



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

DECEMBER 10, 2018

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER  
1<sup>st</sup> 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](mailto: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 **ADOPTION OF THE 2019 DIRECTOR'S HEARING CALENDAR**

1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35988** – Applicant: Griselda Caldera – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Walnut Street and westerly of Patterson Avenue – 4.94 Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – Approved Project Description: The Tentative Parcel Map is a Schedule "H" subdivision of 4.94 acres into four (4) residential parcels with a minimum size of one (1) acre – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 35988, extending the expiration date to June 6, 2019. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

1.3 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35988** – Applicant: Griselda Caldera – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Walnut Street and westerly of Patterson Avenue – 4.94 Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – Approved Project Description: The Tentative Parcel Map is a Schedule "H" subdivision of 4.94 acres into four (4) residential parcels with a minimum size of one (1) acre – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 35988, extending the expiration date to June 6, 2022. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto: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. 26294 – Intent to Adopt a Negative Declaration** – EA43032 – Applicant: Verizon Wireless – Engineer/Representative: J5IP – Fifth Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning: Rural Community: Estate Density Residential (RC-EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, southerly of Twin Pines Road, and easterly of Wonderland Drive – 3.2 Gross Acres – Zoning W-2 (Controlled Development Areas) – **REQUEST:** Plot Plan No. 26294 proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 sq. ft. equipment enclosure. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

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

4.1 **SCOPING SESSION for ENVIRONMENTAL IMPACT REPORT for SPECIFIC PLAN NO. 293 AMENDMENT NO. 6, GENERAL PLAN AMENDMENT NO. 1162, and CHANGE OF ZONE NO. 7897** – Applicant: Triple M Property/Lin Capital – Engineer/Representative: T&B Planning Consultants Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD-CR) – Community Development: Mixed Use Area (CD-MUA) – Location: Easterly of Briggs Road, southerly of Matthews Road, westerly of Winchester Road, and northerly of Holland Avenue – Zoning: Specific Plan (SP) – Mixed Use (MU) – 318.5 gross acres – **REQUEST:** The **Specific Plan Amendment** is a proposal to primarily add approximately 211.2 acres to the

Specific Plan located southerly of Simpson Road, easterly of Beeler Road, northerly of Olive Avenue, and westerly of Longfellow Avenue. This new area would be designated with 77.1 acres of Medium High Density Residential (MHDR) (5-8 du/ac), 32.6 acres of Highest Density Residential (HHDR) (20+ du/ac), 29.0 acres of Mixed Use (MU), 1 acre of Commercial Retail (CR), 19.8 acres of Open Space: Recreation (OS-R), and 19.2 acres of Open Space: Recreation (Paseos). The Specific Plan Amendment also proposes modifying Planning Areas 1, 2, 4A and 4B of the Winchester Hills Specific Plan No. 293 by designating them for 36.2 acres of Commercial Retail (CR), 39.7 acres of Highest Density Residential (HHDR) (20+ du/ac), and 17.1 acres of Open Space: Recreation. The **General Plan Amendment** is a proposal to incorporate an additional 211.2 acres into the Specific Plan boundaries and modify the land use designations of this additional 211.2 acre area and other areas in the Specific Plan to those land use designations as reflected in the Specific Plan Land Use Plan. The **Change of Zone** is a proposal to 1) change the zoning classification of the 211.2 acre area from Mixed Use (MU) to Specific Plan zone (SP 293); and 2) modify the permitted uses and development standards for the Planning Areas located within the boundaries of the Specific Plan 293, including the 211.2 acres proposed to be added to the Specific Plan and current Planning Areas 1 and 2 to be consistent with the proposed Amendment No. 6 to the Specific Plan. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

**5.0 PUBLIC COMMENTS:**

# 2019 DIRECTOR'S HEARING CALENDAR

Mondays at 1:30 p.m. on the dates and location noted below

**Riverside:** County Administration Center, Conference Room 2A 1st floor, 4080 Lemon Street

**Desert:** Desert Permit Assistance Center, 77-588 El Duna Court Suite H, Palm Desert

**No Meeting:** Dark

**Holidays:** Closed

January						
Su	Mo	Tu	We	Th	Fr	Sa
		1	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	31		

February						
Su	Mo	Tu	We	Th	Fr	Sa
					1	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		
31						

March						
Su	Mo	Tu	We	Th	Fr	Sa
					1	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
31						

April						
Su	Mo	Tu	We	Th	Fr	Sa
		1	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			

May						
Su	Mo	Tu	We	Th	Fr	Sa
			1	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	31	

June						
Su	Mo	Tu	We	Th	Fr	Sa
						1
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						

July						
Su	Mo	Tu	We	Th	Fr	Sa
	1	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	31			

August						
Su	Mo	Tu	We	Th	Fr	Sa
				1	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	31

September						
Su	Mo	Tu	We	Th	Fr	Sa
1	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					

October						
Su	Mo	Tu	We	Th	Fr	Sa
		1	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	31		

November						
Su	Mo	Tu	We	Th	Fr	Sa
					1	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

December						
Su	Mo	Tu	We	Th	Fr	Sa
1	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	31				

Review the agenda prior to meeting date to confirm the time and location. The meeting dates, times, and locations are subject to change.

<b>2019 Director's Hearing Date Mondays at 1:30 p.m.</b>	<b>Hearing Location</b>
County Administrative Center, Conference Room 2A 4080 Lemon Street 1 <sup>st</sup> Floor	Riverside
Desert Permit Assistance Center 77-588 El Duna Court Suite H	Palm Desert
<b>January 7, 2019</b>	Riverside CAC
<b>January 14, 2019</b>	Riverside CAC
<b>January 28, 2019</b>	Desert
<b>February 4, 2019</b>	Riverside CAC
<b>February 25, 2019</b>	Desert
<b>March 11, 2019</b>	Riverside CAC
<b>March 18, 2019</b>	Desert
<b>March 25, 2019</b>	Riverside CAC
<b>April 8, 2019</b>	Riverside CAC
<b>April 15, 2019</b>	Desert
<b>April 29, 2019</b>	Riverside CAC
<b>May 6, 2019</b>	Riverside CAC
<b>May 13, 2019</b>	Desert
<b>May 20, 2019</b>	Riverside CAC
<b>June 3, 2019</b>	Riverside CAC
<b>June 17, 2019</b>	Desert
<b>June 24, 2019</b>	Riverside CAC
<b>July 8, 2019</b>	Riverside CAC
<b>July 15, 2019</b>	Desert
<b>July 22, 2019</b>	Riverside CAC
<b>August 12, 2019</b>	Riverside CAC
<b>August 19, 2019</b>	Desert
<b>August 26, 2019</b>	Riverside CAC
<b>September 9, 2019</b>	Riverside CAC
<b>September 16, 2019</b>	Desert
<b>September 23, 2019</b>	Riverside CAC
<b>October 7, 2019</b>	Riverside CAC
<b>October 21, 2019</b>	Desert
<b>October 28, 2019</b>	Riverside CAC
<b>November 4, 2019</b>	Riverside CAC
<b>November 18, 2019</b>	Riverside CAC
<b>November 25, 2019</b>	Desert
<b>December 9, 2019</b>	Riverside CAC
<b>December 16, 2019</b>	Desert



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
EXTENSION OF TIME REPORT**

**Agenda Item No.:**

**1.2**

**Director's Hearing: December 10, 2018**

**PROPOSED PROJECT**

**Case Number(s):** PM35988E01  
**Area Plan:** Mead Valley  
**Zoning Area/District:** North Perris Area  
**Supervisory District:** First District  
**Project Planner:** Gabriel Villalobos

**Applicant(s):**  
Griselda Caldera

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 4.94 acres into four (4) residential parcels with a minimum size of one (1) acres. The project is located south of Walnut Street and west of Patterson Avenue.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 35988**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 6, 2019, 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. 35988 was originally approved at Director's Hearing on June 6, 2011. It proceeded to the Board of Supervisors where it was approved on June 28, 2011.

The First Extension of Time was received May 1, 2014, ahead of the expiration date of June 6, 2014. The applicant and the County discussed conditions of approval and reached consensus on November 20, 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 (November 20, 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, 1<sup>st</sup> extension 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 June 6, 2022.

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 June 6, 2019. 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 PM35988

## 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.



0 376 752 Feet

REPORT PRINTED ON... 11/27/2018 5:41:46 PM

© Riverside County GIS





# Extension of Time Environmental Determination

Project Case Number: PM35988  
 Original E.A. Number: 42000  
 Extension of Time No.: 1<sup>st</sup> EOT  
 Original Approval Date: June 6, 2011  
 Project Location: Southerly of Walnut Street and westerly of Patterson Avenue  
 Project Description: The Tentative Parcel Map is a Schedule "H" subdivision of 4.94 acres into four (4) residential parcels with a minimum size of one (1) acres.

On June 6, 2011, 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: 11/27/18  
 For Charissa Leech, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Griselda Caldera <griscaldera@verizon.net>  
**Sent:** Tuesday, November 20, 2018 3:19 PM  
**To:** Villalobos, Gabriel  
**Subject:** Fwd: 1st and 2nd EOT PM35988 Recommended Conditions  
**Attachments:** 2nd EOT PM35988 COA.pdf

-----Original Message-----

From: Griselda Caldera <griscaldera@verizon.net>  
To: aortuno <aortuno@rivco.org>  
Sent: Tue, Nov 20, 2018 2:57 pm  
Subject: 1st and 2nd EOT PM35988 Recommended Conditions

Gabriel,

In regards to the extension of time for PM35988, I Griselda Caldera have reviewed and accept the following Conditions of Approval that will allow the County of Riverside to approve the Extension of Time for this map:

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

How are we on the extension? Is it due soon? Please let me know by when I need to renew.

Please contact me with any questions or concerns.

Thank you for your help.

Griselda Caldera, Applicant  
(909)210-7411

10/10/17  
11:24

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM35988

Parcel: 317-220-008

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

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

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

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

TRANS DEPARTMENT

50.TRANS. 10 EOT2 - FINAL ACCESS AND MAINT

RECOMMND

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

10/10/17  
11:24

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM35988

Parcel: 317-220-008

50. PRIOR TO MAP RECORDATION

50.TRANS. 10                    EOT2 - FINAL ACCESS AND MAINT (cont.)                    RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 9                    EOT2 - REQ BMP SWPPP WQMP                    RECOMMND

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

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

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

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

10/10/17  
11:24

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM35988

Parcel: 317-220-008

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT2 - FINAL WQMP FOR GRADING

RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 EOT2 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

PARCEL MAP Parcel Map #: PM35988

Parcel: 317-220-008

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT2 - WQMP REQUIRED.

RECOMMND

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

TRANS DEPARTMENT

90.TRANS. 2 EOT2 - WQMP COMP AND BNS REG

RECOMMND

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

10/10/17  
11:24

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM35988

Parcel: 317-220-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND

...reestablished. 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 EXTENSION OF TIME REPORT

Agenda Item No.:

1.3

Director's Hearing: December 10, 2018

## PROPOSED PROJECT

**Case Number(s):** PM35988E02  
**Area Plan:** Mead Valley  
**Zoning Area/District:** North Perris Area  
**Supervisory District:** First District  
**Project Planner:** Gabriel Villalobos

**Applicant(s):**  
Griselda Caldera

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 4.94 acres into four (4) residential parcels with a minimum size of one (1) acres. The project is located south of Walnut Street and west of Patterson Avenue.

## PROJECT RECOMMENDATION

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 35988**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 6, 2022, 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. 35988 was originally approved at Director's Hearing on June 6, 2011. It proceeded to the Board of Supervisors where it was approved on June 28, 2011.

The First Extension of Time was received May 1, 2014, ahead of the expiration date of June 6, 2014. The applicant and the County discussed conditions of approval and reached consensus on November 20, 2018.

The Second Extension of Time was received October 3, 2017, ahead of the expiration date of June 6, 2019. The applicant and the County discussed conditions of approval and reached consensus on November 20, 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 (November 20, 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.

The 1<sup>st</sup> extension of time granted 3 years. This, 2<sup>nd</sup> extension will grant another 3 years. There are no remaining number of years available to extend this tentative map after this approval and will expire on June 6, 2022.

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 June 6, 2022. 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.

# 2nd EOT for PM35988

## 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.



# Extension of Time Environmental Determination

Project Case Number: PM35988  
Original E.A. Number: 42000  
Extension of Time No.: 2<sup>nd</sup> EOT  
Original Approval Date: June 6, 2011  
Project Location: Southerly of Walnut Street and westerly of Patterson Avenue  
Project Description: The Tentative Parcel Map is a Schedule "H" subdivision of 4.94 acres into four (4) residential parcels with a minimum size of one (1) acres

On June 6, 2011, 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, Planner

Date: 11/27/18  
For Charissa Leech, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Griselda Caldera <griscaldera@verizon.net>  
**Sent:** Tuesday, November 20, 2018 3:19 PM  
**To:** Villalobos, Gabriel  
**Subject:** Fwd: 1st and 2nd EOT PM35988 Recommended Conditions  
**Attachments:** 2nd EOT PM35988 COA.pdf

-----Original Message-----

From: Griselda Caldera <griscaldera@verizon.net>  
To: aortuno <aortuno@rivco.org>  
Sent: Tue, Nov 20, 2018 2:57 pm  
Subject: 1st and 2nd EOT PM35988 Recommended Conditions

Gabriel,

In regards to the extension of time for PM35988, I Griselda Caldera have reviewed and accept the following Conditions of Approval that will allow the County of Riverside to approve the Extension of Time for this map:

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

How are we on the extension? Is it due soon? Please let me know by when I need to renew.

Please contact me with any questions or concerns.

Thank you for your help.

Griselda Caldera, Applicant  
(909)210-7411

10/10/17  
11:24

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM35988

Parcel: 317-220-008

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

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

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

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

TRANS DEPARTMENT

50.TRANS. 10 EOT2 - FINAL ACCESS AND MAINT

RECOMMND

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



PARCEL MAP Parcel Map #: PM35988

Parcel: 317-220-008

50. PRIOR TO MAP RECORDATION

50.TRANS. 10                      EOT2 - FINAL ACCESS AND MAINT (cont.)                      RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 9                      EOT2 - REQ BMP SWPPP WQMP                      RECOMMND

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

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

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

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

PARCEL MAP Parcel Map #: PM35988

Parcel: 317-220-008

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT2 - FINAL WQMP FOR GRADING

RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 EOT2 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

10/10/17  
11:24

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PARCEL MAP Parcel Map #: PM35988

Parcel: 317-220-008

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 - EGT2 - WQMP REQUIRED.

RECOMMND

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

TRANS DEPARTMENT

90.TRANS. 2

EOT2 - WQMP COMP AND BNS REG

RECOMMND

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

10/10/17  
11:24

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM35988

Parcel: 317-220-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND

As 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: December 10, 2018

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PP26294	<b>Applicant(s):</b>	
<b>EA No.:</b>	43032	<b>Applicant(s):</b>	Verizon Wireless
<b>Area Plan:</b>	The Pass	<b>Representative(s):</b>	
<b>Zoning Area/District:</b>	Pass and Desert District	<b>Representative(s):</b>	J5 Infrastructure Partners
<b>Supervisory District:</b>	Fifth District		
<b>Project Planner:</b>	Gabriel Villalobos		
<b>Project APN(s):</b>	544-170-020		



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

Plot Plan No. 26294 proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 square-foot equipment enclosure, to house supporting equipment and a backup generator. In addition, Verizon Wireless proposes to install twelve (12) 8-foot tall panel antennas, one (1) 4-foot tall microwave antenna, eighteen (18) RRU's, three (3) raycaps, two (2) MCE equipment cabinets, one (1) 54-gallon diesel standby generator, one (1) GPS antenna, and a 6-foot tall decorative block wall enclosure.

The above discretionary action is herein identified as the "project".

The project site is located north of Banning-Idyllwild Panoramic Highway, south of Twin Pines Road, and east of Wonderland Drive.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43032**, 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 PLOT PLAN NO. 26294**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

**PLOT PLAN NO. 26294**

**Directors Hearing Staff Report: December 10, 2018**

**Page 2 of 9**

Existing General Plan Foundation Component:	Rural Community
Existing General Plan Land Use Designation:	Estate Density Residential (RC-EDR) (2 ac min.)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Mountainous (RM)
East:	Estate Density Residential (RC-EDR)
South:	Estate Density Residential (RC-EDR)
West:	Estate Density Residential (RC-EDR)
Existing Zoning Classification:	Controlled Development Areas (W-2)
Surrounding Zoning Classifications	
North:	Controlled Development Areas (W-2)
East:	Controlled Development Areas (W-2)
South:	Controlled Development Areas (W-2)
West:	Controlled Development Areas (W-2)
Existing Use:	Residential
Surrounding Uses	
North:	Vacant
South:	Residential
East:	Residential
West:	Residential

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	3.23	N/A
Existing Building Area (SQFT):	1,908 sq. ft. Mobilehome 552 sq. ft. detached garage 403 sq. ft. detached garage	N/A
Proposed Building Area (SQFT):	500 sq. ft. (Telcom Enclosure)	N/A
Tower Height (FT):	70'	Max = 70'

**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 spot	1	Minimum 1 space for maintenance	1	1
<b>TOTAL:</b>	<b>1</b>			

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	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 project site is located within a 3.23 acre parcel that includes an existing residential dwelling. The existing residential dwelling was established through Building Permit No. BMR000236, which was approved on May 10, 2000, along with Building Permit No. BMR000237, which allowed for a permanent foundation to the mobile home. In addition, two permits, BXX000280 and BXX000281, were approved for the construction of two (2) detached garages.

The project site has a General Plan Land Use Designation of Rural Community – Estate Density Residential (RC-EDR). This project is consistent with the General Plan, as wireless communication facilities are allowed in support of residential areas.

This project proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 square-foot equipment enclosure. The project site has a Controlled Development Area (W-2) Zoning Classification, which allows for a maximum wireless communication tower height of 70-feet and a setback from the nearest residential dwelling of at least 125% of the facility height. Plot Plan No. 26294 meets the development standards set forth in the ordinance for the W-2 Zoning Classification. The proposed height of the mono-pine is listed at 70-feet which meets the maximum height limit allowed and the distance from the nearest residential dwelling is listed at  $\pm 195$ -feet per the Dimension Plan, Sheet A-0 of the included exhibits for the project.

Plot Plan No. 26294 proposes to construct a Verizon Wireless communication tower, disguised as a mono-pine, and includes the implementation of twelve (12) 8-foot tall panel antennas, eighteen (18) RRUs, three (3) raycaps, one (1) 4-foot tall microwave antenna, two (2) MCE equipment cabinets, one (1) 54-gallon diesel standby generator, and one (1) GPS antenna enclosed by an 6-foot tall decorative block wall.

The facility is located towards the northern portion of the parcel. Due to the specific siting of the facility, a portion of the tower and accompanying equipment enclosure are not readily visible to the general public from the ground level due to the currently existing oak trees that line the northern portion of the parcel, obscuring the view of the property from Twin Pines Road, the street adjacent to the project site. As seen in the photo simulations provided by the applicant, the project site is afforded natural screening from the street and adjacent properties due to the existing trees in the general area, the disguised mono-pine blends into the surrounding environment and the equipment enclosure can only be seen from very few angles.

