurred as a result of that refusal, if the court determines that the person acted in bad faith in requesting the Trust document.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

DATED: August 28, 2017



JOYCE E. THATCHER, Trustee

ACKNOWLEDGMENT

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

State of California
County of Riverside

On 08/28/2017 before me, Kyle Walker, Notary Public
(insert name and title of the officer)

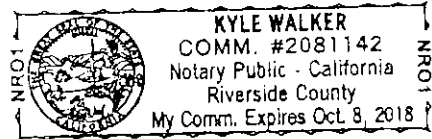
personally appeared Joyce E. Thatcher
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

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

WITNESS my hand and official seal.

Signature _____

(Seal)



ARTICLE VIII: TRUSTEE POWERS

A. Powers of Trustee. Subject to any limitations expressly stated in this document, the Trustee shall have the following powers, duties, and discretions, in addition to those now or hereafter conferred by law:

1. Continuing Investments. To continue to hold any property and to operate at the risk of the Trust estate any business received or acquired under the Trust by the Trustee as long as the Trustee shall deem advisable.
2. Management. To manage, control, sell (for cash or on deferred payments), convey, exchange, partition, divide, improve, and repair Trust Property.
3. Leases. To lease Trust Property for terms within or beyond the term of the Trust and for any purpose, including exploration for and removal of gas, oil, and other minerals; and to enter into community oil leases, pooling, and unitization agreements.
4. Borrowing. To borrow money, and to encumber or hypothecate Trust Property by mortgage, deed of trust, pledge, or otherwise for the debts of the Trust or the joint debts of the Trust and a co-owner of Trust Property.
5. Insurance. To carry, at the expense of the Trust, insurance of such kinds and in such amounts as the Trustee deems advisable to protect the Trust estate and the Trustee personally against any hazard.
6. Litigation and Compromise. To commence or defend, at the expense of the Trust, such litigation with respect to the Trust or any property of the Trust estate as the Trustee may deem advisable, and to compromise or otherwise adjust any claims or litigation against or in favor of the Trust.
7. Investment. To invest and reinvest the Trust estate in every kind of property, real, personal, or mixed.
8. Securities Management. With respect to securities held in the Trust, to have all the rights, powers, and privileges of an owner, including, but not limited to, the powers to vote, give proxies, and pay assessments; to participate in voting trusts, pooling agreements, foreclosures, reorganizations, consolidations, mergers, and liquidations, and incident to such participation, to deposit securities with and transfer title to any protective or other committee on such terms as the Trustee may deem advisable; and to exercise or sell stock subscription or conversion rights.
9. Compliance With Restrictions. If the Trustee receives any stock or securities, partnership interest, or other assets, or any interest therein subject to any restriction or provision regarding their sale or transfer, the Trustee shall fully comply with the terms of such restrictions or provisions if valid.

///

10. Principal and Income. Except as otherwise specifically provided in this Trust, the determination of all matters with respect to what is principal and income of the Trust estate and the apportionment and allocation of receipts and expenses between these accounts shall be governed by the provisions of the California Revised Uniform Principal and Income Act as amended from time to time. Any such matter not provided for either in this Trust or in the California Revised Uniform Principal and Income Act shall be determined by the Trustee in the Trustee's discretion.

11. Partnerships. To act as a partner, and enter into partnerships, limited or general, and to perform all acts as may be necessary or appropriate for a partner, in the Trustee's discretion.

12. Payments to Minor or Disabled Beneficiary. Except as otherwise specifically provided in this Trust, the Trustee in the Trustee's discretion may make payments to a minor or other beneficiary under disability by making payments to the beneficiary's personal representative or to any suitable person with whom the beneficiary resides, or the Trustee may apply payments directly for the beneficiary's benefit.

13. Policies and Plans. On receipt of proof that the Settlor has died or that the proceeds of insurance policies or employee benefit plans have become payable to the Trustee, the Trustee shall use reasonable efforts to collect all sums payable to the Trustee under the terms of such policies or plans. The Trustee shall have full power and authority to compromise, arbitrate, or otherwise adjust any claim, dispute, or controversy arising with respect to those policies or plans and shall have full authority to initiate, defend, settle, and compromise any legal proceeding necessary in the Trustee's opinion to collect the proceeds of any policy or employee benefit plan. The Trustee shall be fully indemnified from any action the Trustee takes to collect the proceeds from any insurance policy or employee benefit plans, against all liability, costs, and expenses the Trustee may incur in any action, if the Trustee acts as a prudent person would in the management of property held for the benefit of others.

14. Title. To hold any property in the Trustee's name as Trustee or in the Trustee's own name, or in the name of the Trustee's nominee, or unregistered in such condition that ownership will pass by mere delivery.

15. Dealing with Executor or Legal Representative. To lend money to any person, including the probate estate of the Settlor, provided that any such loan shall be adequately secured and shall bear a reasonable rate of interest; and to purchase property at its fair value as determined by the Trustee in the Trustee's discretion, from the probate estate of the Settlor.

16. Power to Adjust for Tax Consequences. To take any action and to make any election, in the Trustee's discretion, to minimize the tax liabilities of this Trust and its beneficiaries, and the Trustee shall have the power to allocate the benefits among the various beneficiaries, and to make adjustments in the rights of any beneficiaries, or between the income and principal accounts, to compensate for the consequences of any tax election of any investment or administrative decision that the Trustee believes has had the effect of directly or indirectly preferring one beneficiary or group of beneficiaries over others.

17. **Power to Withhold Payment if Conflicting Claims Arise.** To withhold from distribution, in the Trustee's discretion, at the time for distribution of any property in this Trust, without the payment of interest, all or any part of the property, as long as the Trustee determines in the Trustee's discretion that such property may be subject to conflicting claims, to tax deficiencies, or to liabilities, contingent or otherwise, properly incurred in the administration of the Trust estate.

18. **Power to Employ Agents.** To employ any custodian, attorney, accountant, corporate fiduciary, or any other agent or agents to assist the Trustee in the administration of this Trust and to rely on the advice given by these agents. Reasonable compensation for all services performed by these agents shall be paid from the Trust estate out of either income or principal as the Trustee in the Trustee's discretion shall determine, and shall not decrease the compensation to which the Trustee is entitled.

B. Fiduciary Duty. The foregoing powers, duties, and discretions set forth in this Article shall be exercised in a fiduciary capacity only and shall be undertaken to the extent and under such terms and conditions as the Trustee, in the Trustee's discretion, deems advisable and proper, exercising the discretion a prudent person would use in the management of property held for the benefit of others.

ARTICLE IX: TRUSTEE DUTIES; LIMITATIONS ON DUTIES

A. Duties of Trustee. Except as expressly provided in this document, the Trustee has the duties imposed by law, including statutory duties to give notice and copies of this document to Trust beneficiaries and heirs at law on the death of the Settlor, and the duty to invest property in accordance with the Uniform Prudent Investor Act.

B. Accounting. During the Settlor's lifetime, the Trustee shall account only to the Settlor. After the Settlor's death, the Trustee shall render an account to each beneficiary entitled to current distribution out of income or principal in the Trustee's discretion.

There need be no physical segregation or division of the various trusts created under this Trust, if any, except as segregation or division may be required by the termination of any of the trusts, but the Trustee shall keep separate accounts for the different undivided interests.

C. Notices. Unless the Trustee has received actual written notice of any event affecting any beneficial interests, the Trustee shall not be liable to any beneficiary of this Trust for distribution made as though the event had not occurred.

ARTICLE X: RULES OF CONSTRUCTION

A. Applicable Law. The validity of this Trust and the construction of its beneficial provisions shall be governed by the laws of the State of California as amended from time to time.