Plot Plan No. 26294 was submitted to the County of Riverside on June 20, 2017.

## **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

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

No comment letters in response to the circulated IS and Negative Declaration (ND) were received.



## **FINDINGS AND CONCLUSIONS**

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

### **Entitlement Findings:**

1. The proposed use, a disguised wireless communication facility, meets the requirements for approval per Ordinance No. 348 Article XIXg “Wireless Communication Facilities” including the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities as set forth in Section 19.404, the process requirements for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410, based on the following:
  - a. The facility is designed and sited so that it is minimally visually intrusive. The project site is located in an area that is naturally screened by large trees that are currently existing near the northern portion of the parcel. The project also proposes a disguised wireless facility, with the facility being disguised as a mono-pine which blends into the surrounding environment.
  - b. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The supporting equipment is located within a 500-sqft equipment enclosure screened by a 6-foot tall decorative block wall. The equipment enclosure is naturally screened from the general public’s view due to the project site location being behind large trees that obscure the view into the property that the project site is located within.
  - c. The application has met the processing requirements set forth in Section 19.409 of Ordinance No. 348. This disguised wireless communication facility application, submitted on June 20, 2017, included all necessary documentation in order for the County to process the application, including a fully executed copy of the lease or other agreement 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.
  - d. The proposed use, a wireless communication facility, is consistent with Ordinance No. 348 (Land Use) and is allowed within the Controlled Development Area (W-2) Zoning Classification, subject to Plot Plan approval
  - e. Area Disturbance – Physical disturbance to the site will be minimal. This project proposes the construction of a Verizon Wireless disguised wireless communication facility which will be a new development. The project scope includes the construction of a new 500-sqft equipment enclosure, adjacent to the proposed mono-pine/wireless facility. The project site’s slope is minimal, so very little grading, if any, will be required and a dirt access path is already existing leading up to the project site.
  - f. Fencing and Walls – The location of the equipment enclosure area is such that it will not be readily visible to the general public, due to its location behind several large trees obscuring the view from the street into the property. As a result, the equipment area enclosure will be

comprised of a 6-foot tall decorative block wall enclosure which will be naturally screened from the general public and only visible from certain angles.

- g. Height Limitations – The project is a disguised wireless facility located within the Controlled Development Area (W-2) Zoning Classification, which allows for a maximum height of 70-feet for wireless communication towers. The proposed mono-pine is listed at 70-feet tall and meets the height limits set forth in the Zoning Ordinance.
- h. Impacts – The location of this proposed disguised wireless communication facility is on a 2.32 acre residential property in an unincorporated area of Riverside County (Banning), surrounded by similar parcels with the same zoning and land use designations. The proposed project strives to reduce any significant adverse impacts to the surrounding community and biological resources by meeting the setback requirements set forth in Ordinance No. 348, proposing a visually minimally intrusive project design, and establishing a minimal footprint (approximately 500-sqft), while also being located at a previously developed parcel.
- i. Landscaping – The area surrounding the proposed disguised wireless communication facility includes some natural landscaping that would be characterized as a woodland or forest type setting. The natural landscape in the area is generally composed of large oak and pine trees, with the wireless facility being disguised as a mono-pine to match the surrounding environment. The surrounding area provides natural screening to the site, with no need for additional landscaping to augment the existing landscaping, as the wireless facility itself is designed to blend in to the natural environment.
- j. Lighting – Outside lighting is prohibited unless required by the FAA or the California Building Code (“CBC”). Any new lighting system used during construction or installed on the facility shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create a nuisance for the surrounding property owners or wildlife.
- k. Noise – All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. Wireless communication facilities typically produce negligible noise during normal operations and the nearest habitable structure 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.
- l. Parking Space – Temporary parking for service vehicles may be permitted but only on-site, and paving for the parking shall be required, when appropriate. The Project meets this requirement as there is adequate parking areas available for service vehicles.
- m. Paved Access – Access to the existing wireless communication facility is provided by a 12-foot wide all-weather surface access road leading in from Twin Pines Road. Adequate access to the facility is provided.
- n. Power and Communication Lines – No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to

minimize disturbance of existing vegetation. The Project meets this development standard as all power and communication lines for the facility are proposed underground and the Project will minimize disturbance of existing vegetation.

- o. **Roof-Mounted Facilities** – This project proposes a disguised Verizon Wireless communication facility. This is not a roof mounted facility and as a result, this requirement to maintain rooftop equipment at a height of 10-feet or less above a roofline, does not apply.
- p. **Sensitive Viewshed** – The proposed project is not located on a ridgeline but is located near a scenic highway corridor per Riverside County General Plan's Circulation Element. Views of the project site from Highway 243 will not be readily visible from the state designated highway due to the distance and landscape between the two areas which will obscure the view. In addition to the distance and landscaping which acts as a natural screen against the project site, a 2,858 sq.ft. single-family residence also impedes the view of the project site from the state highway, further hiding the proposed project from the scenic highway corridor. The only portion of the project that is anticipated to be viewable from Highway 243 is the top of the monopine, which is anticipated to reach above the tree line. This portion of the telecommunications facility will be disguised as a pine tree, with all equipment wrapped in artificial foliage to better disguise the proposed project in accordance with the General Plan's policy LU 14.3, which states that the design and appearance of new structures and equipment within Designated and Eligible State and County scenic highway corridors shall be compatible with the surrounding environment.
- q. **Setbacks** – Per Section 19.410.M of Article XIXg, disguised wireless communication facilities shall be setback from habitable dwellings a distance equal to one hundred and twenty-five (125) percent of the facility height. In this instance, the minimal setback for this facility would be 87.5-feet from the nearest habitable dwelling as the facility height is listed at 70-feet. The nearest habitable dwelling from the project site is listed at ±195-feet.
- r. **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 will not be readily visible to the public, due to its location, being naturally screened behind large trees. Furthermore, the enclosure will be closed in with a 6-foot tall decorative block wall.
- s. **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 and have a reflective rating of 38 percent. The monopine pole shall be painted brown, with an artificial tree bark wrapping which shall extend the entire length of the pole or an increased branch count to obscure the pole from view in order to minimize negative visual impacts. The monopine branches shall be painted dark green, randomly dispersed and of differing lengths to provide a more natural appearance and all branches shall have foliage to camouflage the antenna arrays and bracketry in order to minimize negative visual impacts. Equipment cabinets shall be painted in earth-tones in order to be more compatible with the surrounding settings and all lighting shall be hooded and directed within the enclosure so as to not shine directly upon adjoining properties or in the public right-of-way.

2. Pursuant to Section 18.30 of Ordinance No. 348 and, based on the above, the disguised wireless communication facility application has met the requirements for approval as follows:
  - a. 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.
  - b. The overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan.
2. The project site is not located within a City Sphere of Influence.
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 (AB 52), notices regarding this project were mailed to six (6) requesting tribes on July 26, 2017. Three responses were received from the Twenty-Nine Palms Band of Mission Indians, Morongo Band of Mission Indians, and Agua Caliente Band of Cahuilla Indians. The Twenty-Nine Palms Tribe's response, dated July 27, 2017, states that the Tribal Historic Preservation Officer (THPO) is not aware of any additional cultural resources or any Tribal Cultural Resources impacted by the project, and thus had no concerns moving forward. The Morongo Tribe's response, dated July 27, 2017, requested a thorough records search and field survey be conducted and any findings be provided to the tribe, no cultural resources were found through the study. The Agua Tribe's response, dated August 4, 2017, deferred any further review to tribes whose historical tribal extent included the project site. County Archaeologist, Heather Thomson, consulted with the three tribes and no Tribal Cultural Resources were identified on the site through the conducting of County Archaeological Report (PDA) No. 6027r1.
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 not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

**Fire Findings:**

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very 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 tract/parcel maps, and use permits for construction or development within an SRA. Section 104.1.1 of Ordinance No. 787 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. As designated, the Riverside County Assistant Fire Marshall shall 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. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
- b. The proposed Project will primarily be served by the Riverside County Fire Department's Poppet Flats Station #63, which is located approximately 3.5 miles northeast of the project site at 49575 Orchard Road, Banning, CA 92220.
- c. 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 – a minimum 12-foot wide all weather access non-exclusive easement will be established. Additionally, a 704 placard will be placed on the outside of the enclosed lease area with visible information noted.

**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 800 feet of the project site. As of the writing of this report, Planning Staff has received written communication/phone calls from several local residents who have indicated both support and opposition to the proposed 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 notice of the decision appears on the Planning Commission agenda. If a timely appeal is filed, the Secretary of the Planning Commission shall set the matter for public hearing before the Planning Commission not less than five, nor more than 30 days thereafter and shall give written notice of the hearing in the same manner as notice was given for the original hearing.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PP26294**  
**VICINITY/POLICY AREAS**

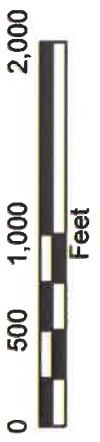
Supervisor: Ashley  
District 5

Date Drawn: 06/14/2018  
Vicinity Map



Zoning Dist: Pass & Desert

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. This map was prepared for the County of Riverside Planning Department for use in the planning process. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 252-3200 (Riverside County) or in Palm Desert at (760) 963-8277 (Palm Desert County) or Website: <http://planning.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26294

Date Drawn: 06/14/2018

Supervisor: Ashley  
District 5

EXISTING GENERAL PLAN

Exhibit 5



Zoning Dist: Pass & Desert

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)863-6277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

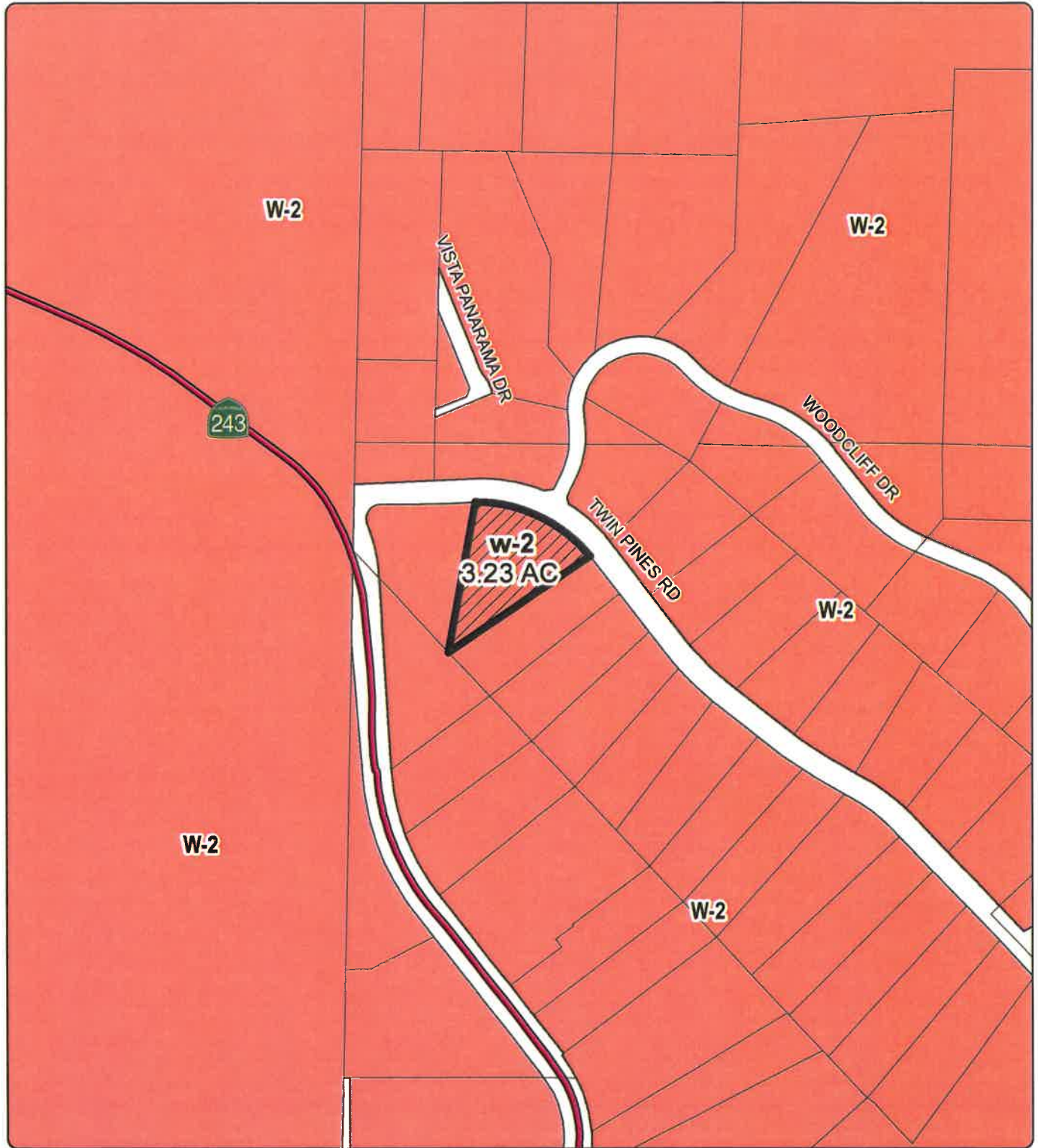
PP26294

Date Drawn: 06/14/2018

Supervisor: Ashley  
District 5

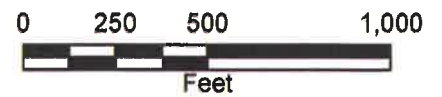
EXISTING ZONING

Exhibit 2



Zoning Dist: Pass & Desert

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)958-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>



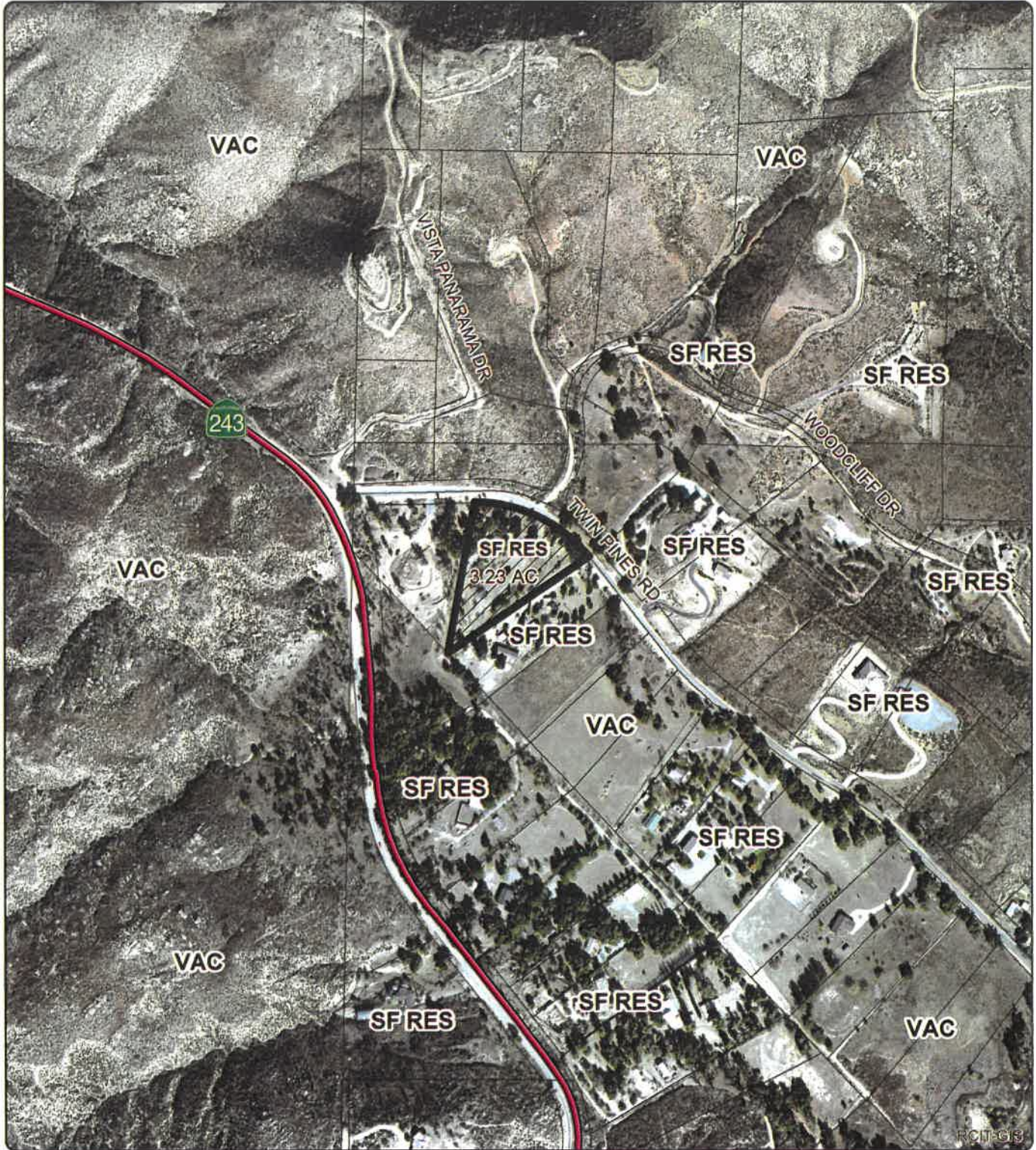
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26294

LAND USE

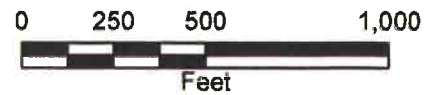
Supervisor: Ashley  
District 5

Date Drawn: 06/14/2018  
Exhibit 1



Zoning Dist: Pass & Desert

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.crilma.org>







NO.	DATE	DESCRIPTION	BY
1			AM
2			MSD
3			MSD
4			MSD
5			MSD
6			MSD
7			MSD
8			MSD
9			MSD
10			MSD
11			MSD
12			MSD
13			MSD
14			MSD
15			MSD
16			MSD
17			MSD
18			MSD
19			MSD
20			MSD

**Jeffrey Reese | ASSOCIATES**  
 Architecture | Telecommunications  
 174146, Call (916) 928-8117  
 1619475603889 | Fax 916-928-3931

**PROPERTY INFORMATION**  
 THIS DRAWING IS THE PROPERTY OF  
 JEFFREY REESE ASSOCIATES. NO PART  
 HEREOF IS 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, WITHOUT THE  
 WRITTEN PERMISSION OF JEFFREY REESE  
 ASSOCIATES.