B. Context. The divisions, paragraphs, and subparagraphs of this document shall be construed in context, giving due regard to the headings and the topic of discussion.

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Joyce E. Thatcher
22220 Gavilan Road
Perris, CA 92570

2017-0402706

09/28/2017 01:08 PM Fee: \$ 28.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



411

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N.: 289-330-014

GRANT DEED

Documentary Transfer Tax: none. TRANSFER NOT PURSUANT TO SALE. THIS CONVEYANCE IS EXCLUDED AS A CHANGE IN OWNERSHIP BECAUSE THE GRANTOR IS THE PRESENT BENEFICIARY OF THE GRANTEE REVOCABLE TRUST.

For NO VALUE, **JOYCE E. THATCHER, AN UNMARRIED WOMAN**
hereby GRANTS to **JOYCE E. THATCHER, TRUSTEE OF THE JOYCE E. THATCHER REVOCABLE TRUST**

all of her right, title and interest in that certain real property situated in the City of **Perris**, County of **Riverside**, State of **California**, more particularly described as follows:

PARCEL 4 AS SHOWN BY PARCEL MAP 9480, ON FILE IN BOOK 37 PAGE 58 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Commonly known as:

22220 Gavilan Road
Perris, CA 92570

Date: 08/28/2017

BY: _____

Joyce E. Thatcher

MAIL TAX STATEMENTS TO:

Joyce E. Thatcher
22220 Gavilan Road
Perris, CA 92570

ACKNOWLEDGMENT

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

State of California
County of Riverside)

On 08/28/2017 before me, Kyle Walker, Notary Public
(insert name and title of the officer)

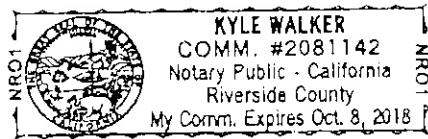
personally appeared Joyce E. Thatcher
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

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

WITNESS my hand and official seal.

Signature _____

(Seal)



WHEN RECORDED MAIL DOCUMENT TO:

Joyce E. Thatcher
22220 Gavilan Road
Perris, CA 92570

2017-0402705

09/28/2017 01:08 PM Fee: \$ 31.00

Page 1 of 3

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



Space Above This Line for Recording Fee Only

411

A.P.N.: 289-330-014

**AFFIDAVIT - DEATH OF JOINT TENANT
(By Surviving Joint Tenant)**

State of California
County of Riverside

JOYCE E. THATCHER ("Declarant") is of legal age, being first and duly sworn, depose and state under penalty of perjury under the laws of the State of California that:

1. **GERALD DELANO THATCHER** ("Decedent") is the person referenced in the attached certified copy of the Certificate of Death who died on June 21, 2017, at Perris, California.
2. Declarant and the Decedent are the same persons as **GERALD D. THATCHER and JOYCE E. THATCHER** who are named as the grantees ("Grantees") in that certain Grant Deed dated November 22, 1976, executed by DON H. MCKINNEY AND DELCIE ANN MCKINNEY, in favor of Grantees vesting title as **Husband and Wife, as Joint Tenants** and which document was recorded in Book 1976, Page 192208, of Official Records of Riverside County, State of California on property legally described as follows:

PARCEL 4 AS SHOWN BY PARCEL MAP 9480, ON FILE IN BOOK 37 PAGE 58 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Commonly known as:

22220 Gavilan Road
Perris, CA 92570

Date: 08/28/2017

DECLARANT:

Joyce E Thatcher

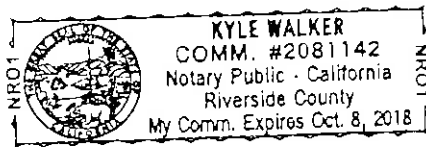
Joyce E. Thatcher

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

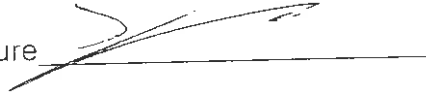
State of California
County of Riverside

Subscribed and sworn to (or affirmed) before me on this 28th
day of August, 20 17, by Joyce E. Thatcher

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature 



First American Title

First American Title Company

3400 Central Avenue, Suite 100

Riverside, CA 92506

California Department of Insurance License No. 151

Order Number: 0625-5615750 (gp)

Title Officer: Josh Guzman/ Porscha Peterson
Phone: (951)787-1762
Fax No.: (866)292-6890
E-Mail: RVTtitle@firstam.com
Property: 22220 Gavilan Road
Perris, CA 92570

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of December 28, 2017 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA/CLTA Homeowner's (EAGLE) Policy of Title Insurance (2010) and ALTA Ext Loan Policy 1056.06 (06-17-06) if the land described is an improved residential lot or condominium unit on which there is located a one-to-four family residence; or ALTA Standard Owner's Policy 2006 (WRE 06-17-06) and the ALTA Loan Policy 2006 (06-17-06) if the land described is an unimproved residential lot or condominium unit

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

Joyce E. Thatcher, trustee of the Joyce E. Thatcher revocable trust

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2018-2019, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. Any and all offers of dedications, conditions, restrictions, easements, notes and/or provisions shown or disclosed by the filed or recorded map referred to in the legal description including but not limited to: NATURAL WATERCOURSE and incidental purposes affecting said land.
4. An easement for ROADS, PIPELINES, POLE LINES AND WATER CONDUITS and incidental purposes in the document recorded February 07, 1911 in Book 324 of Deeds, Page 389.

The location of the easement cannot be determined from record information.

5. An easement for PIPELINES and incidental purposes in the document recorded January 06, 1970 as INSTRUMENT NO. 1087 of Official Records.

6. An easement for EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES and incidental purposes in the document recorded September 01, 1976 as INSTRUMENT NO. 131029 of Official Records.
7. THE EFFECT OF A RECITAL ON SAID MAP STIPULATING THAT THE AREAS DESIGNATED AS FLOOD WAY AND NATURAL WATER COURSES MUST BE KEPT FREE OF ALL DWELLING UNITS, OBSTRUCTIONS AND ENCROACHMENTS BY LAND FILL
8. A LIEN IN FAVOR OF THE STATE OF CALIFORNIA, EVIDENCED BY A CERTIFICATE ISSUED BY THE FRANCHISE TAX BOARD , RECORDED December 16, 2011 AS INSTRUMENT NO. 11-557393 OF OFFICIAL RECORDS.

DEBTOR:	JERRY D THATCHER
CERTIFICATE NO.:	11333617121
AMOUNT:	\$1,738.81 , AND ANY OTHER AMOUNTS DUE THEREUNDER.

9. Rights of the public in and to that portion of the land lying within any Road, Street, Alley or Highway.
10. Water rights, claims or title to water, whether or not shown by the public records.

Prior to the issuance of any policy of title insurance, the Company will require:

11. With respect to the trust referred to in the vesting:
 - a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
 - b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
 - c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. General and special taxes and assessments for the fiscal year 2017-2018.

First Installment:	\$2,557.52, PAID
Penalty:	\$0.00
Second Installment:	\$2,557.52, PAID
Penalty:	\$0.00
Tax Rate Area:	087-031
A. P. No.:	289-330-014-2

2. This report is preparatory to the issuance of an ALTA Loan Policy. We have no knowledge of any fact which would preclude the issuance of the policy with CLTA endorsement forms 100 and 116 and if applicable, 115 and 116.2 attached.

When issued, the CLTA endorsement form 116 or 116.2, if applicable will reference a(n) Single Family Residence known as 22220 GAVILAN ROAD, PERRIS, CA.

3. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

A document recorded September 28, 2017 as INSTRUMENT NO. 17-402706 OF OFFICIAL RECORDS

From: JOYCE E. THATCHER, AN UNMARRIED WOMAN

To: JOYCE E. THATCHER, TRUSTEE OF THE JOYCE E. THATCHER REVOCABLE TRUST

4. We find no open deeds of trust. Escrow please confirm before closing.

NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

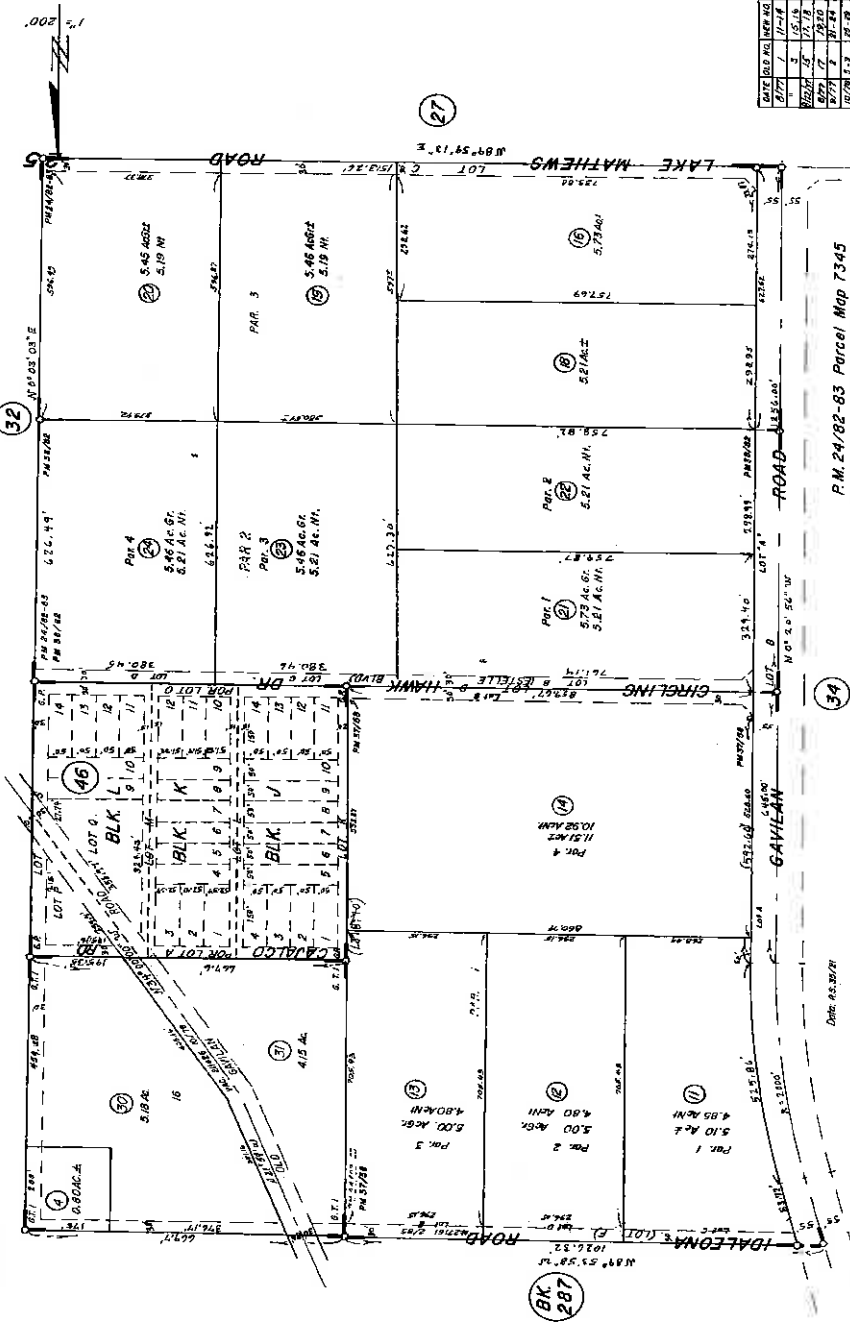
PARCEL 4 AS SHOWN BY PARCEL MAP 9480, ON FILE IN BOOK 37, PAGE 58 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 289-330-014-2

289-28, 29, 30, 31
T.R.A. 087-031
289-33

POR. NW 1/4, SEC. 25, T. 4 S. R. 5 W.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



DATE	OLD NO.	NEW NO.
1/1/77	1	11-18
1/1/77	2	15-18
1/1/77	3	17-18
1/1/77	4	19-24
1/1/77	5	25-28
1/1/77	6	29-30
1/1/77	7	31-32
1/1/77	8	33-34
1/1/77	9	35-36
1/1/77	10	37-38
1/1/77	11	39-40
1/1/77	12	41-42
1/1/77	13	43-44
1/1/77	14	45-46
1/1/77	15	47-48
1/1/77	16	49-50
1/1/77	17	51-52
1/1/77	18	53-54
1/1/77	19	55-56
1/1/77	20	57-58
1/1/77	21	59-60
1/1/77	22	61-62
1/1/77	23	63-64
1/1/77	24	65-66
1/1/77	25	67-68
1/1/77	26	69-70
1/1/77	27	71-72
1/1/77	28	73-74
1/1/77	29	75-76
1/1/77	30	77-78
1/1/77	31	79-80
1/1/77	32	81-82
1/1/77	33	83-84
1/1/77	34	85-86
1/1/77	35	87-88
1/1/77	36	89-90
1/1/77	37	91-92
1/1/77	38	93-94
1/1/77	39	95-96
1/1/77	40	97-98
1/1/77	41	99-100

P.M. 24/82-83 Parcel Map 7345
MB 10/90 Gavilan Tract No. 1
P.M. 12/25-26 Gavilan Park
P.M. 37/58 Parcel Map 9480
P.M. 39/82 Parcel Map 9266