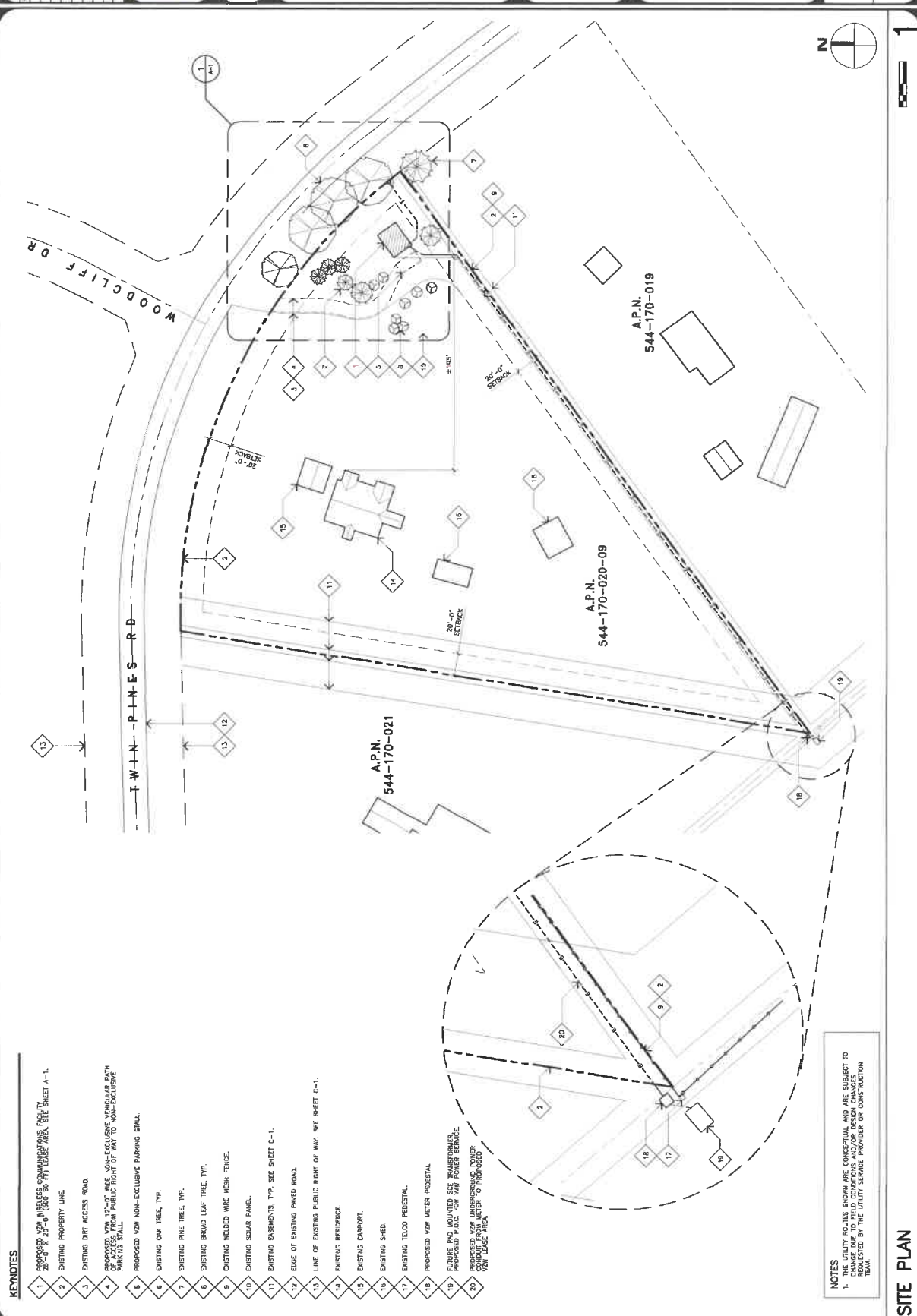
**VERTIZON**  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618



**WONDERLAND**  
 47085 TWIN PINES RD  
 BANNING, CALIFORNIA 92220

SHEET TITLE:  
**SITE PLAN**

**A-0.1**



- KEYNOTES**
- PROPOSED NON-EXCLUSIVE COMMUNICATIONS FACILITY, 20'-0" X 20'-0" (SEE SAN FTY LICENSE AREA, SEE SHEET A-1).
  - EXISTING PROPERTY LINE.
  - EXISTING DIRT ACCESS ROAD.
  - PROPOSED 1/2" X 3/4" WIRE NON-EXCLUSIVE VEHICULAR PATH BRACKING WALL.
  - PROPOSED NON-EXCLUSIVE PARKING STRIP.
  - EXISTING OAK TREE, TYP.
  - EXISTING PINE TREE, TYP.
  - EXISTING BRUSH LEAF TREE, TYP.
  - EXISTING WELDED WIRE MESH FENCE.
  - EXISTING SOLAR PANEL.
  - EXISTING EASEMENTS, TYP. SEE SHEET C-1.
  - EDGE OF EXISTING PAVED ROAD.
  - LINE OF EXISTING PUBLIC RIGHT OF WAY. SEE SHEET C-1.
  - EXISTING RESIDENCE.
  - EXISTING DRIVEWAY.
  - EXISTING SHED.
  - EXISTING TILED PEDESTAL.
  - PROPOSED NON-EXCLUSIVE PEDESTAL.
  - FLUID PAD MOUNTED SET TRANSFORMER, PROPOSED P.O.C. FOR VEH POWER SERVICE.
  - PROPOSED NON-EXCLUSIVE POWER CONDUIT, SEE SHEET C-1 FOR VEH LICENSE AREA.
  - EXISTING UTILITY LINE.

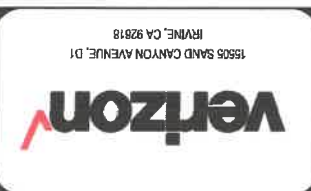
**NOTES**  
 1. THE UTILITY ROUTES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO REQUEST BY THE UTILITY SERVICE PROVIDER OR CONSTRUCTION TEAM.

**SITE PLAN**

REV	DATE	BY	DESCRIPTION
1	01/15/17	ALL	ISSUE FOR PERMIT
2	01/15/17	ALL	ISSUE FOR PERMIT
3	01/15/17	ALL	ISSUE FOR PERMIT
4	01/15/17	ALL	ISSUE FOR PERMIT
5	01/15/17	ALL	ISSUE FOR PERMIT
6	01/15/17	ALL	ISSUE FOR PERMIT
7	01/15/17	ALL	ISSUE FOR PERMIT
8	01/15/17	ALL	ISSUE FOR PERMIT
9	01/15/17	ALL	ISSUE FOR PERMIT
10	01/15/17	ALL	ISSUE FOR PERMIT
11	01/15/17	ALL	ISSUE FOR PERMIT
12	01/15/17	ALL	ISSUE FOR PERMIT
13	01/15/17	ALL	ISSUE FOR PERMIT
14	01/15/17	ALL	ISSUE FOR PERMIT
15	01/15/17	ALL	ISSUE FOR PERMIT
16	01/15/17	ALL	ISSUE FOR PERMIT
17	01/15/17	ALL	ISSUE FOR PERMIT
18	01/15/17	ALL	ISSUE FOR PERMIT
19	01/15/17	ALL	ISSUE FOR PERMIT

**Jeffrey Rome**  
 ASSOCIATES  
 architecture | telecommunications  
 131 Innovation Drive, Suite 100  
 Irvine, CA 92618  
 Tel: 949.760.3829 | Fax: 949.760.3931

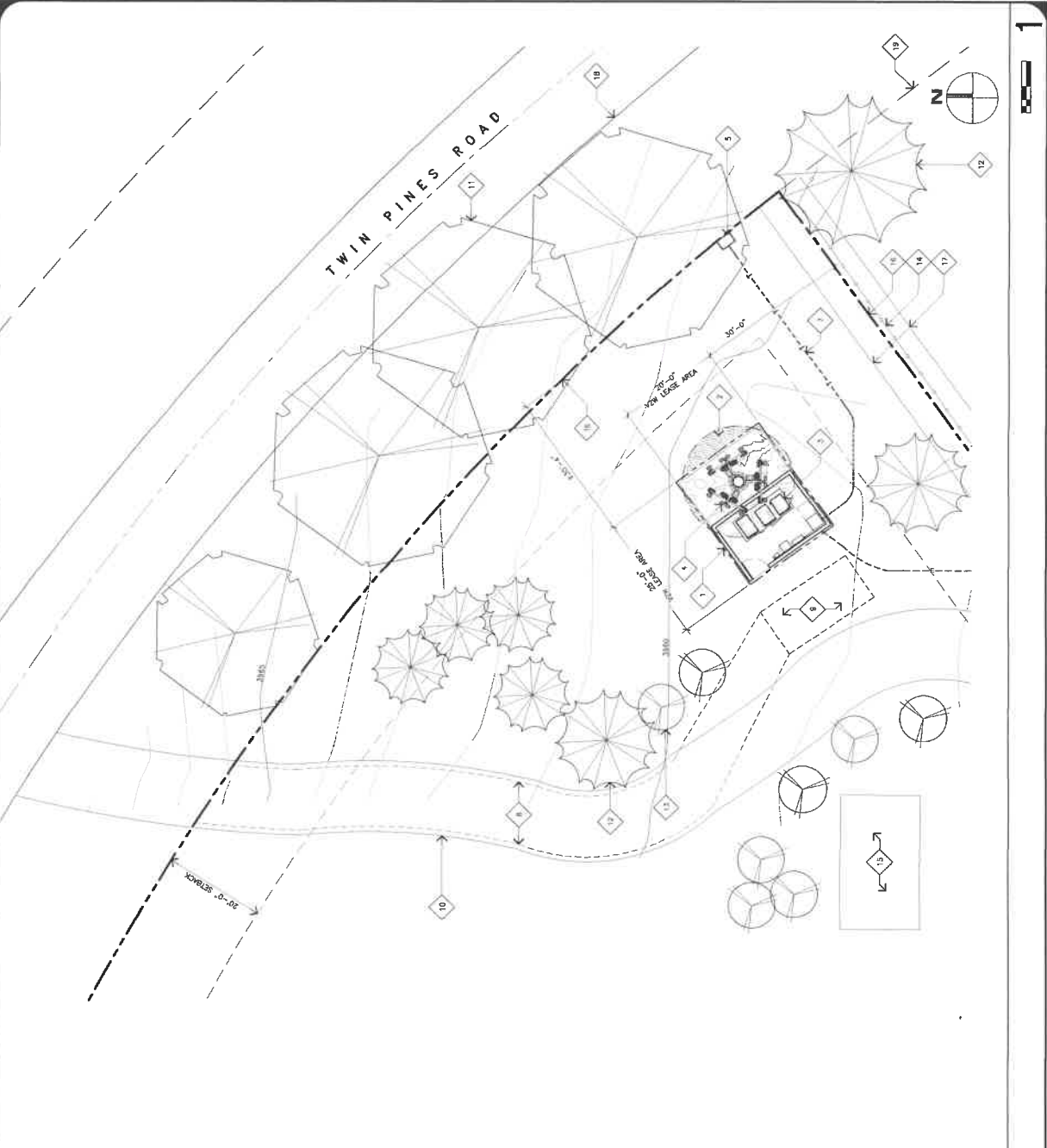
**PROPRIETARY INFORMATION**  
 THIS DOCUMENT IS THE PROPERTY OF JEFFREY ROME ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JEFFREY ROME ASSOCIATES.



**WONDERLAND**  
 4708 TWIN PINES RD  
 BANNING, CALIFORNIA 92220

SHEET TITLE:  
**ENLARGED**  
**SITE PLAN**

**A-1**



- KEYNOTES**
1. PROPOSED VNM WIRELESS COMMUNICATIONS FACILITY. 25'-0" X 25'-0" (SEE SHEET A-1) LOC. ABA. SEE SHEET A-1.
  2. PROPOSED VNM WIRELESS COMMUNICATIONS FACILITY. 25'-0" X 25'-0" (SEE SHEET A-1) LOC. ABA. SEE SHEET A-1.
  3. PROPOSED VNM WIRELESS COMMUNICATIONS FACILITY. 25'-0" X 25'-0" (SEE SHEET A-1) LOC. ABA. SEE SHEET A-1.
  4. PROPOSED VNM WIRELESS COMMUNICATIONS FACILITY. 25'-0" X 25'-0" (SEE SHEET A-1) LOC. ABA. SEE SHEET A-1.
  5. PROPOSED VNM WIRELESS COMMUNICATIONS FACILITY. 25'-0" X 25'-0" (SEE SHEET A-1) LOC. ABA. SEE SHEET A-1.
  6. NOT USED.
  7. PROPOSED VNM WIRELESS COMMUNICATIONS FACILITY. 25'-0" X 25'-0" (SEE SHEET A-1) LOC. ABA. SEE SHEET A-1.
  8. PROPOSED VNM WIRELESS COMMUNICATIONS FACILITY. 25'-0" X 25'-0" (SEE SHEET A-1) LOC. ABA. SEE SHEET A-1.
  9. PROPOSED VNM WIRELESS COMMUNICATIONS FACILITY. 25'-0" X 25'-0" (SEE SHEET A-1) LOC. ABA. SEE SHEET A-1.
  10. PROPOSED VNM WIRELESS COMMUNICATIONS FACILITY. 25'-0" X 25'-0" (SEE SHEET A-1) LOC. ABA. SEE SHEET A-1.
  11. EXISTING DIRT ACCESS ROAD.
  12. EXISTING OAK TREE, TYP.
  13. EXISTING PINE TREE, TYP.
  14. EXISTING BROAD LEAF TREE, TYP.
  15. EXISTING WELDED WIRE MESH FENCE.
  16. EXISTING SOLAR PANEL.
  17. EXISTING PROPERTY LINE.
  18. EXISTING EASEMENT, TYP. SEE SHEET C-1.
  19. EDGE OF EXISTING PAVED ROAD.
  20. LINE OF EXISTING PUBLIC RIGHT OF WAY. SEE SHEET C-1.
- NOTES**
1. THE UTILITY ROUTES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS AND/OR DESIGN CHANGES REQUESTED BY THE UTILITY SURVEY PROVIDER OR CONSTRUCTION TEAM.

**CONTEXTUAL SITE PLAN**

NO.	DATE	DESCRIPTION	BY
1	10/15/17	ISSUE FOR PERMITS	AM
2	11/15/17	ISSUE FOR PERMITS	AM
3	12/15/17	ISSUE FOR PERMITS	AM
4	01/15/18	ISSUE FOR PERMITS	AM
5	02/15/18	ISSUE FOR PERMITS	AM
6	03/15/18	ISSUE FOR PERMITS	AM
7	04/15/18	ISSUE FOR PERMITS	AM
8	05/15/18	ISSUE FOR PERMITS	AM
9	06/15/18	ISSUE FOR PERMITS	AM
10	07/15/18	ISSUE FOR PERMITS	AM
11	08/15/18	ISSUE FOR PERMITS	AM
12	09/15/18	ISSUE FOR PERMITS	AM

**Jeffrey Rame**  
 ASSOCIATES  
 architecture & telecommunications  
 11111 RIVERSIDE DRIVE, SUITE 200  
 RIVERSIDE, CALIFORNIA 92504  
 TEL 951-760-3333 | FAX 951-760-3331

**VERTIZON**  
 15505 SAND CANYON AVENUE, D1  
 RYAN, CA 92288



**WONDERLAND**  
 47085 TWIN PINES RD  
 BANNING, CALIFORNIA 92220

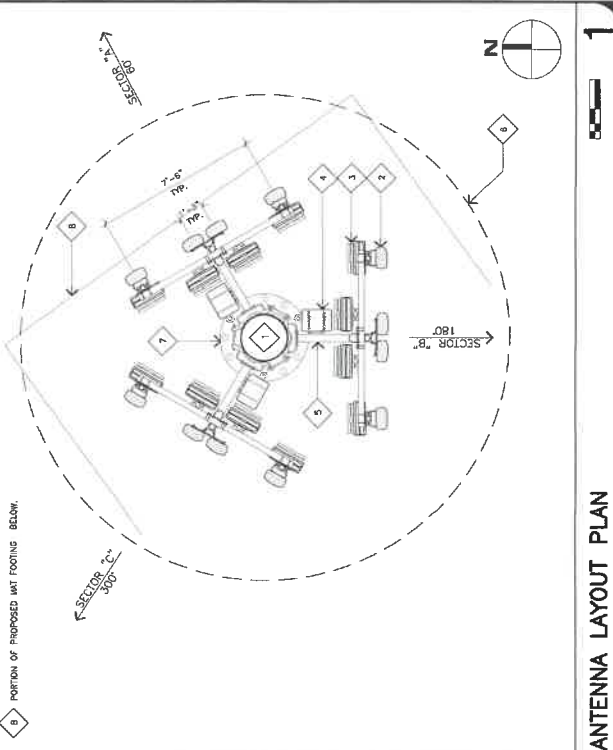
SHEET TITLE:  
**ANTENNA PLAN, & ANTENNA SCHEDULE**

**A-1.1**

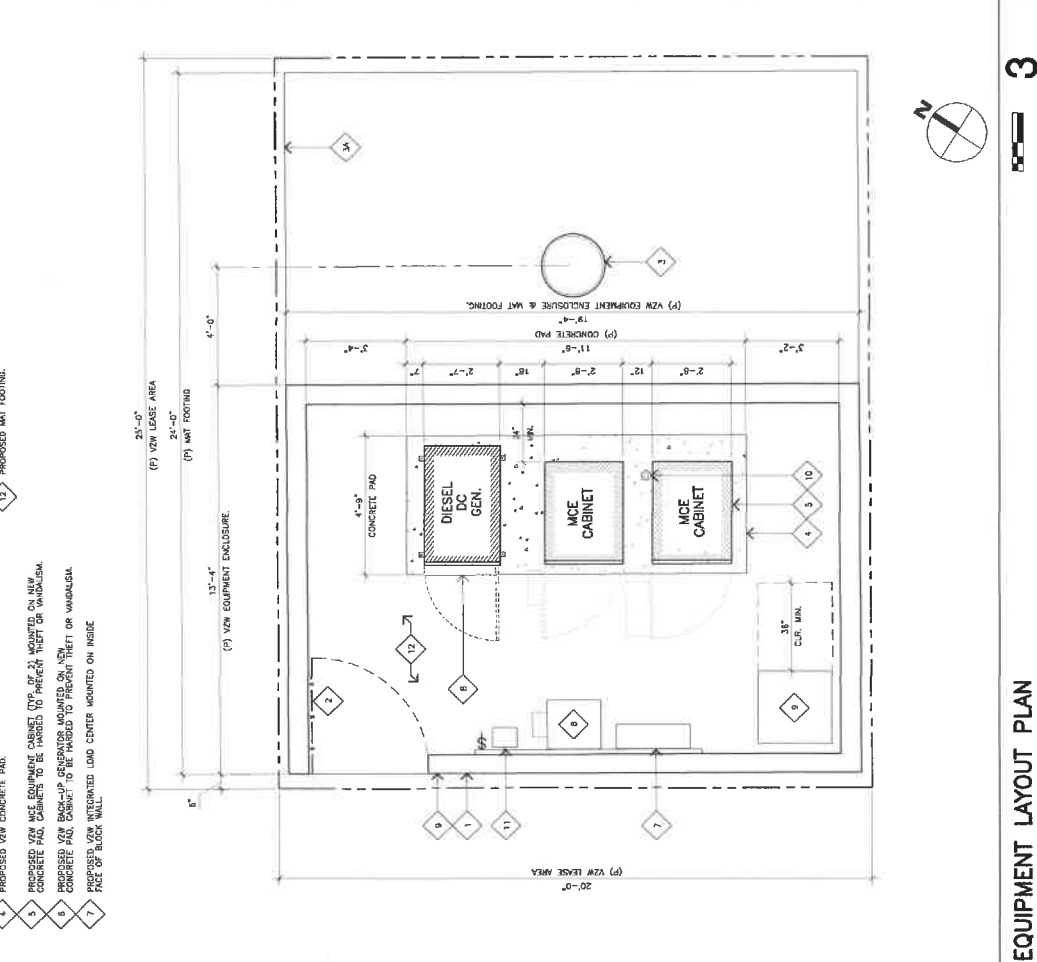
ANTENNA / CABLE SCHEDULE		TX/RX				
SECTOR	QUANTITY	SIZE	AZIMUTH	RAD CENTER OF ANTENNA	CABLES	EST. LENGTH
ALPHA	4	8'-0"	60°	63'-0"	1.70" HYBRID	±80'-0"
BETA	4	8'-0"	180°	63'-0"	1.70" HYBRID	±80'-0"
GAMMA	4	8'-0"	300°	63'-0"	1.70" HYBRID	±80'-0"
MICROWAVE	1	4'-0"	TBD	40'-0"	1/2" COAX	±60'-0"

## ANTENNA AND EQUIPMENT SCHEDULE SPECIFICATIONS

- KEYNOTES**
- PROPOSED VZW TO BE MOUNTED ON THE ANTENNA STRUCTURE.
  - PROPOSED VZW TO BE MOUNTED ON THE ANTENNA STRUCTURE. PAINT ANTENNAS GREEN TO MATCH EXISTING OF PROPOSED LOGOPIRE AND COVER WITH FULL HOLE METALLIC SHEET FOR CONDUCTANCE.
  - PROPOSED VZW Poles, TYP. OF (9) REF SECTOR, (18) TOTAL. PAINT BLS GREEN TO MATCH POLICE OF PROPOSED MANHOLE. FULLY OF PROPOSED MOUNTING. PAINT RINGS GREEN TO MATCH POLICE OF PROPOSED MOUNTING.
  - PROPOSED VZW ANTENNA MOUNT FRAME AND T-RAM ASSEMBLY.
  - DRP LINE OF PROPOSED PAUL FOULGE.
  - PROPOSED POLE BASE PLATE BELOW.
  - PORTION OF PROPOSED MAT FOOTING BELOW.