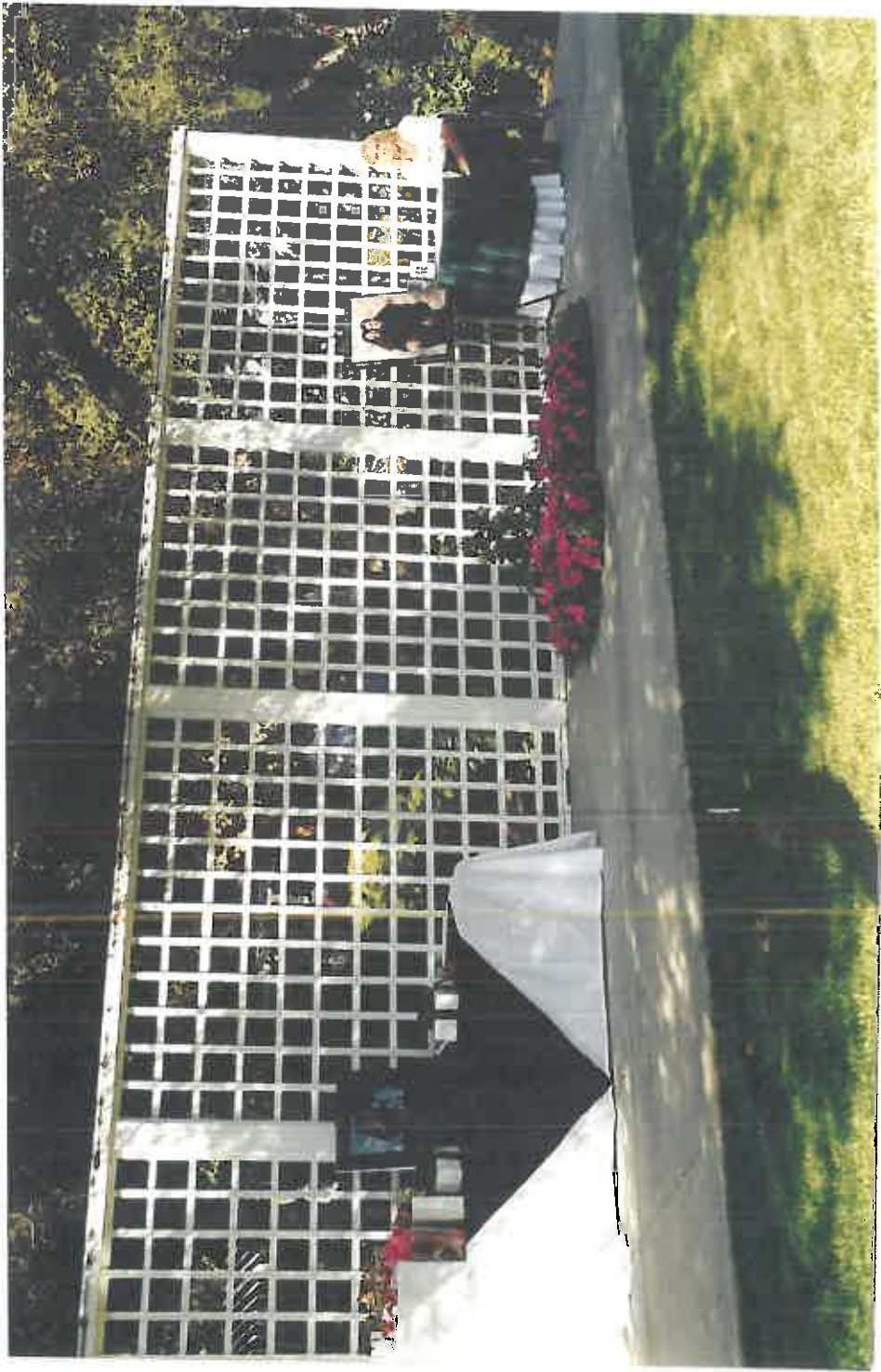
ASSESSOR'S MAP BK 289 PG. 33
RIVERSIDE COUNTY, CALIF.

JAN. 1977













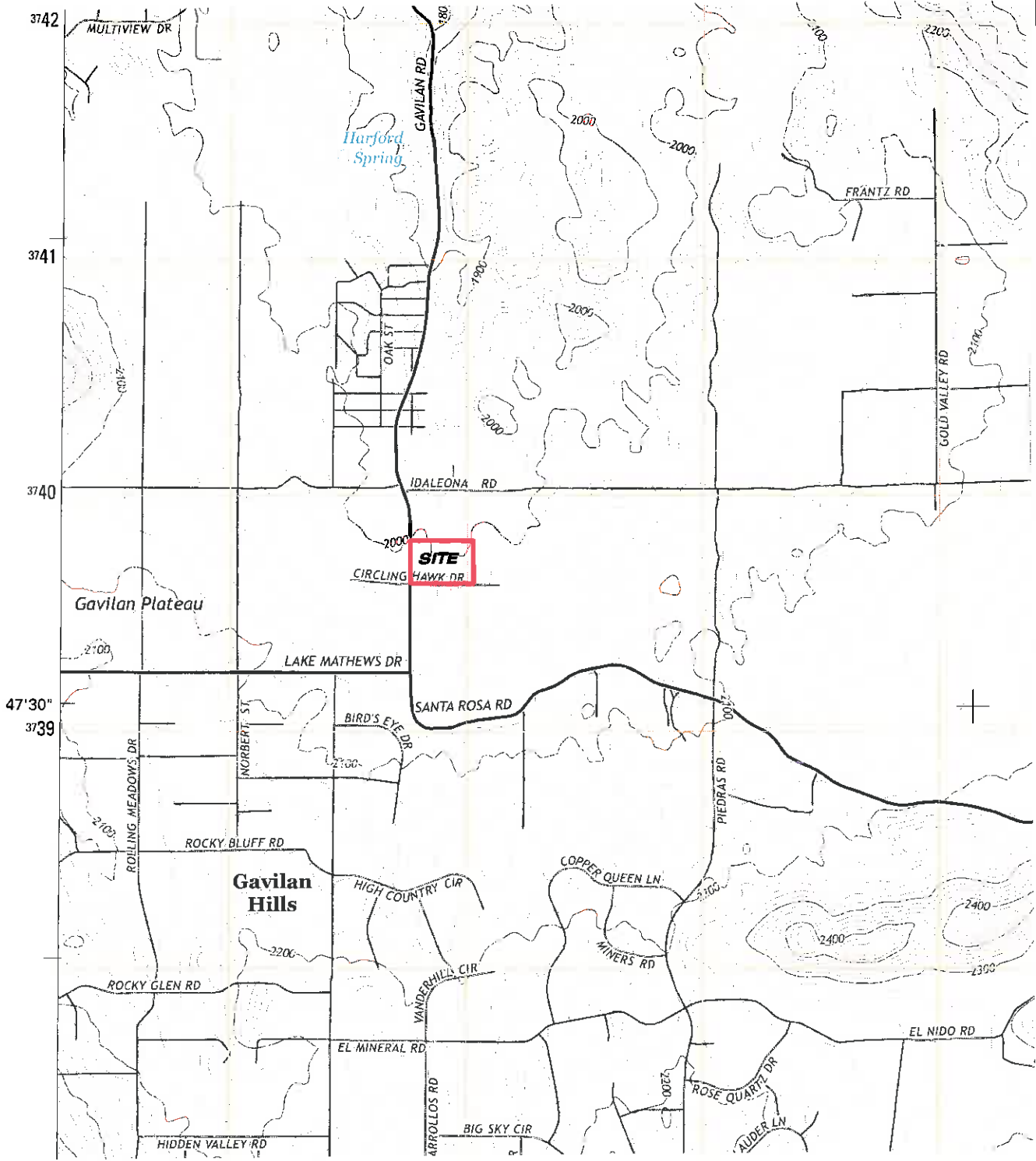






USGS EXHIBIT

APN 289-330-014
22220 GAVILAN ROAD
PERRIS, CA 92570



STEELE PEAK QUADRANGLE
CALIFORNIA-RIVERSIDE CO.
7.5-MINUTE SERIES

KELLER
CONSULTING INC.

24455 Via Arriba Linda
Yorba Linda, CA 92887
Ph: 951.733.9128

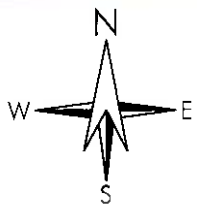


SCALE 1" = 2000'

AERIAL EXHIBIT



January 12, 2018 at 5:38pm C:\Civil 3D Projects\Thatcher Manor\Exhibits\AERIAL EXHIBIT.dwg by Jason on iAISON-PC



SCALE 1" = 200'

APN 289-330-014
22220 GAVILAN ROAD
PERRIS, CA 92570

KELLER
CONSULTING INC.

24455 Via Arriba Linda
Yorba Linda, CA 92887
Ph: 951.733.9128

BUSINESS REGISTRATION

RIVERSIDE COUNTY

The person, firm or corporation named below is granted this registration certificate pursuant to the provisions of RIVERSIDE COUNTY Ordinance 857. Issuance of certificate is not an endorsement, nor certification of compliance with other ordinances or laws, nor an assurance that the proposed use is in conformance with the county zoning regulations. This certificate is issued without verification that the taxpayer is subject to or exempt from licensing by the State of California.

Business Name: Thatcher Manor Garden Weddings
Business Location: 22220 GAVILAN RD
PERRIS, CA 92570-8054
1st Owner Name: Joyce Thatcher
2nd Owner Name:

REGISTRATION #: 009870
Business Type: 390
Description: Weddings & Receptions

Effective Date: October 13, 2017
Expiration Date: October 12, 2018

THATCHER MANOR GARDEN WEDDINGS
22220 GAVILAN RD
PERRIS, CA 92570-8054

TO BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE

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. 14271 REVISION NO. 1 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Trip Hord & Associates – First Supervisorial District – Gavilan Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of Lake Mathews Drive, southerly of Idaleona Road, and easterly of Gavilan Road – 11.51 Gross Acres – Zoning: Light Agriculture – 2 Acre Minimum (A-1-2) – **REQUEST:** Request for renewal of entitlement of an existing outdoor reception venue for weddings and private parties, and continue the existing use of wedding and private event use without any further specified time limit.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **AUGUST 13, 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 dbowdan@rivco.org, go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon 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 Bowdan
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 15, 2018,

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

APN (s) or case numbers PP14271R01 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 9TH Floor

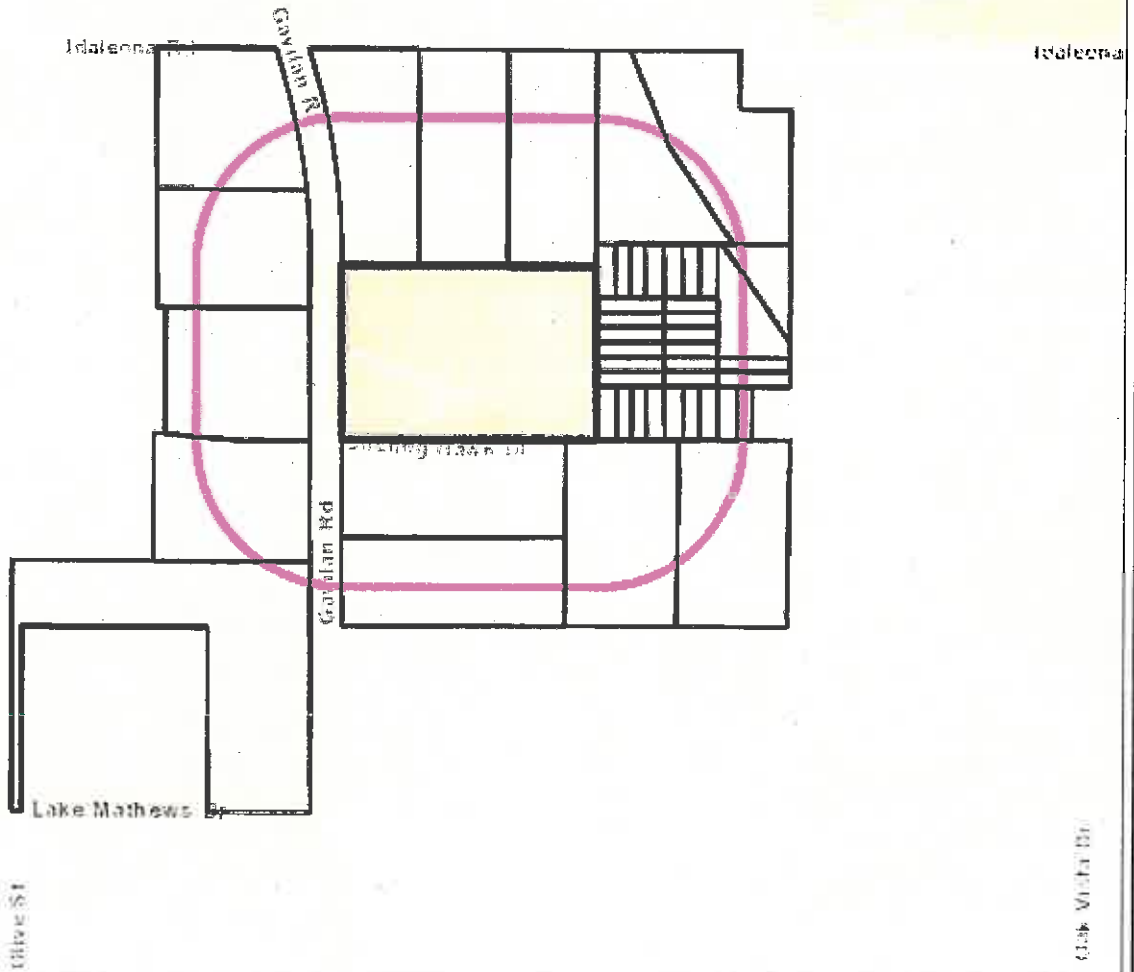
Riverside, Ca. 92502

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

12/15/18


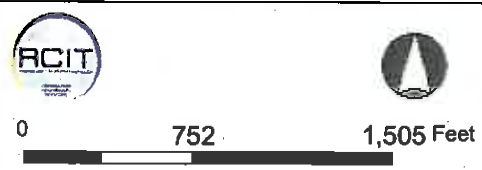
Riverside County GIS

PP14271R01 (600 feet buffer)



- Legend**
- County Boundary
 - Cities
 - World Street Map

Notes



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

289340009
EVAN HOLDINGS
C/O C/O TIMOTHY D EDMOND
5784 VIA LAS NUBES
RIVERSIDE CA 92506

289340011
EVAN HOLDINGS
C/O C/O TIMOTHY D EDMOND
5784 VIA LAS NUBES
RIVERSIDE CA 92506

289460015
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

289330012
SPENCER CRISP
TIFFANY CRISP
17281 IDALEONA RD
PERRIS CA. 92570

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289460028
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

289460004
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289460027
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

289460002
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289340007
EDUARDO C POLIZZO
ZULMA I POLIZZO
12043 ABINGTON ST
RIVERSIDE CA 92503

289460017
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289330031
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

289460016
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289460005
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

289460009
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ROBERT LESLIE HESS
CHARLES BRUCE HESS

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

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289460022
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS
4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289460031
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ROBERT LESLIE HESS
CHARLES BRUCE HESS
4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289460029
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ROBERT LESLIE HESS
4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289460026
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CHARLES BRUCE HESS
4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289460006
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ROBERT LESLIE HESS
CHARLES BRUCE HESS
4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289460030
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ROBERT LESLIE HESS
CHARLES BRUCE HESS
4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289460011
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ROBERT LESLIE HESS
CHARLES BRUCE HESS
4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289460013
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS
4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289460012
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS
4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289330021
VIDAL RIVAS
22290 GAVILAN RD
PERRIS CA. 92570

289340013
JOSEPH V CANAVIER
LISA A CANAVIER
17897 PONY BUTTE CT
GAVILIAN HILLS CA 92570

289460007
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS
4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289460008
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS
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289460023
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS
4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289460014
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

289330024
JOY PEDROJA
17473 CIRCLING HAWK DR
PERRIS CA. 92570

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289460032
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

289340004
DIVINA A URMANITA
RENATO M URMANITA
17310 LAKE MATTHEWS DR
PERRIS CA 92570

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289460025
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

289330030
JEFFREY C WEAVER
17355 IDALEONA RD
PERRIS CA. 92570

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289330013
DONALD NEAL DEWITT
17333 IDALEONA DR
PERRIS CA. 92570

289330011
GAVILAN INV CORP
C/O C/O ALI A MOGHADAM
22060 GAVILAN RD
PERRIS CA 92570

289460001
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

289460019
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289330014
JOYCE E THATCHER
22220 GAVILAN RD
PERRIS CA. 92570

289460003
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289460018
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

289460021
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289460024
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

289330023
SEAN P MALOBAY
P O BOX 40495
DOWNEY CA 90241

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289460010
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