- KEYNOTES**
- PROPOSED VZW 15'-11 1/2" VZW-15' SEPARATIVE BLOCK ENCLOSURE AROUND PROPOSED VZW EQUIPMENT.
  - PROPOSED BROUGHT IRON ACCESS GATE.
  - PROPOSED VZW STEALTH ANTENNA STRUCTURE.
  - EDGE OF PROPOSED MAT FOOTING.
  - PROPOSED VZW CONCRETE PAD.
  - PROPOSED VZW MCE EQUIPMENT CABINET TO BE MOUNTED ON VZW CONCRETE PAD. DIMENSIONS TO BE MOUNTED TO PREVENT THEFT OR VANDALISM.
  - PROPOSED VZW INTERMEDIATE LOAD CENTER MOUNTED ON INSIDE FACE OF BLOCK WALL.
  - PROPOSED VZW TELCO CABINET MOUNTED ON INSIDE FACE OF BLOCK WALL.
  - PROPOSED VZW STEEL-DOWN TRANSFORMER. (IF REQUIRED)
  - PROPOSED GPS ANTENNA MOUNTED ON PROPOSED MCE CABINET.
  - PROPOSED VZW SERVICE LIGHT WITH DIMMER SWITCH.
  - PROPOSED MAT FOOTING.



**EQUIPMENT LAYOUT PLAN**

**ANTENNA LAYOUT PLAN**

**3**

**1**

**2**

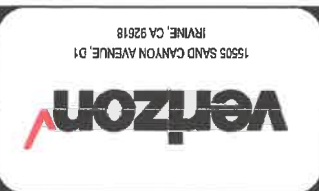
**1**

**1**

REV	DATE	DESCRIPTION	BY
1	05/18/17	ISSUE STATUS	AM
2	05/18/17	ISSUE STATUS	AM
3	05/18/17	ISSUE STATUS	AM
4	05/18/17	ISSUE STATUS	AM
5	05/18/17	ISSUE STATUS	AM
6	05/18/17	ISSUE STATUS	AM
7	05/18/17	ISSUE STATUS	AM
8	05/18/17	ISSUE STATUS	AM
9	05/18/17	ISSUE STATUS	AM
10	05/18/17	ISSUE STATUS	AM
11	05/18/17	ISSUE STATUS	AM
12	05/18/17	ISSUE STATUS	AM
13	05/18/17	ISSUE STATUS	AM
14	05/18/17	ISSUE STATUS	AM
15	05/18/17	ISSUE STATUS	AM
16	05/18/17	ISSUE STATUS	AM
17	05/18/17	ISSUE STATUS	AM
18	05/18/17	ISSUE STATUS	AM
19	05/18/17	ISSUE STATUS	AM
20	05/18/17	ISSUE STATUS	AM

**Loeffler Remer Associates**  
 Architecture & Telecommunications  
 11111 S. California Street, Suite 100  
 Irvine, CA 92618  
 (949) 261-3333 | Fax: (949) 261-3331

**PROPRIETARY INFORMATION**  
 THIS DRAWING IS THE PROPERTY OF LOEFFLER REMER ASSOCIATES, INC.  
 NO PART OF THIS DRAWING IS 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.

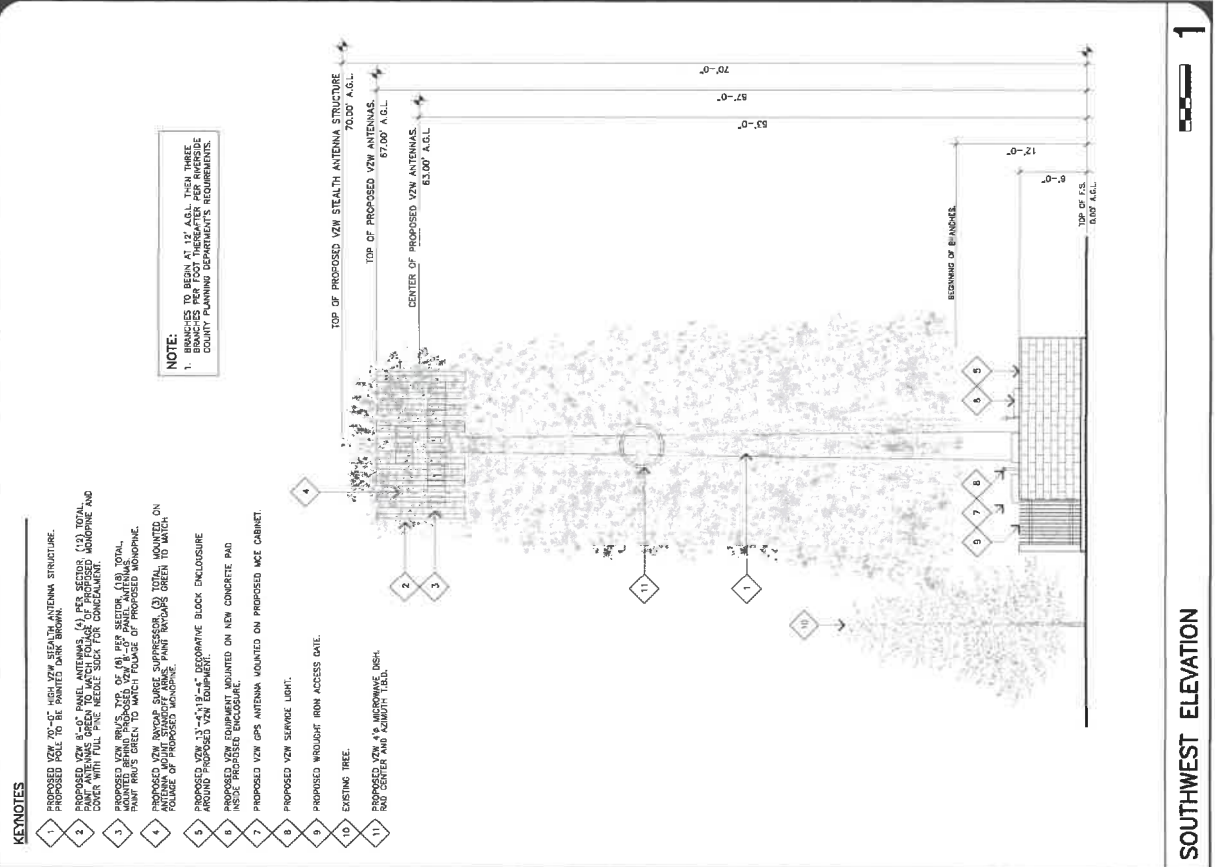


**WONDERLAND**  
 47085 TWIN PINES RD  
 BANNING, CALIFORNIA 92220

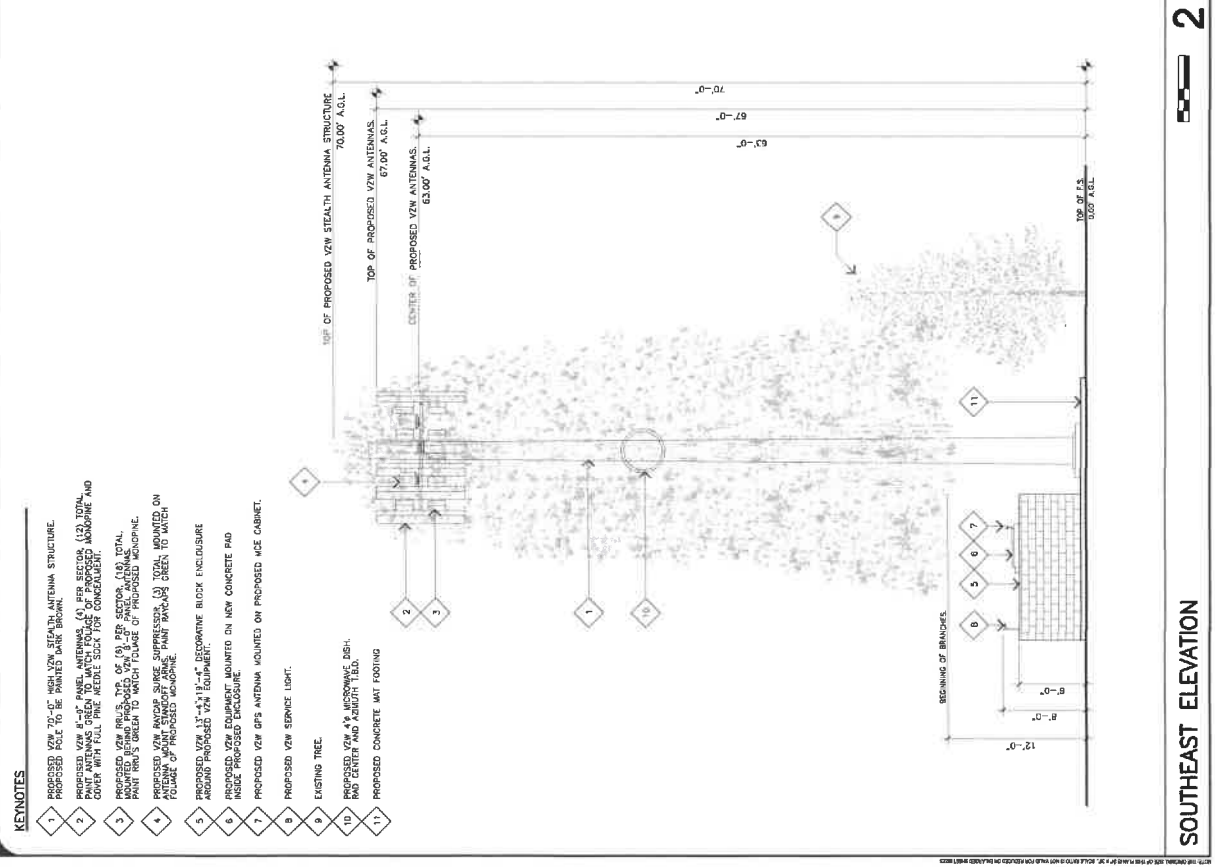
SHEET TITLE:  
**ELEVATIONS**

**A-2**

JHA JOB NUMBER: 161355



**2** **SOUTHWEST ELEVATION**



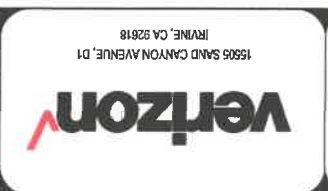
**1** **SOUTHEAST ELEVATION**



REV	DESCRIPTION	DATE
1	ISSUE STATUS	
2	CONSTRUCTION	
3	WORKSHEET	
4	WORKSHEET	
5	WORKSHEET	
6	WORKSHEET	
7	WORKSHEET	
8	WORKSHEET	
9	WORKSHEET	
10	WORKSHEET	
11	WORKSHEET	
12	WORKSHEET	
13	WORKSHEET	
14	WORKSHEET	
15	WORKSHEET	
16	WORKSHEET	
17	WORKSHEET	
18	WORKSHEET	
19	WORKSHEET	
20	WORKSHEET	
21	WORKSHEET	
22	WORKSHEET	
23	WORKSHEET	
24	WORKSHEET	
25	WORKSHEET	
26	WORKSHEET	
27	WORKSHEET	
28	WORKSHEET	
29	WORKSHEET	
30	WORKSHEET	
31	WORKSHEET	
32	WORKSHEET	
33	WORKSHEET	
34	WORKSHEET	
35	WORKSHEET	
36	WORKSHEET	
37	WORKSHEET	
38	WORKSHEET	
39	WORKSHEET	
40	WORKSHEET	
41	WORKSHEET	
42	WORKSHEET	
43	WORKSHEET	
44	WORKSHEET	
45	WORKSHEET	
46	WORKSHEET	
47	WORKSHEET	
48	WORKSHEET	
49	WORKSHEET	
50	WORKSHEET	
51	WORKSHEET	
52	WORKSHEET	
53	WORKSHEET	
54	WORKSHEET	
55	WORKSHEET	
56	WORKSHEET	
57	WORKSHEET	
58	WORKSHEET	
59	WORKSHEET	
60	WORKSHEET	
61	WORKSHEET	
62	WORKSHEET	
63	WORKSHEET	
64	WORKSHEET	
65	WORKSHEET	
66	WORKSHEET	
67	WORKSHEET	
68	WORKSHEET	
69	WORKSHEET	
70	WORKSHEET	
71	WORKSHEET	
72	WORKSHEET	
73	WORKSHEET	
74	WORKSHEET	
75	WORKSHEET	
76	WORKSHEET	
77	WORKSHEET	
78	WORKSHEET	
79	WORKSHEET	
80	WORKSHEET	
81	WORKSHEET	
82	WORKSHEET	
83	WORKSHEET	
84	WORKSHEET	
85	WORKSHEET	
86	WORKSHEET	
87	WORKSHEET	
88	WORKSHEET	
89	WORKSHEET	
90	WORKSHEET	
91	WORKSHEET	
92	WORKSHEET	
93	WORKSHEET	
94	WORKSHEET	
95	WORKSHEET	
96	WORKSHEET	
97	WORKSHEET	
98	WORKSHEET	
99	WORKSHEET	
100	WORKSHEET	

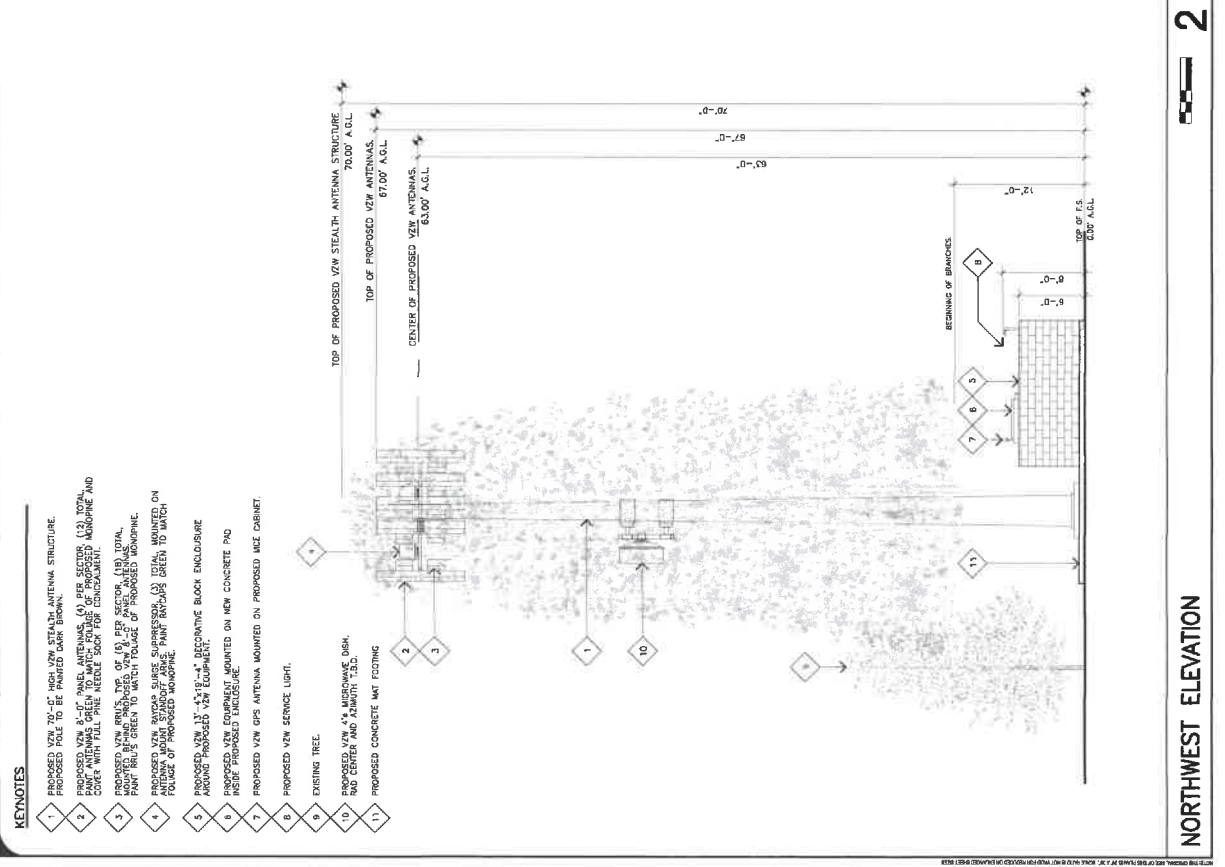
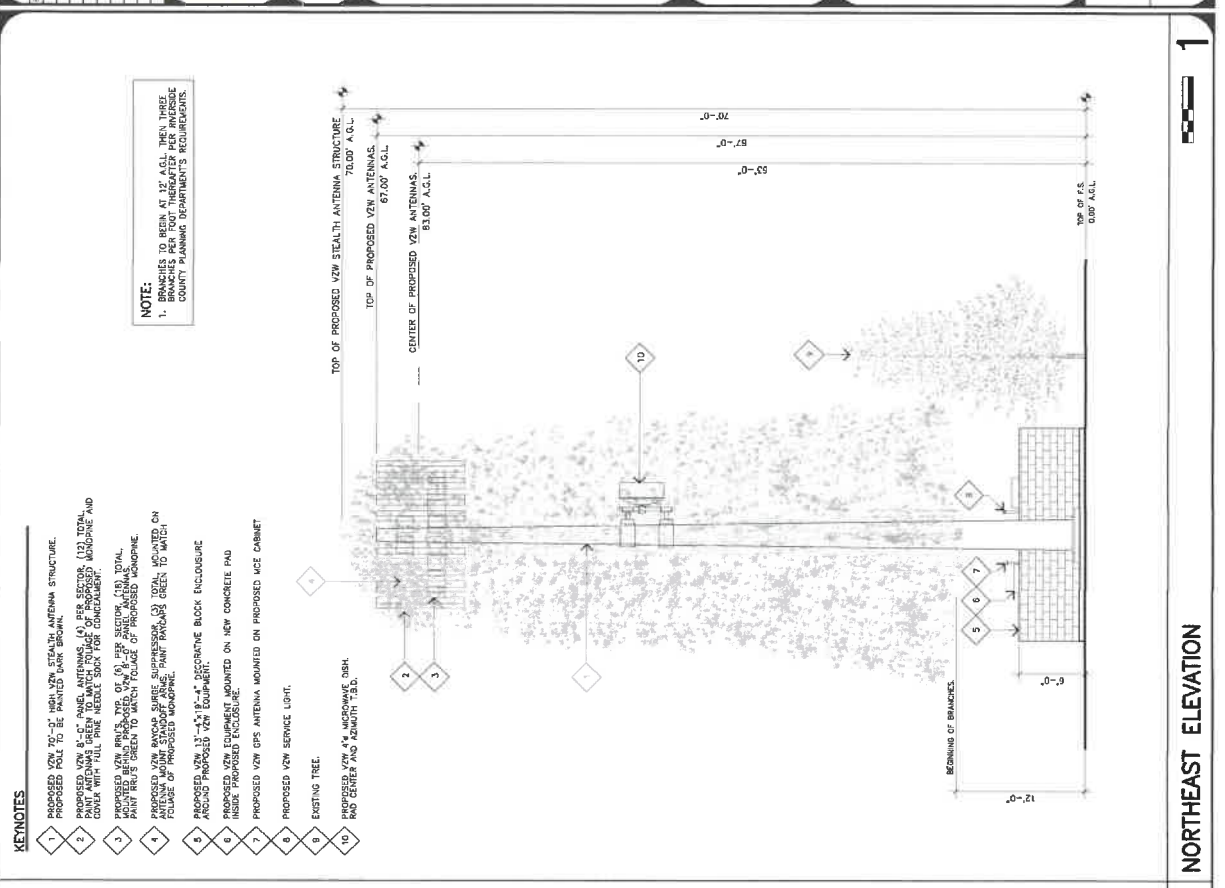
**Jeffrey Rame**  
ASSOCIATES  
Architecture & Telecommunications  
11411 Wilshire Blvd., Suite 1000  
Los Angeles, CA 90025  
Tel: 310.776.3333 | Fax: 310.776.3331

**PROPRIETARY INFORMATION**  
THIS DOCUMENT IS THE PROPERTY OF JEFFREY RAME ASSOCIATES 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, WITHOUT THE WRITTEN PERMISSION OF JEFFREY RAME ASSOCIATES.



**WONDERLAND**  
47085 TWIN PINES RD  
BANNING, CALIFORNIA 92220

SHEET TITLE:  
**ELEVATIONS**  
**A-2.1**



**1**  
**NORTHEAST ELEVATION**

**2**  
**NORTHWEST ELEVATION**



LOCATION 33°52'40.1" N 116°50'23.1" W © 2017 GOOGLE MAPS



PROPOSED NORTHWEST ELEVATION (LOOKING SOUTHEAST)

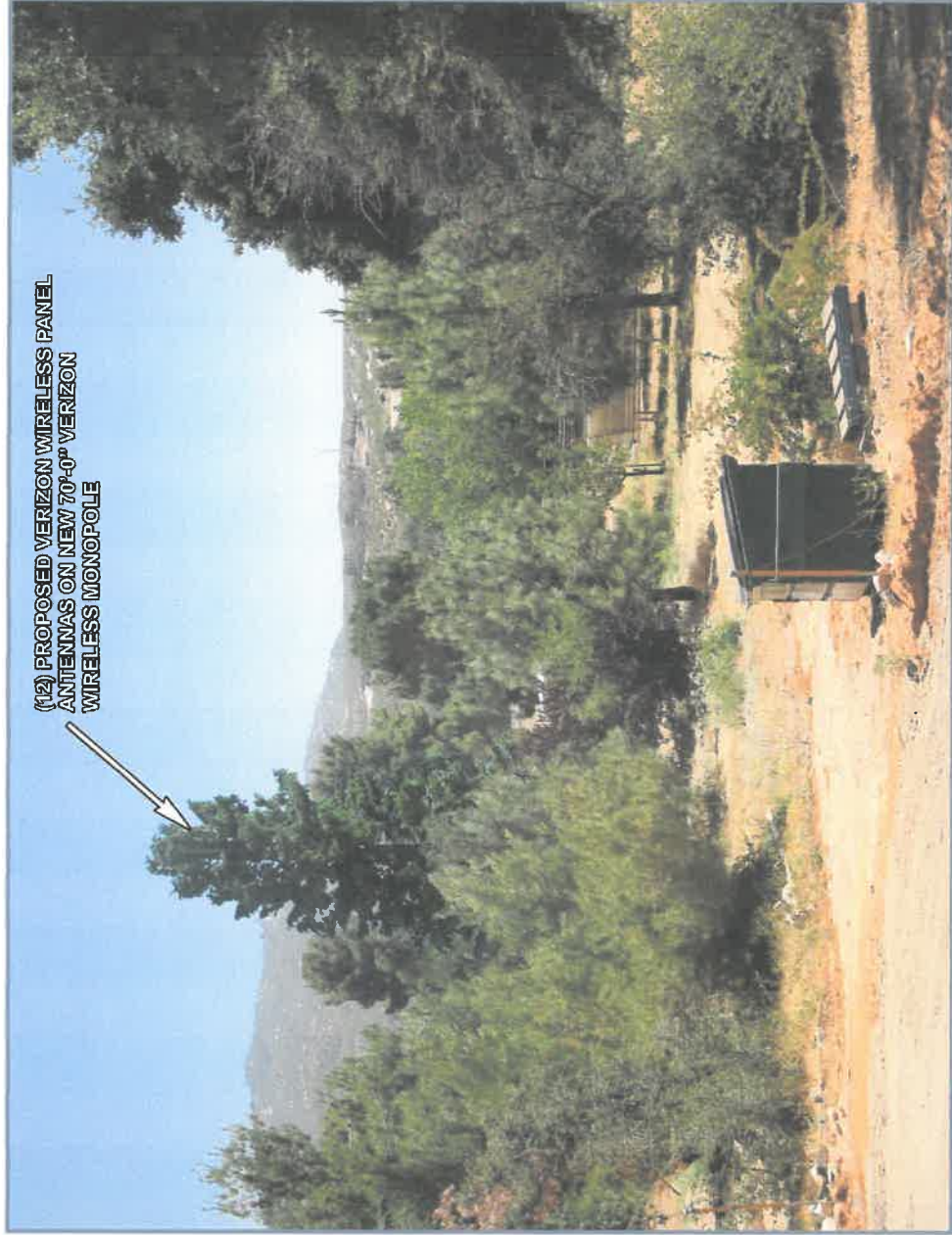


EXISTING

Disclaimer: These photographic simulations have been provided to aid in visualizing how the proposed wireless telecommunications facility shown herein would appear if constructed. While these renderings are not an exact science, they have been prepared diligently to accurately reflect dimensions, scale, depth, coloring, texture, and other important elements in the proposed design insofar as the digital medium allows. Taken together with the engineering drawings and other materials submitted with the application, they are fair and reasonable visual depictions of how the proposed site would appear.

**WONDERLAND  
NEW MONOPINE TOWER**

7085 TWIN PINES RD BANNING, CA 92220



PROPOSED NORTH ELEVATION (LOOKING SOUTH)

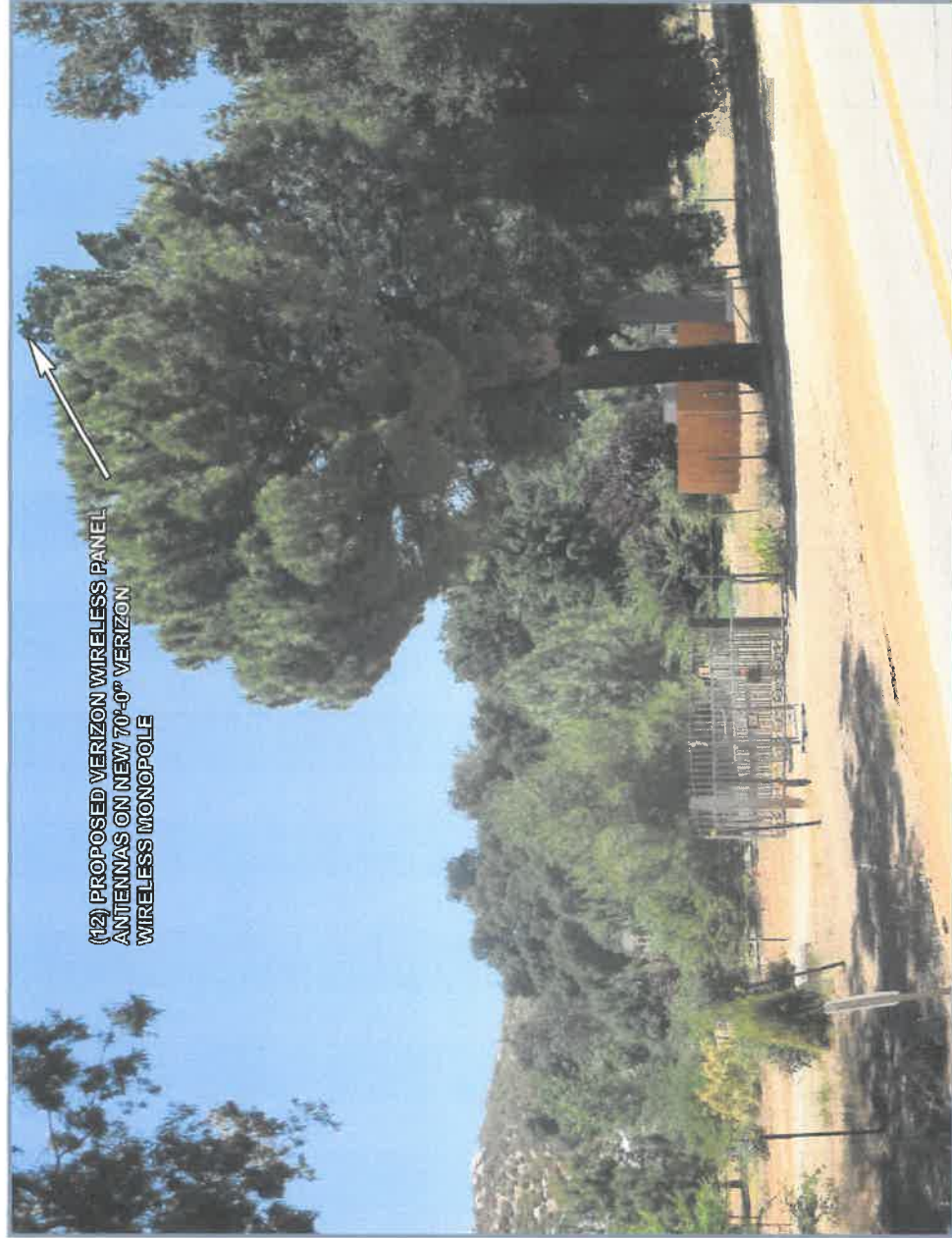


EXISTING

Disclaimer: These photographic simulations have been provided to aid in visualizing how the proposed wireless telecommunications facility shown herein would appear if constructed. While these renderings are not an exact science, they have been prepared diligently to accurately reflect dimensions, scale, depth, coloring, texture, and other important elements in the proposed design render as the digital medium allows. Taken together with the engineering drawings and other materials submitted with the application, they are fair and reasonable visual depictions of how the proposed site would appear.



LOCATION 33°52'40.1" N 116°50'23.1" W 2017 GOOGLE MAPS



PROPOSED EAST ELEVATION (LOOKING WEST)

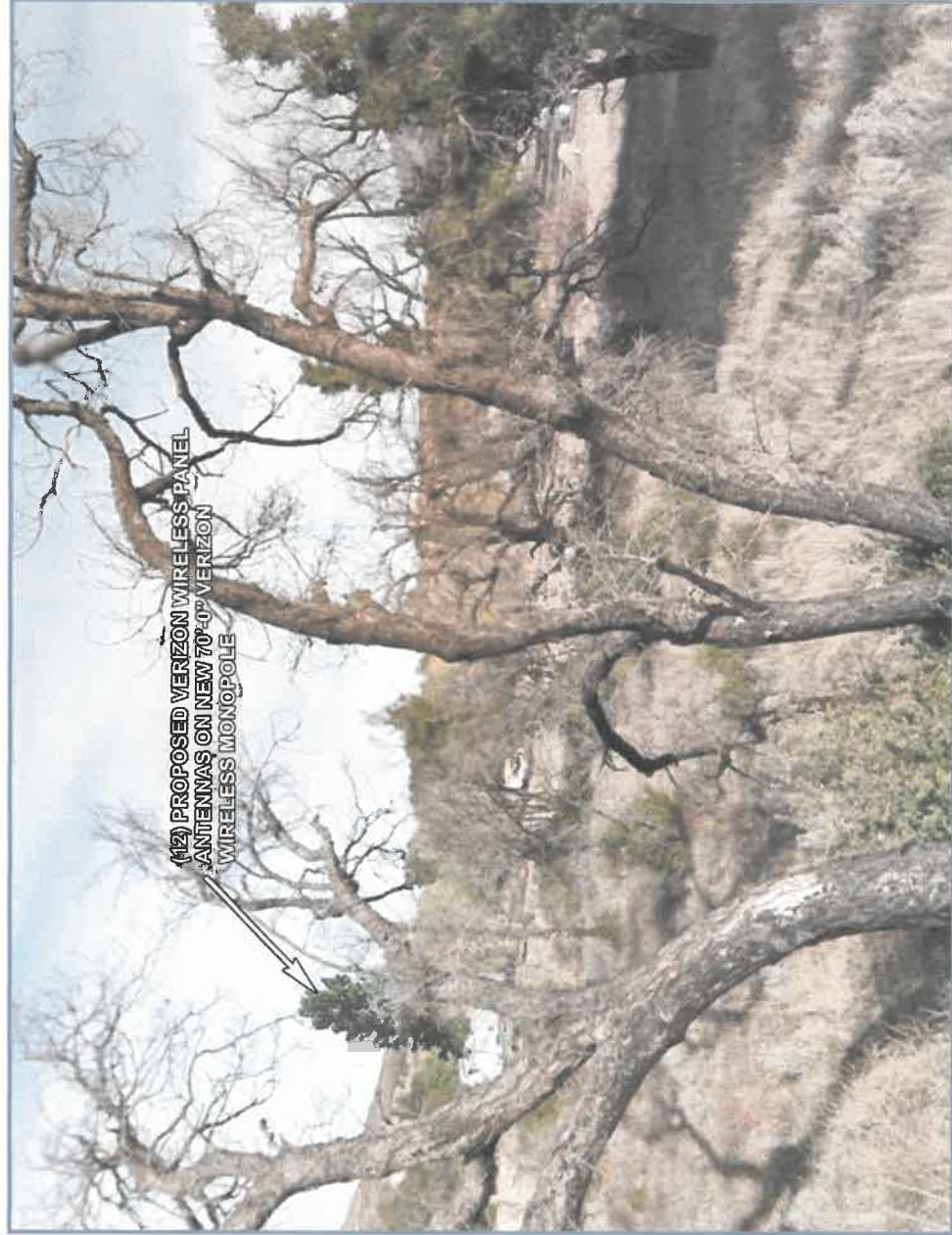


EXISTING

Disclaimer: These photographic simulations have been provided to aid in visualizing how the proposed wireless telecommunications facility shown herein would appear if constructed. While these renderings are not an exact science, they have been prepared diligently to accurately reflect dimensions, scale, depth, coloring, texture, and other important elements in the proposed design insofar as the digital medium allows. Taken together with the engineering drawings and other materials submitted with the application, they are fair and reasonable visual depictions of how the proposed site would appear.



LOCATION 33°52'40.1" N 116°50'23.1" W 2017 GOOGLE MAPS



PROPOSED SOUTHWEST ELEVATION (LOOKING NORTHEAST)



EXISTING

Disclaimer: These photographic simulations have been provided to aid in visualizing how the proposed wireless telecommunications facility shown herein would appear if constructed. While these renderings are not an exact science, they have been prepared diligently to accurately reflect dimensions, scale, depth, coloring, texture, and other important elements in the proposed design insofar as the digital medium allows. Taken together with the engineering drawings and other materials submitted with the application, they are fair and reasonable visual depictions of how the proposed site would appear.











**Wonderland Dr.****Alternative Site / Location Analysis**

The location of a wireless telecommunications facility to fulfill the above referenced service objective is dependent upon many different factors, such as topography, zoning regulations, existing structures, co- location opportunities, available utilities, access and a willing landlord. Wireless communication is a line- of-sight technology that requires facilities to be in relative close proximity to the wireless handsets in order to be served. Each proposed site is unique and must be investigated and evaluated on its own terms. Verizon strives to minimize visual and noise impacts for each facility and seeks to incorporate ways to preserve the local community character to the greatest extent feasible at all stages of site selection for a wireless telecommunication facility.

**Lack of Co-locations** - The site selection process for this proposed facility began in October of 2016 with the issuance Site Acquisition Request Form and a Search Ring Map (SARF). When identifying feasible wireless facility locations, VZW first looks for collocation opportunities on existing towers or structures, which could potentially allow for the satisfaction of the necessary coverage objectives. It was confirmed there are no feasible tower collocation opportunities within the required Search Ring. Additionally, with this being primary a residential area, there are no alternative structures (water tanks, windmills, building, etc.) that could be considered a potential co-location / attachment.

Due to the lack of feasible collocation or street pole opportunities or solutions in this area. We began a site search for feasible "new build" facility locations.

**Other Preferred locations:**

**Commercial and Industrial Buildings**—There are no commercial or industrial buildings in the search ring.  
**Schools.** There are no schools within the geographical service area.

**Parks.** There are no parks in the search ring.

**Vacant Land** – The vacant land east of the subject property and on the hillside was considered. However, these locations are not viable due to having no true access, limited power or Telco to service communications facility, or the hillside would block the signal from providing the coverage needed.