289330022
WILLIAM BABBITT
RUTH ERIKA BABBITT
22350 GAVILAN RD
PERRIS CA. 92570

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

289460020
MARGARET ANNE HESS
ROBERT LESLIE HESS
CHARLES BRUCE HESS

4245 HERMITAGE DR
HACIENDA HEIGHTS CA 91745

Samantha Potter
32544 Juniper Berry Drive
Winchester, CA 92596

Trip Hord Associates
Trip Hord
P.O. Box 1235
Riverside, CA 92502

The Joyce E. Thatcher Revocable Trust
Joyce Thatcher
22220 Gavilan Road
Perris, CA 92570

Trip Hord Associates
Trip Hord
P.O. Box 1235
Riverside, CA 92502

The Joyce E. Thatcher Revocable Trust
Joyce Thatcher
22220 Gavilan Road
Perris, CA 92570

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607



*Charissa Leach, P.E.
Assistant TLMA Director*

RIVERSIDE COUNTY
PLANNING DEPARTMENT

3.5

Memorandum

August 13, 2018

RE: DIRECTOR'S HEARING – AGENDA ITEM NO. 3.5 (PP17870R1)

Staff recommends that Agenda Item No. 3.5 (PP178870R1) be continued off calendar. At such time the project is ready for hearing, new notices will be sent out.

Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Notice of Preparation of a Draft Environmental Impact Report *and* Public Scoping Meeting Notice

DATE: August 1, 2018

TO: Affected Agencies, Trustee Agencies, Interested Parties, and Individuals

PROJECT TITLE: New County-Wide Land Development Ordinance

PROJECT LOCATION: County-Wide; Unincorporated Riverside County (see **Figure 1**)

LEAD AGENCY:

Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

PROJECT SPONSOR:

Applicant: Riverside County Board of Supervisors
Address: County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501

Attn: Keith Gardner, Administrative Manager
kgardner@rivco.org
(951) 955-3200

Notice is hereby given that, pursuant to County procedures for implementing the California Environmental Quality Act (CEQA) and State CEQA Guidelines Section 15082, the County of Riverside (County) will be the lead agency for preparation of an Environmental Impact Report (EIR) for the **New County-Wide Land Development Ordinance (Project)** (see PROJECT SUMMARY below). The County is soliciting comments from reviewing agencies, involved organizations, interested parties as well as the general public, regarding the scope and content of the EIR (see PROBABLE ENVIRONMENTAL EFFECTS below). If your agency is a Responsible Agency as defined in the State CEQA Guidelines Section 15381, your agency will need to use the EIR prepared by the County when considering a permit or other approval for action. In addition, the County requests that any Responsible or Trustee agency as defined by CEQA provide comments regarding the scope and content of the environmental information which would be germane to the responsible agency's statutory responsibilities in connection with the proposed Project, pursuant to State CEQA Guidelines Section 15082(b).

Further notice is hereby given that the County will hold two **Public Scoping Meetings** for the Project on **August 13 and August 20, 2018**, at the locations described below, to receive comments from agencies, organizations and the general public regarding the scope and content of the EIR. Refer to PUBLIC SCOPING MEETINGS discussion below for additional details.



PUBLIC COMMENTS

Please provide comments on the scope of the EIR at either one of the Public Scoping Meetings noted below, or send your written comments to Keith Gardner at the address listed above, or by email at kgardner@rivco.org. Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but **no later than August 30, 2018**. All parties that have submitted their names and mailing addresses will be notified as part of the Project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact the lead agency contact noted above. A copy of the NOP is also located at the Riverside County Administration Center (4080 Lemon Street, 12th Floor, Riverside, CA 92501) and on the County of Riverside website (<http://planning.rctlma.org/Ordinance348Update.aspx>). The project description, location, and potential environmental effects are described further below.

PROJECT LOCATION

The proposed Project is countywide, encompassing the unincorporated land in Riverside County (see **Figure 1**). In all, the County encompasses a total of approximately 7,295 square miles, roughly 4.6 million acres, stretching across 200 miles of Southern California from within 9 miles of the Pacific Ocean to the west, to the Colorado River and Arizona border to the east. Riverside County is bounded by Orange County (and metropolitan Los Angeles) to the west, San Bernardino County to the north, Arizona to the east, and San Diego and Imperial Counties to the south.

PROJECT SUMMARY

Currently, Ordinance No. 348 is the primary ordinance which governs the review and approval of the land uses and zoning applications in the County. Originally adopted in 1949, Ordinance No. 348 has been amended over 4,000 times in the last 69 years, although it has never before been comprehensively updated. The current Ordinance No. 348 has sixty-four (64) articles and 484 sections, which can make it difficult to follow, with sometimes redundant or confusing language. On December 17, 2013 the Riverside County Board of Supervisors approved initiation of a series of measures intended to improve Ordinance No. 348. Consistent with that direction, the purpose of the proposed Project is to: 1) improve the overall structure and content of Ordinance No. 348 to make it easier to understand and implement; 2) provide consistency and clarity for land use categories and allowable uses; and 3) provide consistency and clarity in the development review process.

The County of Riverside is proposing a new zoning ordinance representing a reorganization and restructuring of the existing Ordinance No. 348 (*NOTE: At this time, it is anticipated that the new zoning ordinance would apply to applications for new or revised land use entitlements and permits, and would not apply to previously approved land use entitlements or permits that remain unchanged. In those cases, the existing Ordinance No. 348 would remain in effect*). A summary of the Project's proposed chapters is provided in Attachment A. A working draft for these chapters, along with additional Project information, is available on the county website at this location: <http://planning.rctlma.org/Ordinance348Update.aspx>.

This proposed Project, if approved, would consolidate the various procedural requirements for developing properties and permitting various uses into one chapter, which will ultimately streamline the overall project review process while still maintaining adequate governmental review and an opportunity for public awareness and involvement. The proposed Project will *not* suggest any new land uses or re-zoning of any existing properties. Additionally, the proposed Project does not propose any specific development projects or actions, and any future discretionary action will require appropriate planning and environmental review by the County. Instead, all zones that are similar in nature will be consolidated into



chapters that discuss similar land uses. Each zone will have a consistent list of development standards which will be imposed across the County incorporated area. Lastly, the proposed Project will clarify and define all special provisions contained in the existing Ordinance No. 348. A partial summary of proposed language is provided in Attachment A (subject to change during the Planning Commission workshop process, NOP scoping, and Draft EIR public review process).

*Note that the proposed Project **may include** proposed County-wide zoning regulations governing development standards for cannabis activities within unincorporated Riverside County. Refer to <http://planning.rctlma.org/Home/Cannabis.aspx> for more details, and the Project NOP located here - <http://planning.rctlma.org/Ordinance348Update.aspx>. Should cannabis regulations be considered as part of the Project, the Program EIR would address an appropriate range of issues including aesthetics, odor, and land use.*

PUBLIC SCOPING MEETINGS

The County will conduct two Public Scoping Meetings in order to present the Project and the CEQA process and to receive public comments regarding the scope and content of the EIR. The meetings will be held at the following locations, date and time. Each meeting will have the same information. The meeting will include a brief presentation, followed by an opportunity for the public to comment, either in writing or orally at the Public Scoping Meeting. The meetings will conclude when public comments have concluded or by 8:30 PM, whichever occurs first.

Date: August 13, 2018

Time: 1:30 pm

Location: Riverside County Admin Center

**Address: 4080 Lemon Street, 1st Floor
Riverside, CA 92502-1409**

Phone: (951) 955-3200

Date: August 20, 2018

Time: 1:30 pm

Location: Riverside County Desert Office

**Address: 77588 El Duna Court, Suite H
Palm Desert, CA 92211**

Phone: (760) 863-8277

Should you require special accommodations at the Public Scoping Meeting, such as for the hearing impaired or an English translator, please contact the County of Riverside no later than seven days prior to the Public Scoping Meeting (see contact information above).