We identified all parcels within the Search Ring area which could serve as potential candidates for a new wireless facility location. Below are just a few of the criteria necessary to deem a candidate as feasible:

- A willing landlord
- Reasonable lease terms
- Feasible construction / Access
- Available telephone and electrical utilities
- Satisfaction of coverage objectives
- Compliance with local zoning requirements

**SARF as defined by the RF Engineer**



**Candidates considered in within the SARF area**



September 27, 2017

The locations identified above as Gunn and Corp #1 and Corp #2 were considered but rejected from both the RF engineer and Construction Manager as these locations do not have true or limited access, limited power or Telco to service communications facility, or the hillside would block the signal from providing the coverage needed.

The location identified as "Lowe location #2, not Viable", was originally considered but due the tree line to the SW of the property and the gradual slope of the property to that corner, the RF Engineer determined this would not be viable as it would not provide the coverage needed for Hwy 243.

The final decision to select the subject property was made by Verizon's Radio Frequency Engineer and Construction Manager as this location is as close as possible to the intended service area, determined to best satisfy the complex coverage and capacity needs of this overall service objective, and was viable for access, and utilities.

Should you have any questions or need additional information, please feel free to contact me.

Thank you,

*Cameron Dancho*

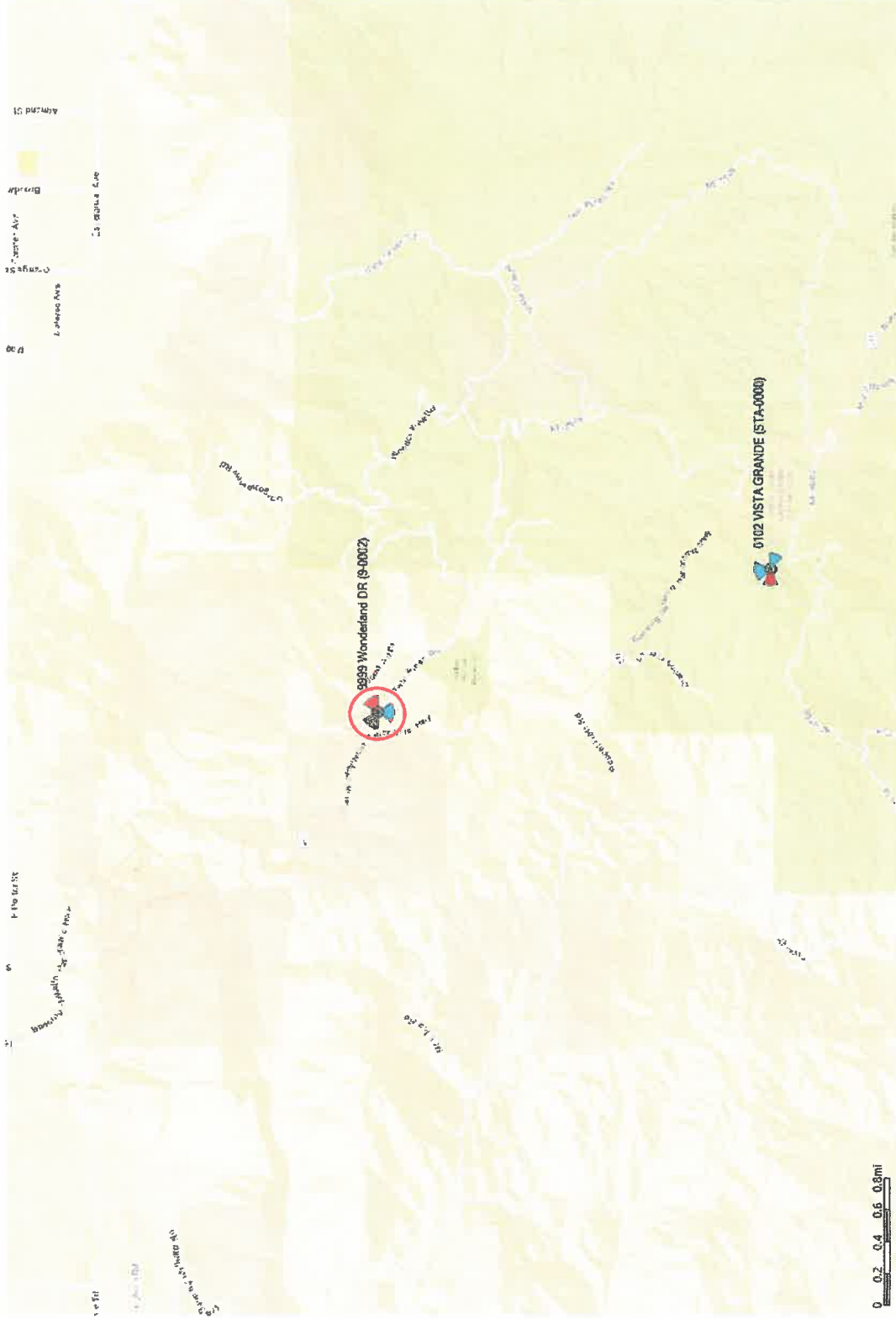
Cameron Dancho  
Project Manager  
951.775.8688  
[cdancho@j5ip.com](mailto:cdancho@j5ip.com)

# Wonderland Dr Propagation Maps

June 22, 2018

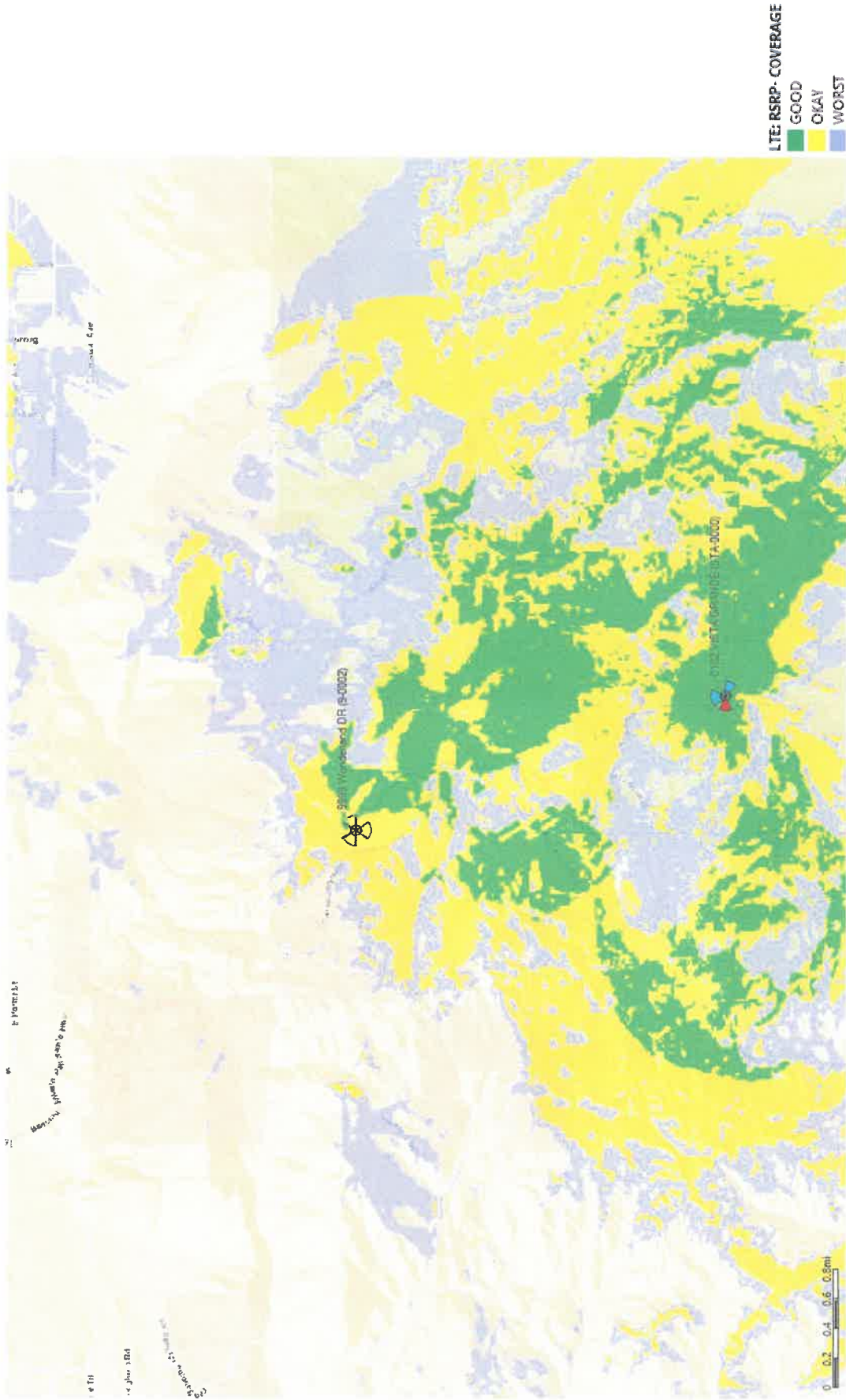
verizon

# Wonderland Dr – General Map



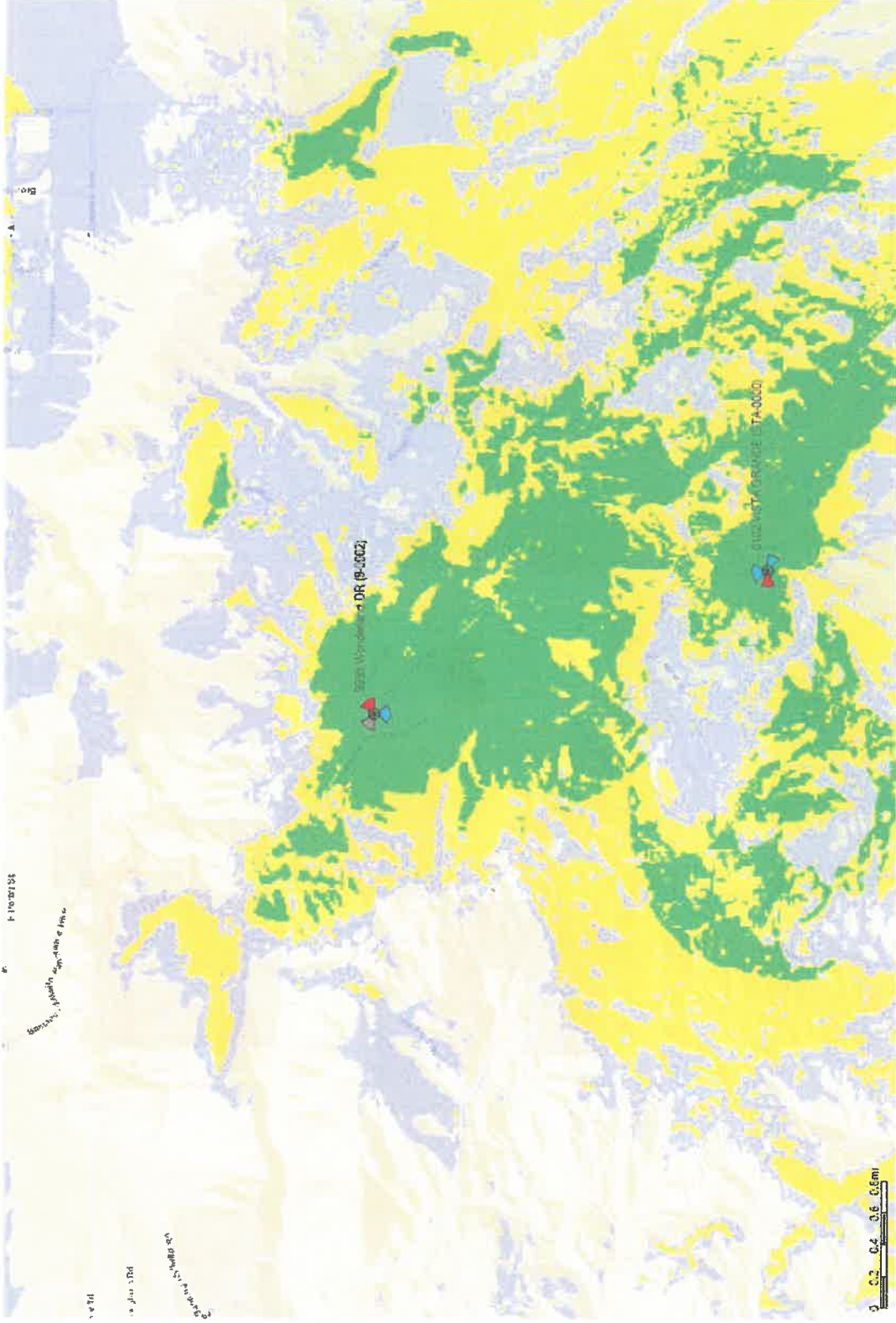
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

# Verizon Coverage without Wonderland Dr



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

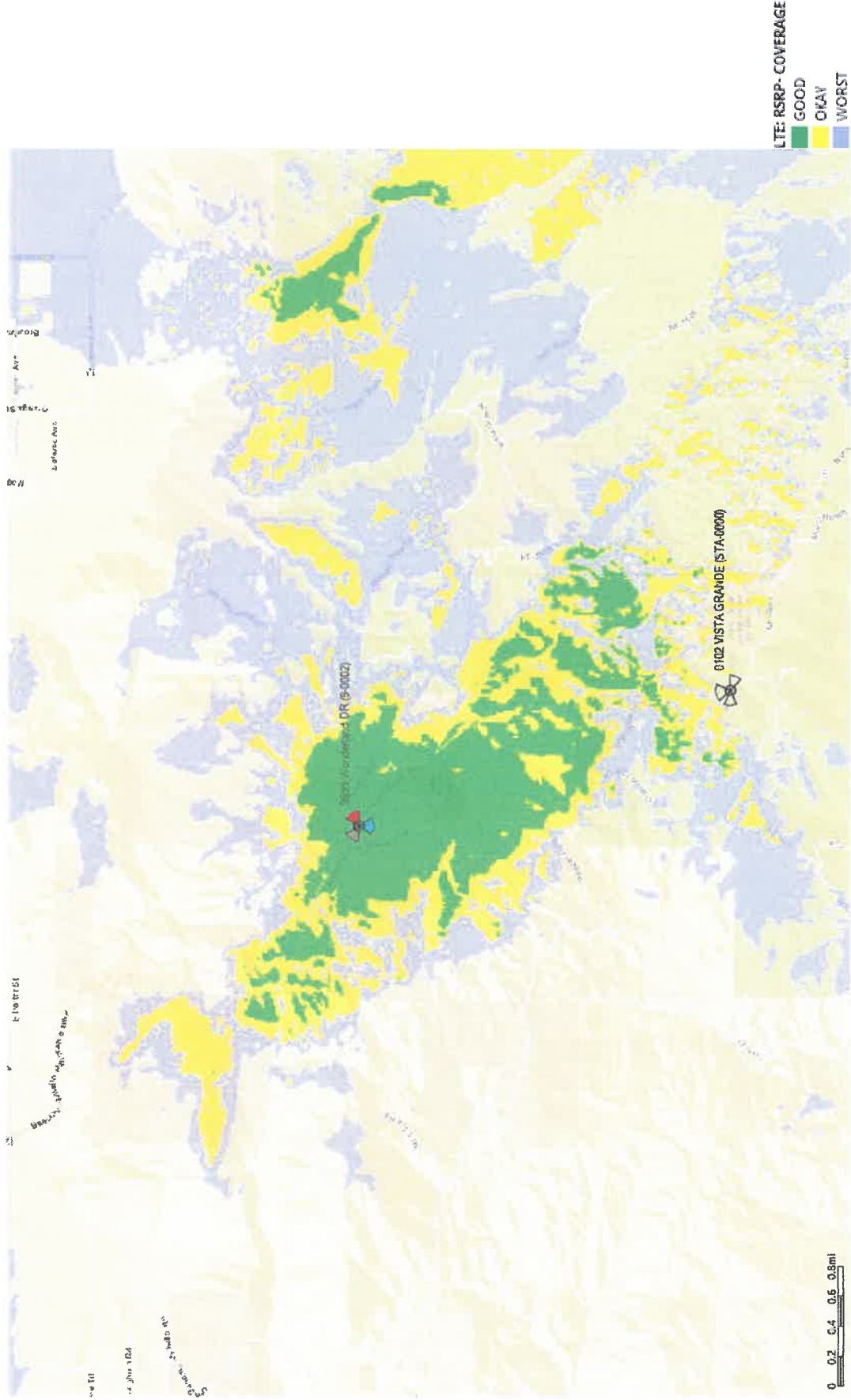
# Verizon Coverage with Wonderland Dr



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



# Wonderland Dr Coverage Only



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: PP26294

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: Gabriel Villalobos Title: Project Planner Date: September 7, 2018

Applicant/Project Sponsor: Verizon Wireless c/o J5IP Date Submitted: June 20, 2017

**ADOPTED BY:** Planning Director

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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 Gabriel Villalobos at (951) 955-6184.

Revised: 08/01/17  
Y:\Planning Master Forms\Templates\CEQA Forms\Cover\_Sheet\_Mitigated\_Negative\_Declaration.docx

Please charge deposit fee case#: ZEA43032 ZCFG06405

**FOR COUNTY CLERK'S USE ONLY**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment Number:** EA43032  
**Project Case File Numbers:** PP26294  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Gabriel Villalobos  
**Telephone Number:** (951) 955-6184  
**Applicant's Name:** Verizon Wireless c/o J5IP  
**Applicant's Address:** 7711 Normal Ave, La Mesa, CA 91941

### I. PROJECT INFORMATION

- A. Project Description: Plot Plan No. 26294** proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 square-foot equipment enclosure, to house supporting equipment and a backup generator (project).
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** Portion of a 3.23-acre site
- D. Assessor's Parcel No.:** 544-170-020
- E. Street References:** The project site is located northerly of Banning-Idyllwild Panoramic Highway, southerly of Twin Pines Road, and easterly of Wonderland Drive
- F. Section, Township & Range Description or reference/attach a Legal Description:** Township 3 South Range 1 East Section 25 Southwest
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located within a 3.23-acre parcel comprised of woodland/forest and grassland vegetation. The parcel's zoning classification, Controlled Development Area (W-2), allows for the development of single-family dwellings and a single-family home is currently existing on the parcel. The surrounding parcels are similarly composed and also include the same zoning and land use designations. The proposed wireless communications facility is located towards the northern portion of the property, just south of Twin Pines Road.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The proposed Project is compatible with the Rural Community - Estate Density Residential (RC-EDR) (2 ac min.) land use designation and other applicable land use policies within the General Plan.
- 2. Circulation:** The proposed Project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this Project. The proposed Project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within a fault zone, flood zone, or a zone with any liquefaction potential. The project site is however located in area with a Very High fire hazard. The proposed project has allowed for sufficient provision of emergency response services and safety measures to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient project design against any foreseeable noise impacts to the area have been accounted for in this project. The Project will not generate noise levels in excess of standards established in the County's General Plan or noise ordinance. The Project meets all other applicable Noise Element Policies.
6. **Housing:** The Project is for an unmanned, disguised wireless communication facility and is consistent with the 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 Project is for an unmanned, disguised wireless communication facility and is consistent with the Healthy Communities Policies.

**B. General Plan Area Plan(s):** REMAP

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

**D. Land Use Designation(s):** Rural Residential (RR) (5 ac min.)

**E. Overlay(s), if any:** Not in a General Plan Policy Overlay Area

**F. Policy Area(s), if any:** Not in a General Plan Policy Overlay Area

**G. Adjacent and Surrounding:**

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

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

3. **Land Use Designation(s):** Estate Density Residential (RC-EDR) (2 ac min.)

4. **Overlay(s), if any:** Not in a Zoning Overlay

5. **Policy Area(s), if any:** Not in a Policy Area

**H. Adjacent and Surrounding Zoning:** Controlled Development Areas (W-2) to the north, Controlled Development Areas (W-2) to the south, Controlled Development Areas (W-2) to the east, Controlled Development Areas (W-2) to the west.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

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

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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.
<input type="checkbox"/> 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 <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> 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 <b>SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT</b> is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a <b>SUBSEQUENT ENVIRONMENTAL IMPACT REPORT</b> 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.

Gabriel Villalobos

Signature

11/6/18

Date

Gabriel Villalobos

Printed Name

Charissa Leach, P.E., Asst. TLMA Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

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

Findings of Fact:

a) The project site is located approximately 810-feet east of the Banning-Idyllwild Panoramic Highway, which is a State Designated Scenic Highway per Figure C-8, “Scenic Highways” of the Riverside County General Plan’s Circulation Element. Views of the project site from Highway 243 will not be readily visible from the state designated highway due to the distance and landscape between the two areas which will obscure the view. In addition to the distance and landscaping which acts as a natural screen against the project site, a 2,858 sq.ft. single-family residence also impedes the view of the project site from the state highway, further hiding the proposed project from the scenic highway corridor. The only portion of the project that is anticipated to be viewable from Highway 243 is the top of the monopine, which is anticipated to reach above the tree line. This portion of the telecommunications facility will be disguised as a pine tree, with all equipment wrapped in artificial foliage to better disguise the proposed project in accordance with the General Plan’s policy LU 14.3, which states that the design and appearance of new structures and equipment within Designated and Eligible State and County scenic highway corridors shall be compatible with the surrounding environment. Thus, the proposed project will have a less than significant impact.

b) This project (Plot Plan No. 26294) proposes to construct a disguised Verizon Wireless communication facility, with a 70-foot tall mono-pine and an accompanying 500-square foot equipment enclosure. The accompanying equipment enclosure will include a 6-foot tall decorative block wall enclosure. The additions of the 70-foot tall mono-pine will not damage any scenic resources or obstruct a view corridor as the wireless facility is designed to visually be minimally intrusive and to blend in with the surrounding environment.

To ensure that the wireless telecommunications facility is as minimally intrusive as possible, the applicant shall be required to keep the project site in good repair and shall be kept free of weeds and other obtrusive vegetation for fire prevention and aesthetic purposes. In addition, all graffiti shall be removed from any structures and all branches, bark and tower material shall be maintained and replaced on an as-needed basis. The monopine pole shall be painted brown, with an artificial tree bark wrapping which shall extend the entire length of the pole or an increased branch count to obscure the pole from view in order to minimize negative visual impacts. The monopine branches shall be painted dark green, randomly dispersed and of differing lengths to provide a more natural appearance and all branches shall have foliage to camouflage the antenna arrays and bracketry in order to minimize negative visual impacts. Equipment cabinets shall be painted in earth-tones in order to be more compatible with the surrounding settings and all lighting shall be hooded and directed within the enclosure so as to not shine directly upon adjoining properties or in the public right-of-way.

As indicated above, the project will not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. The project will not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) The Project site is located within Zone "B" approximately 35-miles from the Mt. Palomar Observatory. Ordinance No. 655 identifies Zone "B" as comprising lands within a 15 to 45 mile radius of the observatory. A small amount of new lighting will be installed for the purpose of providing a service light within the wireless communication enclosure. This new lighting will not impact Mt. Palomar, due to the distance to the observatory. Furthermore, the project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone "B". As a result, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>3. Other Lighting Issues</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:



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

a-b) The proposed wireless communication facility will install a service light, primarily to be used at the time of servicing or temporary maintenance to the facility, which will also be conditioned to be hooded to prevent light pollution. The project will not create a new source of substantial light or glare in the area and will not expose residential property to unacceptable light levels as the nearest residential dwelling is ±195-feet away from the project site. The project will have no significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. Agriculture</b>				
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"/>
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) No portion of the project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." Accordingly, the Project will not result in the conversion of Farmland to a non-agricultural use, and no impact will occur.

b) No portion of the project site or in the off-site improvement areas are located within an agricultural preserve. Thus, the project will have no impacts to any Riverside County Agricultural Preserves. The project site is not subject to a Williamson Act Contract and is not located near a property subject to a Williamson Act Contract. No impact will occur.

c) The Project site and the surrounding area are zoned as Controlled Development Areas (W-2), which does not qualify as specifically "agriculturally zoned property." Therefore, the project will have no impact.

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

Mitigation: No mitigation is required.

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

**Monitoring:** No monitoring is required.

**5. Forest**

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

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

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

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

**Findings of Fact:**

a-c) No lands within the project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the project will not result in the loss of forest land or cause other changes in the existing environment which could result in the conversion of forest land to non-forest use. Thus, no impacts will occur and no mitigation is required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

f) Create objectionable odors affecting a substantial number of people?

**Source:** SCAQMD CEQA Air Quality Handbook

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

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. The air quality levels projected in the AQMP are based on several assumptions. For example, it is assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by the local jurisdictions. The AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Because the proposed project is an unmanned telecommunication facility, it will not exceed projected growth scenarios, which could impact the air quality. Therefore, because the Project will not conflict with or obstruct implementation of the air quality plan established for this region, impacts will be less than significant.

b-c) The proposed Project will be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the AQMP.

Additionally, the Project will be subject to Title 13, Chapter 10, Section 2485, and Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans will be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

Due to the limited scope of the proposed Project it is not expected to exceed any established maximum daily thresholds during the construction phase nor the operational phase and any criteria pollutant emissions would be well below the South Coast Air Quality Management District's regional thresholds for such pollutants. Therefore, there will be a less than significant impact.

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

While the proposed Project will be located within one mile of sensitive receptors, any impacts will be less than significant based on the analysis above and due to the limited scale of the proposed Project. The Project would only require minor grading and onsite assembly; once operational, the only air quality emissions would be related to the occasional maintenance vehicles to service the site. In no way would significant localized air quality impacts occur that would be sufficient to impact any sensitive receptors.

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

e) This Project proposes an unmanned telecommunication facility. No new sensitive receptors are proposed under this project. Accordingly, no impact will occur.

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

The Project site does not include uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements will minimize odor impacts from construction. The construction odor emissions will be temporary, short-term, and intermittent in nature and will cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse will be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project will also be required to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations will be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. Wildlife &amp; Vegetation</b>				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input 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 Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** "Wonderland" (Site MTX 44) Telecommunications Facility Focused Habitat Assessment & MSHCP Compliance Report, prepared by Kidd Biological Inc., dated July 26, 2018

Findings of Fact:

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is not located within a Criteria Cell. The project does not conflict with the provisions of the MSHCP. Therefore the project will have no impact.

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

The subject parcel does not support vernal pools, depressions, suitable soils, or any other habitats suitable for various fairy shrimp species. There are no drainage features within the project site however an ephemeral drainage features is noted to the east of the site. No riparian-associated habitats were observed in this feature or on site. No riparian-associated species such as fish, sensitive birds such as least Bell's vireo or amphibians such as arroyo toads or yellow-legged frogs are expected to occur within this feature due to lack of riparian habitats.

This project is consistent with Section 6.1.2 of the MSHCP

**6.1.3 Protection of Narrow Endemic Plant Species**

The project is not located within a Narrow Endemic Plant Species Survey Area.

This project is consistent with Section 6.1.3 of the MSHCP

**6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface**

The site does not fall within a conservation area and is greater than 500 feet from any public or quasi-public (PQP) lands. The closest conservation area is the Valley Hi Oak Reserve that is located approximately 2,075 to the southeast of the proposed project site. Because this site is not within a zone of influence of a conservation area or PQP lands, the Urban-Wildlands Interface Guidelines (UWIG) do not apply.

This project is consistent with Section 6.1.4 of the MSHCP

**6.3.2 Additional Survey Needs and Procedures**

This parcel falls within a criteria area where an assessment for the Mountain Yellow-legged Frog is required. The parcel in question lacks suitable habitat for the yellow-legged frog. No suitable ponds or creeks occur within the site. There is a drainage feature which runs from the northeast (across Twin Pines Road) to the southeast just off site, however this feature does not support any riparian habitat or sustain ponding at any time and is therefore not suitable for this species. There is a small pond approximately a half mile to the southeast of the site however no frogs have been reported within the

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

small pond. It appears that this pond is only seasonal and the lack of year-round water, likely precludes any yellow-legged frogs from being able to occupy it. The lack of ponds or lakes which have year round water in the immediate area very likely precludes the site from being used for upland dispersal, therefore this species is considered absent from the site.

This project is consistent with Section 6.3.2 of the MSHCP

b) No endangered or threatened species were found, nor are expected to be found, in proximity to or on the project site, therefore the project will have no impact. Furthermore, once the project is operational, no impacts to the surrounding environment would occur.

c) The Riverside County Planning Department, Environmental Programs Division determined the project would need to implement a nesting bird survey during the nesting bird season prior to grading should any ground disturbance occur during the nesting season. This is a standard condition of approval for any project in that area and does not constitute specific mitigation pursuant to CEQA. The project will have a less than significant impact.

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

The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites with adherence to Riverside County Conditions of Approval (pre-construction nesting bird surveys). Therefore, the project will have a less than significant impact.

e) There are no drainage features within the project site or nearby which support riparian habitat. The project will not impact any riparian or otherwise sensitive natural communities. Therefore, the project will have no impact.

f) There are no protected wetlands within or in proximity to the project site. The project will not impact any protected wetlands, thus, the project will have no impact.

g) The proposed project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are proposed to be removed as part of this project, the project will have less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, County Archaeological Report (PDA) No. 6027r1

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

**Findings of Fact:**

a) As requested by the County of Riverside, PDA6027r1 has assessed the effects of project development on any cultural resources, including historic properties. The results of the record search indicated that no pre contact or historic age resources have been recorded within the one mile search radius. The project area and the APE had not been previously surveyed, however, the pedestrian survey conducted for this project was negative for both pre contact and historic age resources.

PDA 6027r1 recommends: The results of this assessment indicate it is unlikely that cultural resources, including historic properties, would be adversely affected or affected by the installation of the proposed telecommunications facility. Accordingly, no impact will occur.

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

**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"/>

**Source:** On-site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 6027r1

**Findings of Fact:**

a) Based upon analysis of records, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because PDA6027r1 has determined there to not be any pre contact or historic age resources recorded within the one mile search radius. The project area and the APE had not been previously surveyed, however, the pedestrian survey conducted for this project was negative for both pre contact and historic age resources. Therefore, there will be no impacts in this regard.

b) Based upon analysis of records and a survey of the property per PDA6027r1, it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed

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

project because there are no significant archaeological resources. Therefore, there will be no impacts in this regard.

c) Based on an analysis of records, 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 through tribal 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 is required.

Monitoring: No monitoring is required.

**10. Tribal Cultural Resources**

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k), or  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 © 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Source:** Native American Consultation

Findings of Fact:



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

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight requesting tribes on July 26, 2017. Consultations were requested by the Twenty-Nine Palms Band and the Morongo Band. The Agua Caliente Band deferred to the Morongo Band of Indians. No response was received from the Cahuilla Band, the Colorado River Indian Tribes, the Quechan, the Ramona or the Soboba.

The cultural report and the project conditions of approval were sent to Twenty-Nine Palms on November 09, 2017 and consultation was concluded on May 8, 2018. Consultation with Morongo was initiated on October 20, 2017. The project exhibits were sent to the tribe on April 25, 2018 and the cultural report was provided to them on May 9, 2018. Consultation was concluded on July 12, 2018. No Tribal Cultural Resources were identified by the tribes. Therefore, the Project will not have a have significant impact on Tribal Cultural Resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**11. Paleontological Resources**

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

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

Findings of Fact:

a) According to "Map My County," the project site has been mapped as having a low potential for paleontological resources. Additionally, the proposed Project will be located on a site which is already disturbed. Nonetheless, the Project has been conditioned to mitigate any impact in the event fossil remains are encountered during site development. This is a standard condition and not considered mitigation for CEQA purposes. There will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project

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

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

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report GEO No. 170002

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

**Findings of Fact:**

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone nor is it located within a fault zone based on the County of Riverside GIS website. Mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures proposed to be constructed on the site will be designed and constructed to resist the effects of seismic ground motions. Impacts in regards to this issue area will not be significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**13. Liquefaction Potential Zone**

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

**Source:** Riverside County General Plan Figure S-3 “Generalized Liquefaction;” County GIS Database, County Geologic Report GEO No. 170002

**Findings of Fact:**

Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to the County’s GIS Database, the project site is not located within a liquefaction area and as such is considered to have no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**14. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

**Source:** Riverside County General Plan Figure S-2 “Earthquake Fault Study Zone,” Figure S-4 “Earthquake Induced Slope Instability Map”, County Geologic Report GEO No. 170002

**Findings of Fact:**

There are no known active or potentially active faults that traverse the project site and it is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake, however there are no active faults located within a 1/2 mile of the project location. Thus, the proposed project will have no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**15. 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 rock fall hazards?

Source: On-site Inspection, The Pass Area Plan Figure 15 "The Pass Area Plan Slope Instability" County Geologic Report GEO No. 170002

Findings of Fact:

Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. Furthermore, and as shown on County of Riverside General Plan, The Pass Area Plan Figure 15, *Slope Instability*, the Project site is not located in an area mapped with existing landslides, or an area of high, moderate, or low susceptibility to seismically induced landslides and rock falls. Accordingly, the proposed Project will not be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. Thus, impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**16. 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", County Geologic Report GEO No. 170002

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**17. 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
--------------------------------	--	------------------------------	-----------

**Findings of Fact:**

The Project site is not located in close proximity to any natural enclosed or open bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site will not be subject to inundation by tsunamis or seiches, and will not be affected by volcanoes. There will be less than significant and no mitigation will be required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**18. Slopes**

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

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

**Findings of Fact:**

a-b) The Project site is located at a site that is comprised of a relatively flat grade. Implementation of the proposed Project will require a negligible amount of grading to accommodate a 500-square foot equipment enclosure. The proposed Project includes a relatively minimal amount of grading, with some excavation required for the foundation the wireless communication facility will be constructed upon. Nevertheless, the site's existing topographic conditions will be maintained. Therefore, impacts will be less than significant and no mitigation will be required.

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**19. 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"/>

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

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

Findings of Fact:

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

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2013 California Building Code (CBC). There would be no risk to life or property. Thus, the proposed project will have no significant impact.

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 will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**20. Erosion**

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

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

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

Findings of Fact:

a) Due to existing conditions and the limited scale of the project, any potential impact to the channel of a river or stream or the bed of a lake related to erosion is expected to be less than significant. Thus, the proposed project will have less than significant impact.

b) Due to the limited scope of the proposed project, an increase in water erosion either on site or off-site is not expected. Thus, the proposed project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**21. 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?

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

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 will not have any proposed grading activities to expose underlying soils at the Project site which could increase wind erosion susceptibility during construction activities. Therefore, implementation of the proposed Project will not significantly increase the risk of long-term wind erosion on- or off-site, and impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project

**22. Greenhouse Gas Emissions**

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

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

Source: Project application materials

**Findings of Fact:**

a) The project proposes a Verizon Wireless disguised wireless telecommunication facility with an approximately 500-square foot lease area. The construction of the wireless facility will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, the project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that could have a significant impact on the environment as any GHG emissions would be well below the 3,000 MTCO<sub>2e</sub> per year level under the County's Climate Action Plan. Thus, the proposed project will have less than significant impact.

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

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

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

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**23. Hazards and Hazardous Materials**

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

Source: Project Application Materials

Findings of Fact:

a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. The project is also not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. Thus, the proposed project will have no significant impact.

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

c-d) Any new development on the project site will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of any existing or proposed school. Thus, the proposed project will have no significant impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>24. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

**Findings of Fact:**

a-c). The proposed project site is not located within an Airport Influence Area, there will be no need for review by the Airport Land Use Commission, and there will be no safety hazard for people residing or working in the project area. No impact will occur due to project implementation.

d) The proposed project is not within the vicinity of a private airstrip, or heliport and would not present a safety hazard for people residing or working in the project area. Thus, the proposed project will have no significant impact.

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

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

**25. Hazardous Fire Area**

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

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

**Findings of Fact:**

According to County of Riverside General Plan, The Pass Area Plan, Figure 12, *The Pass Area Plan Wildfire Susceptibility*, the project site is located within a wildfire zone that comprises a majority of the area plan. As such, any construction for this project shall comply with the special construction provisions contained in Riverside County Ordinance No. 787. Thus, the proposed project will have a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project

**26. Water Quality Impacts**



	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Due to the limited scope of the proposed project, there will not be any alteration to the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that will result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered to be less than significant.

b) Due to the character and limited scope of the proposed project, it is not anticipated that implementation of the proposed Project will violate any water quality standards or waste discharge requirements. Therefore, there will be a less than significant impact.

c) The proposed Project is for the construction of a wireless communications facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that there will 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 will drop to a level which will not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.

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

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

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

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

g-h) The project 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.

**27. 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 The Pass Area Plan Figure 11 "The Pass Area Plan Special Flood Hazard Areas"

Findings of Fact:

a) Due to the limited scope of the proposed Project there will not be a substantial alteration to the existing drainage pattern of the site or area, including 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 will result in flooding on- or off-site. Therefore, the Project will have less than significant impact.

b) Since this project is not located within a flood plain, there will not be changes in absorption rates or the rate and amount of surface runoff. Therefore, the Project will have less than significant impact.