PROBABLE ENVIRONMENTAL EFFECTS

The County has determined to prepare an EIR to address potential environmental impacts resulting from the proposed Project. As a result, the County will *not* prepare an Initial Study as permitted in Section 15060(d) of the State CEQA Guidelines. The scope of the EIR will be based upon information gathered through the NOP scoping process along with input during Planning Commission workshops regarding the Project (for Planning Commission workshop information and other Project-related materials, refer to <http://planning.rctlma.org/Ordinance348Update.aspx>).

The purpose of the EIR is to inform decision-makers and the general public of the environmental effects of the proposed Project, to provide environmental information sufficient to evaluate the proposed Project and its potential to cause significant effects on the environment, to examine methods of reducing adverse environmental impacts, and to consider alternatives to the proposed Project. The EIR will be prepared following County procedures and the State CEQA Guidelines and will, at a minimum, include the following:

- Summary of the proposed Project and its potential environmental effects
- Description of the proposed Project



- Description of the existing environmental setting, potential environmental impacts of the Project, and mitigation measures
- Cumulative impacts
- Alternatives to the proposed Project
- Other required information pursuant to CEQA

The EIR will analyze the potential effects of implementing the proposed Project. The County will utilize the CEQA environmental checklist (State CEQA Guidelines Appendix G) to focus the EIR, which will be prepared as a Program EIR pursuant to State CEQA Guidelines Section 15168. At this time, the County has not identified any potentially significant environmental impacts of the Project, based on available information including the Project Summary noted above and in Attachment A. The Project does not propose any specific development, nor does it propose substantial changes in the location or intensity of allowable uses. Any specific development proposal would be subject to its own project-specific CEQA analysis at a future date. Subsequent environmental analysis consistent with County procedures will be required before physical development can occur on any of the sites identified in the Project. Therefore, at this time, though subject to change as the analysis is developed, the County anticipates the Focused Program EIR to primarily address Land Use and Planning and Aesthetics (although no significant impacts have been identified based on available information and current content). Other environmental topics noted in the CEQA checklist (State CEQA Guidelines Appendix G) will likely be addressed in a separate section, “Effects Found not to be Significant.”

Should cannabis regulations be considered as part of the Project, the Program EIR would address an appropriate range of issues including aesthetics, odor, and land use.

CORTESE LIST SITES

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). The Cortese List, or a site’s presence on the list, has bearing on the local permitting process as well as on compliance with CEQA. The State of California maintains several data resources that provide information regarding the facilities or sites identified as meeting the Cortese List requirements, including:

- List of Hazardous Waste and Substances sites from the Department of Toxic Substances Control (DTSC) EnviroStor database
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from the State Water Resources Control Board (SWRCB) GeoTracker database
- List of solid waste disposal sites identified by the SWRCB with waste constituents above hazardous waste levels outside the waste management unit
- List of “active” Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from SWRCB
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by the DTSC

The Project, as a County-wide zoning ordinance proposal, pertains to all parcels within unincorporated Riverside County, and as such includes parcels that are included on the Cortese List (too numerous to note, although this Project does not propose any specific development). See more at: <http://www.calepa.ca.gov/SiteCleanup/CorteseList/#sthash.5wVFozRg.dpuf>



CEQA REVIEW PROCESS

Following completion of the NOP and Public Scoping process, the County will release a Draft EIR for public review, for a 45-day public review period. The Draft EIR will consider all comments received on this NOP, and such comments will be included as an appendix to the Draft EIR. During the Draft EIR 45-day public review period, the County will hold two public meetings to summarize the Draft EIR conclusion and to provide an opportunity for public comment on the Draft EIR (specific dates for these Draft EIR public meetings will be included in the Draft EIR Notice of Availability). Following completion of the Draft EIR 45-day public review period, the County will prepare written responses to all comments received on the Draft EIR during the 45-day public review period.

Attachments

Attachment A – Project Summary

Figure 1 – County of Riverside Jurisdictional Boundaries



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ATTACHMENT A

The following is a preliminary outline of the New County-Wide Land Development Ordinance (Project). A draft ordinance, as part of the Project, will be provided for public review with the Draft EIR. Working drafts of various proposed ordinance chapters are available for public review on the County's website (below). Draft ordinance chapters are summarized below (note that these draft ordinance chapters, and Planning Commission workshop materials, are ***preliminary, subject to modification*** during Planning Commission workshops presently underway, as well as input from stakeholders and the public through the NOP Scoping and EIR process). <http://planning.rctlma.org/Ordinance348Update.aspx>.

*Note that the proposed Project **may include** proposed County-wide zoning regulations governing development standards for cannabis activities within unincorporated Riverside County. Refer to <http://planning.rctlma.org/Home/Cannabis.aspx> for more details, and the Project NOP located here - <http://planning.rctlma.org/Ordinance348Update.aspx>. Should cannabis regulations be considered as part of the Project, the Program EIR would address an appropriate range of issues including aesthetics, odor, and land use.*

NEW COUNTY-WIDE LAND DEVELOPMENT ORDINANCE (PROJECT) OUTLINE:

Chapter 1: Administrative Terms

This chapter of the proposed Project will consist of the regulations and permit processes within zoning classifications, providing improved clarity and structure from the current Ordinance No. 348. Presently, numerous allowable uses, as they pertain to specific zoning classifications, appear in multiple sections within existing Ordinance No. 348. The proposed Project will provide an alphabetical list for the administrative language to alleviate this issue.

Chapter 2: Zoning Classifications

This chapter of the proposed Project will consist of the allowable uses and development standards within the various general zones: Commercial, Industrial, Manufacturing, Residential, Agricultural, and Open Space. Each type of land use will be defined in the same way as it appears in the current Ordinance No. 348; however, it will be categorized into these six classifications. Each classification will then state applicable development standards such as minimum setbacks, height, etc. A summary table of all allowable uses for each zoning classification will be provided as an attachment to the proposed Project.

Chapter 3: Special Provisions

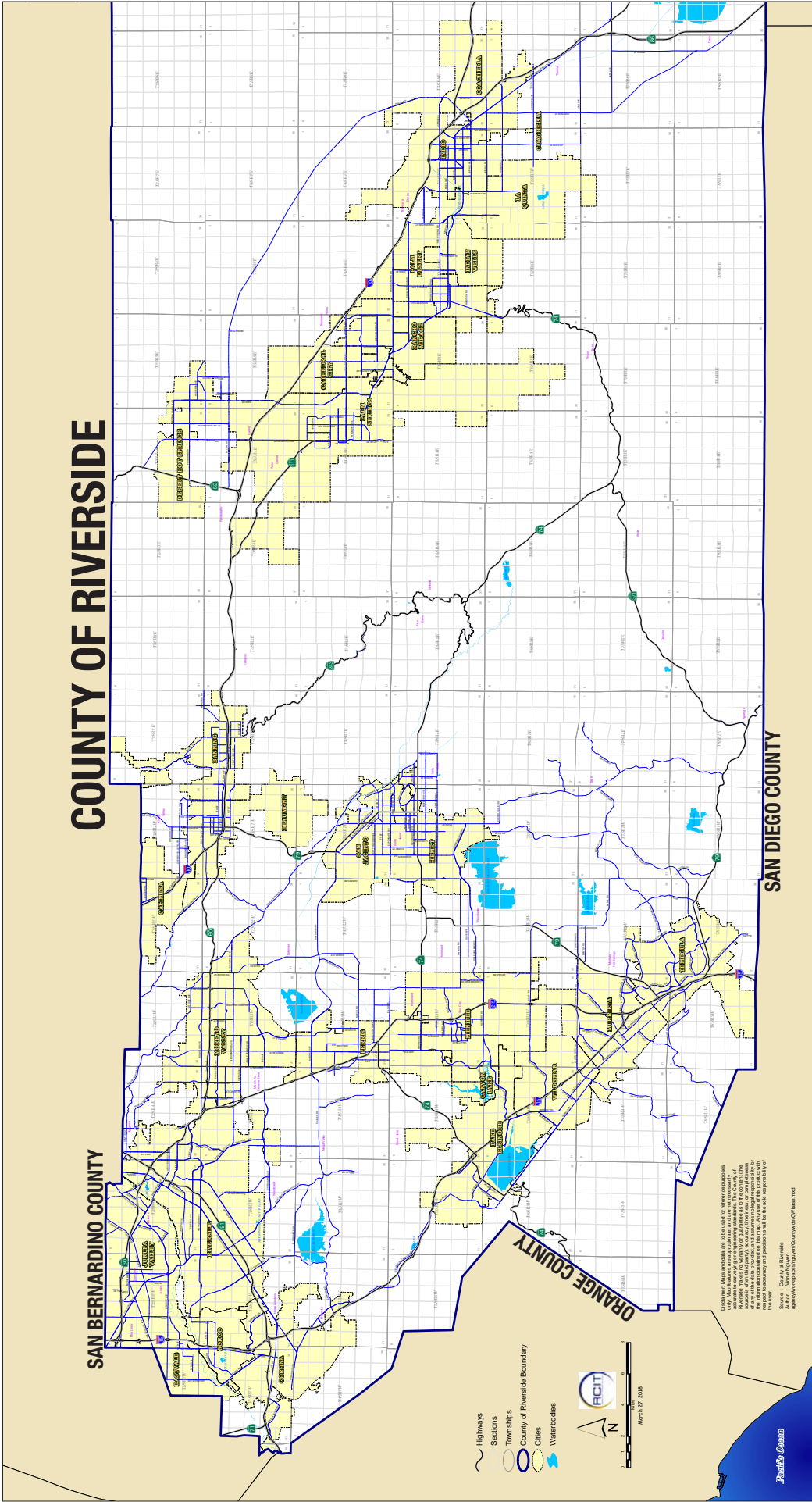
This chapter pertains to the unique development standards or operational standards of certain land uses. It is the County's intent to not create any new "special provisions," but rather to provide greater clarity and consistency in the development review process related to these special conditions, such as temporary use permits and wireless communication facilities. The proposed Project may also include other Special Provisions, pending completion of Planning Commission workshops over the next several weeks. These other Special Provisions are anticipated to include the elimination of the current "amortization" provision of Section 18.18 of Ordinance No. 348 (which requires certain existing non-conforming land uses to be in compliance with underlying zoning, providing an "amortization period" of up to 50 years for the parcel's land uses to be in compliance). Section 18.18 of Ordinance No. 348 would continue to apply to existing land uses. The proposed Project would eliminate this provision for any new or modified land use or zoning approvals, which will be taken into consideration as part of each respective new or modified land use or zoning approval.



Chapter 4: Glossary and Definitions

This chapter provides insight on where to locate information for allowable uses within a specific zoning classification. Attached, but not included within, the new ordinance will be the following:

- A) Allowable uses within each zone
- B) Development standards for each zone
- C) Administrative interpretations that will help clarify and define any provision of the proposed Project.



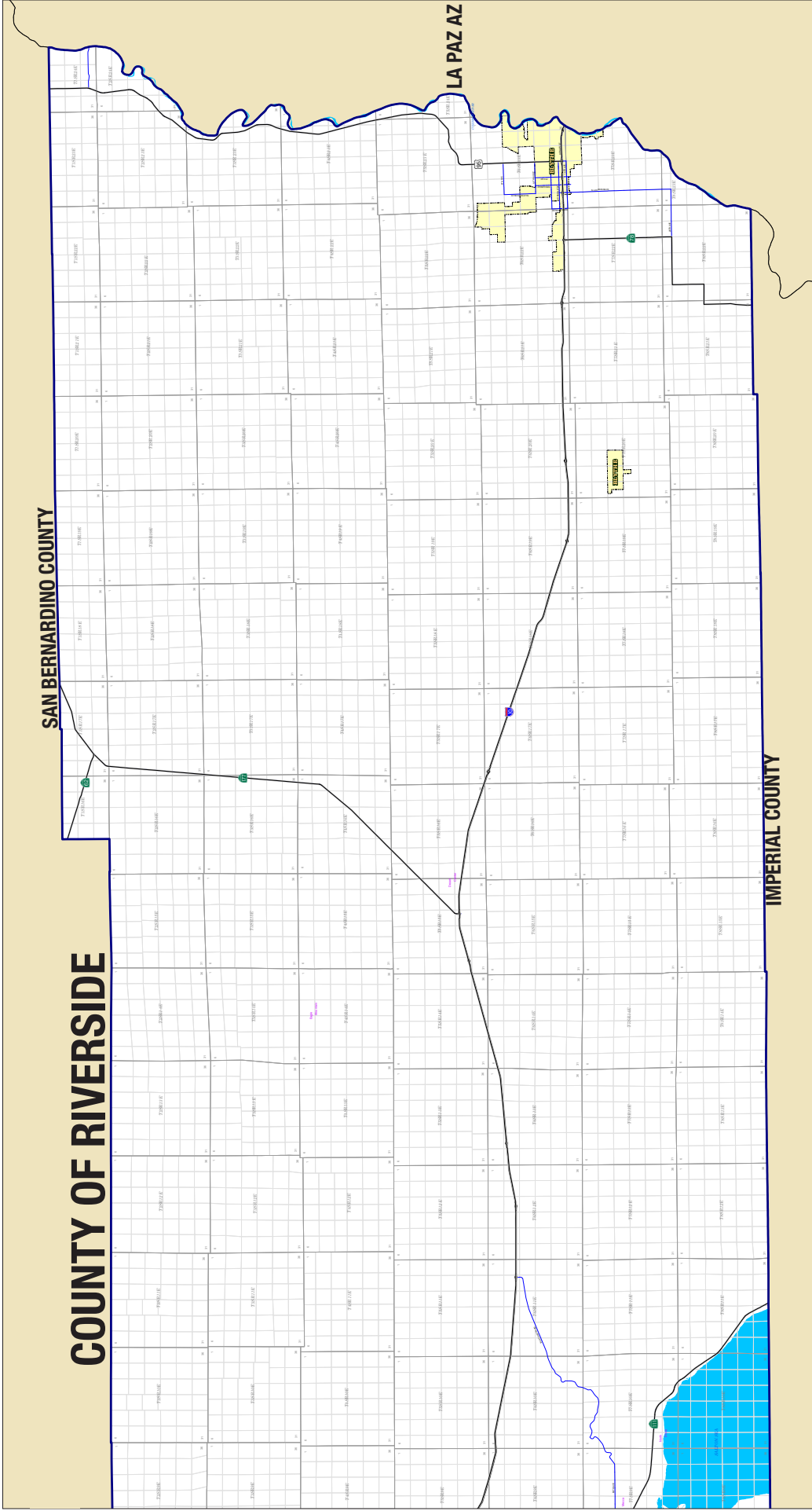
Source: County of Riverside GIS

FIGURE 1a: County-wide Jurisdictional Boundaries
 NOP for New County-wide Land Development Ordinance
 07/26/2018

Kimley»Horn



RIVERSIDE COUNTY
 PLANNING DEPARTMENT



Source: County of Riverside GIS

FIGURE 1b: County-wide Jurisdictional Boundaries
 NOP for New County-wide Land Development Ordinance
 07/26/2018