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

c) Based on review of Figure 11, the Project site is not located in an area subject to potential significant risk related to failure of a levee or dam. No impacts related to this issue would occur as a result of the proposed project, and no further analysis of this issue is required. Therefore, the proposed project will have no impact.

d) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not cause changes in the amount of surface water in any water body. Therefore, the Project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>28. Land Use</b>				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 Community - Estate Density Residential (RC-EDR) (2 ac min.) as reflected in the The Pass Area Plan, which states that the construction of a wireless communication facility is permitted within the land use designation. No General Plan Amendment will result from this proposed project. Therefore, the proposed project will have no impact.

b) The proposed Project site is not located within any City's sphere of influence. As demonstrated throughout this Environmental Assessment, the limited scope of the Project, the compatibility of the proposed use with the existing and planned uses of the site and surrounding area, and the general lack of features onsite that could lead to environmental concerns, there are no components of the Project with a potential to adversely affect land use within any other adjacent cities or counties such that significant environmental impacts will result. Therefore, the proposed Project will not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries, and no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>29. Planning</b>				
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-b) The proposed project is consistent with the site's existing Controlled Development Area (W-2) Zoning classification. The project is surrounded by properties which are also zoned Controlled Development Area (W-2) to the north, south, east and west. In accordance with Ordinance No. 348, the construction of a wireless communication facility is permitted within this zoning classification. Therefore, the proposed project will have no impact.

c) Surrounding land uses are all residential to the south, east and west and vacant to the north. The proposed development will be fully compatible with the existing uses in the vicinity of the Project site because the proposed project is a disguised wireless communication facility with minimal visual impacts. In addition, there are no habitable dwellings located within the setback area of the project site, 125% of the facility height (87.5-feet). The proposed project will be compatible with the site's existing surrounding land uses. Thus, the Project will not conflict with any proposed land uses in the surrounding area, no impact will occur.

d) The Project site is designated by the Riverside County General Plan for Rural Community - Estate Density Residential (RC-EDR) (2 ac min.). The proposed wireless communication facility will be fully compatible with the property's General Plan land use designation. The proposed project will be compatible with existing land use designation because the proposed tower is in a naturally screened location and will not hinder the potential uses of adjacent properties in the area. Additionally, the proposed project is similar to other existing unmanned wireless telecommunication facilities found in residentially-zoned areas throughout Riverside County, which provide wireless telecommunication service to residents. Thus, there will be no impact.

e) The portion of the parcel the project site is located in is vacant, with no habitable dwellings located within the 125% of the facility height setback (87.5-feet) from the project site. Accordingly, the proposed Project will not disrupt or divide the physical arrangement of an established community and no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>MINERAL RESOURCES</b> Would the project				
<b>30. Mineral Resources</b>	<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-b) Based on available information, the Project is not located in or adjacent to any existing mining operations. Additionally, given that the project site is located within an existing residential property, loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan will not result due to project implementation. Thus, no impact will occur.

c) As stated above the project site's land use designation is Rural Community - Estate Density Residential (RC-EDR) (2 ac min.) and is surrounded by properties with the same land use designation. There is no conflict of interest or safety concern between the two. Thus, the proposed project will have no impact.

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable                      A - Generally Acceptable                      B - Conditionally Acceptable  
 C - Generally Unacceptable              D - Land Use Discouraged

**31. Airport Noise**

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?

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

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 nearest municipal airport to the Project site is the Banning Municipal Airport, which is located approximately 3 miles to the north of the Project site. Additionally, the Project site is not located within the boundaries of the Airport Land Use Compatibility Plan. Therefore, the proposed Project will not expose people residing or working in the project area to excessive noise levels. There will be no impact.

b) The nearest private airstrip to the Project site is Ernst Field Airport - 86CL, which is located approximately 19 miles southwest of the Project site. Again, due to the distance, there will not be a safety hazard for people residing or working in the Project area. Therefore, there will be no impact.

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

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

**32. Railroad Noise**

NA  A  B  C  D

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

**Findings of Fact:**

The site is not located in the vicinity of any railroads. Thus, the proposed project will have no significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**33. Highway Noise**

NA  A  B  C  D

**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:**

The nearest highway is California State Highway 243, which is located just west of the Project site. However, the proposed Project is simply an unmanned wireless community facility, which will not be affected by highway noise or pose an impact to State Highway 243. Therefore, there will be no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>34. Other Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact:

No additional noise sources have been identified that will expose the Project to a significant amount of noise. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>35. Noise Effects of the Project</b>				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance, the impacts are not considered significant. Therefore, once operational the proposed Project itself will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts will be less than significant.

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

All noise generated during project construction and the operation of the site must comply with the County’s noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, based on the short construction timeline and the nature of the site once the facility is operational, the project will have a less than significant impact.

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

c-d) Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities will be localized and intermittent. Construction activities that are expected to occur within the Project site include small-scale grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in perceptible human response due to the limited scope of the project and because the proposed project will be located more than 300 feet from the nearest residence. Therefore, project construction vibration-related impacts will be less than significant. The project will not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

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

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

**POPULATION AND HOUSING** Would the project

**36. Housing**

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

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

**Findings of Fact:**

- a) Implementation of the facility would not displace housing or people, necessitating the construction of replacement housing elsewhere as the project only occupies an approximately 500-square foot lease area on a 2.32 acre parcel. Thus, the proposed project will have no significant impact.
- b) The project simply proposes an unmanned wireless telecommunication 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.



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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**37. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project will primarily be served by the Riverside County Fire Department's Poppet Flats Station #63, which is located approximately 3.5 miles northeast of the project site at 49575 Orchard Road, Banning, CA 92220. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an unmanned communication facility, implementation of the proposed Project will not result in the need for new or physically altered fire protection facilities, and will not exceed applicable service ratios or response times for fire protection services. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department provides community policing to the Project area via the Riverside County Sheriff's Banning Station located approximately 4 miles southeast of the Project site at 125 E. Ramsey St, Banning, CA 92220. The proposed Project's demand on sheriff protection services will be little to nonexistent because the proposed Project is simply an unmanned communication facility. Therefore, implementation of the proposed Project will not result in the need for new or physically altered sheriff stations. There will be a less than significant impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: GIS database

Findings of Fact:

The Project proposes an unmanned telecommunication facility. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Riverside County General Plan

Findings of Fact:

The Project proposes an unmanned telecommunication facility. No new housing, which could increase the demand for library services, is being proposed. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Riverside County General Plan

Findings of Fact:

The Project proposes an unmanned telecommunication facility. No new housing, which could increase the demand for health services, is being proposed. Thus, the proposed project will have no significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**RECREATION**

<b>42. Parks and Recreation</b>	<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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database

Findings of Fact:

a) The Project proposes an unmanned telecommunication facility and does not involve the construction or expansion of recreational facilities. Therefore, there will be no impact.

b) The Project proposes the construction of a disguised wireless community facility with a 500-square foot equipment enclosure. This project will not utilize any existing parks. Therefore, there will be no impact.

c) According to "Map My County," the project site is partially located within County Service Area (CSA) #152. The CSA is dedicated to flood control and street lighting, not parks and recreation. However this parcel falls outside of a flood plain and the proposed project does not put forth any new street lighting. Thus, the proposed project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>43. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: GIS database and Riverside County General Plan Southwest Area Plan

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>TRANSPORTATION/TRAFFIC</b>	Would the project			
<b>44. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-b) The Project proposes an unmanned telecommunication facility. 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. Any impact will be 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.

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

h) The Project proposes an unmanned telecommunication facility on an approximately 500-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 is required.

Monitoring: No monitoring is required.

<b>45. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan

Findings of Fact:

The Project proposes an unmanned telecommunication facility and does not create a need for or impact a bike trail in the vicinity of the project. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**UTILITY AND SERVICE SYSTEMS** Would the project

<b>46. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

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

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

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 is required.

Monitoring: No monitoring is required.

<b>47. Sewer</b>	<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) 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?	<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 proposes an unmanned telecommunication facility and will not require any connection to sewer lines. Therefore, the Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a-b) The Project proposes an unmanned telecommunication facility and will not require solid waste services. Therefore, the proposed Project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>49. Utilities</b>				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a & c) Implementation of the proposed Project will require the construction of electrical and communication facilities. Electrical service will be provided by Southern California Edison and communication systems will be provided by Verizon. Any physical impacts resulting from the construction of necessary utility connections to the Project site have been evaluated throughout this environmental assessment. Therefore, there will be a less than significant impact.

b & d-g) The Project does not propose any construction of natural gas systems, street lighting, storm water drainage, public facilities, or other governmental services. Accordingly, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**50. Energy Conservation**

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

Source: Project implementation materials

Findings of Fact:

The Project proposes an unmanned telecommunication facility. This use will increase consumption of energy for operation of facility equipment.

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

Implementation of the proposed Project is not expected to result in conflict with applicable energy conservation plans, and impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**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:

As indicated in the discussion and analysis of Biological Resources (Section 7), Cultural Resources (Section 8), Archaeological Resources (Section 9), and Paleontological Resources (Section 10), implementation of the proposed project will not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts will be less than significant.

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)?

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?

Source: Staff review, project application



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

**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: 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.

Revised: 12/5/2018 2:39 PM  
EA 2010.docx



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

*Juan C. Perez  
Agency Director*



12/05/18, 4:12 pm

PP26294

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP26294. 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 (PP26294) 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 - Project Description & Operational Limits

Plot Plan No. 26294 proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 square-foot equipment enclosure.

Advisory Notification. 3      AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 4      AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S):

- Exhibit A (Site Plan), Amended No. 3, dated 7/12/18.  
Exhibit B (Elevations), Amended No. 3, dated 7/12/18.

Advisory Notification. 5      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:

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 5      AND - Federal, State & Local Regulation Compliance (cont.)

• 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. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- 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. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
  - 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. 6      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.

### 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

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

BS-Plan Check. 1                    0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS  
(cont.)

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 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.

### ADVISORY NOTIFICATION DOCUMENT

#### E Health

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

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-#21-HAZARDOUS FIRE AREA

This project is located in a High Fire Hazard Severity Zone of the State Responsibility 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 and setbacks in accordance with California Code of Regulations Title 14.

Fire. 2    Fire

#### FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

#### ACCESS

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.

#### WATER

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, 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.

#### Planning

Planning. 1                                      0010-Planning-USE - LOW PALEO

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 1                      0010-Planning-USE - LOW PALEO (cont.)

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

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

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

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

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

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

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

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 1                                    0010-Planning-USE - LOW PALEO (cont.)

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

Planning. 2                                    AND - 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 No. 26294 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 No. 26294, 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**

### Planning

Planning. 2                                    AND - Hold Harmless (cont.)  
 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. 3                                    Planning-General – Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning. 4                                    Planning-Telcom – Backup Generator

If a backup generator will be used in conjunction with the wireless communication facility, it is to only be used in the event of a power disruption and during maintenance checks. It is not to be used during the course of regular operations. Any noise produced by the generator is required to comply with County noise standards.

Planning. 5                                    Planning-Telcom – 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 revocation procedures.

Planning. 6                                    Planning-Telcom – Enclosure

Unless otherwise specifically noted on the approved plans, the telecommunication equipment enclosure shall be comprised of Splitface concrete block, Slumpstone concrete block, or metal tube fencing.

Planning. 7                                    Planning-Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by 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 be automatically extended until the last co-locaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use) or the successor land use ordinance, this condition of approval shall become null and void.

Planning. 8                                    Planning-Telcom – Equipment Cabinets



## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 8                                  Planning-Telcom – Equipment Cabinets (cont.)**

Unless otherwise specifically noted on the approved plans, the telecommunication equipment cabinet shelter color shall be grey or earth-tone, in order to be more compatible with the surrounding setting.

**Planning. 9                                  Planning-Telcom – Lighting**

All outside lighting shall be hooded and directed into the telecommunication facility area, so as not to shine directly upon adjoining property or in the public rights-of-way.

**Planning. 10                                 Planning-Telcom – No Proposed Use**

The remainder of the subject property, (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 Riverside County Ordinance No. 348.

**Planning. 11                                 Planning-Telcom – Noise**

Pursuant to Riverside County Ordinance No. 348 (Land Use), any noise produced by the telecommunication facility shall in no case exceed 45 dB inside the nearest dwelling and shall not exceed 60 dB at the project site's property line.

**Planning. 12                                 Planning-Telcom – Signage**

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

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

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

**Planning. 13                                 Planning-Telcom – Site Maintenance**

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 surrounding the project site shall be kept free of weeds and

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 13                              Planning-Telcom – Site Maintenance (cont.)  
other obtrusive vegetation for fire prevention and aesthetic purposes. All branches, bark, and sock, material, pursuant to the original approval, shall be maintained and reapplied on an as-needed basis.

Planning. 14                              Planning-Telcom – Tower Height

Pursuant to this plan, the wireless communication facility tower shall not exceed 70-feet in height.

Planning. 15                              Planning-Telcom – Tower Pole

The color of the monopole and antenna array shall be either galvanized steel grey, light grey, or light tan. For simulated telecommunication towers disguised as a tree, 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 negative 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. 16                              Planning-Telcom – Tower Tree Bark

For simulated telecommunication towers disguised as a tree, bark shall be applied to the tower and extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.

Planning. 17                              Planning-Telcom – Tower Tree Branch Coverage

For simulated telecommunication towers disguised as a tree, branches and foliage shall extend beyond every antenna array a minimum of two (2) feet horizontally and seven (7) feet vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, all antennas, and supporting bracketry shall be wrapped in artificial foliage.

Planning. 18                              Planning-Telcom – Tower Tree Branches

For simulated telecommunication towers disguised as a tree, the branch count shall be a minimum of three (3) branches per lineal foot of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance. Branches shall be applied, starting at 12-feet from ground and extend to the top of the tower.

Planning. 19                              Planning-Telcom – Transmission Interference

If the operation of this facility generates electronic interference with, or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology ("RCIT") staff and implement acceptable mitigation measures, as approved by RCIT.

Planning. 20                              Planning-Telcom – Tree Removal

Any trees removed as a result of construction activities from this "project" shall be

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 20                      Planning-Telcom – Tree Removal (cont.)  
replaced on a 1:1 ratio. The removal of any oak trees will be subject to the Riverside County Oak Tree Management Guidelines.

### Planning-CUL

Planning-CUL. 1                      If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2                      PDA06027 accepted

County Archaeological Report (PDA) No. 6027r1 submitted for this project (PP26294) was prepared by HELIX Environmental Planning and is entitled: "Phase I Cultural Resources Assessment Verizon Wireless Facility Candidate 'VZT Wonderland', Banning, Riverside County California", dated March 02, 2018.

PDA 6027r1 concludes: In accordance with NEPA, 36 CFR Part 800, and CEQA as requested by the County of Riverside, HELIX has assessed the effects of project development on any cultural resources, including historic properties. The results of the record search indicated that no pre-contact or historic age resources have been recorded within the one-mile search radius. The project area and the APE had not been previously surveyed, however, the pedestrian survey conducted for this project was negative for both pre-contact and historic age resources.

PDA 6027r1 recommends: The results of this assessment indicate it is unlikely that cultural resources, including historic properties, would be adversely affected or affected by the installation of the proposed telecommunications facility. Therefore, HELIX recommends a finding of no adverse effect/no significant impact and does not recommend additional cultural resource mitigation or mitigation monitoring prior to construction

These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3                      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. Resource evaluations shall be limited to nondestructive analysis.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 3 Unanticipated Resources (cont.)

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.

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

### Planning-EPD

#### Planning-EPD. 1 0015-EPD-MSHCP Consistency Analysis

[X] This case falls within the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). This case is required to provide documentation to comply with the WRMSHCP requirements listed below prior to scheduling this case for any public hearing.

A habitat suitability assessment(s) and potentially focused survey(s) for the following species are required to complete WRMSHCP review:

#### Riparian/Riverine Area and Vernal Pool Species (WRMSHCP, Section 6.1.2)

[X] An assessment onsite pursuant to Section 6.1.2 shall include the identification and mapping of all Riparian/Riverine and Vernal Pool features and a description of the functions and values of the mapped areas with respect to the species listed under the "Purpose." Factors to be considered include hydrologic regime, flood storage and flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxicant trapping, public use, wildlife Habitat, and aquatic Habitat. The functions and values assessment will identify areas that should be considered for priority acquisition for the MSHCP Conservation Area, as well as those that affect downstream values related to Conservation of Covered Species.

If the mapping required in Section 6.1.2 identifies suitable habitat for any of the six species listed below and the proposed project design does not incorporate avoidance of the identified habitat, focused surveys shall be required.

- Least Bell's vireo (*Vireo bellii pusillus*)
- Southwestern willow flycatcher (*Empidonax traillii extimus*)
- Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)
- Riverside fairy shrimp (*Streptocephalus woottoni*)
- Santa Rosa Plateau fairy Shrimp (*Linderiella santarosae*)
- Vernal Pool fairy shrimp (*Branchinecta lynchi*)

All Riparian/Riverine, Vernal Pools and other species' suitable habitat identified onsite shall be delineated on the proposed project exhibit submitted through the Planning Department application process.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-EPD

Planning-EPD. 1                      0015-EPD-MSHCP Consistency Analysis (cont.)

Narrow Endemic Plant Species (WRMSHCP, Section 6.1.3)

None

Criteria Area Species with Additional Survey Requirements (WRMSHCP, Section 6.3.2)

mountain yellow-legged frog (*Rana mucosa*)

-- Focused surveys for the plant species listed above may only be undertaken during the blooming period during years with at least normal rainfall (WRMSHCP, Section 6.1.3, page 6-31).

Each specific species account should be reviewed in the WRMSHCP Volume 2 Reference Document, Section B, for specific species conservation objectives.

Urban Wildlands Interface Guidelines (WRMSHCP, Section 6.1.4)

If the proposed project is located in proximity to a WRMSHCP Conservation Area which may result in Edge Effects that would adversely affect biological resources, an Urban/Wildlands Interface analysis will need to be prepared. (See WRMSHCP - Section 6.1.4, pages 6-42 through 6-46). Edge effects associated with existing and future land uses in proximity to the MSHCP Conservation Area shall address:

- Drainage
- Toxics
- Lighting
- Noise
- Invasive landscape species
- Barriers
- Grading/Land Development

Please refer to the draft Biological Procedures located at <http://rctlma.org/Portals/1/EPD/consultant/BiologicalPoliciesProcedures.pdf> for report guidelines. To view the WRMSHCP online go to <http://rctlma.org/Portals/0/mshcp/index.html>. The EPD requires biological consultants to have a Memorandum of Understanding (MOU) on file with the County prior to any work being performed for an applicant.

### Planning-GEO

Planning-GEO. 1                      GEO 170002 ACCEPTED

County Geologic Report GEO No. 170002, submitted for the project PP26294, APN 544-170-020, was prepared by AESCO, and is titled; "Geotechnical Report, Proposed Verizon Wireless Communications Facility, Site Name: Wonderland, 47085 Twin Pines Road, Banning, CA, AESCO Project No. 20173355-E6343," dated October 11, 2017.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                    GEO 170002 ACCEPTED (cont.)

In addition, AESCO has submitted the following document:

“Addendum 1, Response to County of Riverside, Proposed Verizon Wireless Communications Facility, Site Name: Wonderland, 47085 Twin Pines Road, Banning, California, AESCO Project No. 20173355-E8047,” dated March 6, 2018

This document is herein incorporated as a part of GEO No. 170002.

GEO No. 170002 concluded:

1. The site is not within an Alquist-Priolo Special Study Zone nor is it located with a fault zone based on the County of Riverside GIS website.
2. No indications of faulting were observed trending near or towards the site during our site geologic reconnaissance or noted in the review of aerial photography.
3. The possibility of surface fault rupture at the site is very low.
4. The potential for liquefaction at the site is low.
5. Based on the soil type and density, the potential for subsidence of this site is considered low.
6. Due to the site being relatively flat, the potential for debris flow is considered low.

GEO No. 170002 recommended:

1. The site should be cleared of vegetation, debris, concrete, organic matter, abandoned utility lines, contaminated soils (if any), and unsuitable materials.
2. As a minimum, the upper three feet below the existing surface should be over-excavated and re-compacted to at least 90 percent relative compaction at moisture contents 1 to 3 percent above optimum.
3. The proposed monopole is recommended to be supported on typical, large diameter reinforced concrete piers.

GEO No. 170002 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 170002 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

### Transportation

Transportation. 1                    0010-Transportation-USE - COUNTY WEBSITE

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

Transportation. 2                    0010-Transportation-USE - STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, it is

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 2                    0010-Transportation-USE - STD INTRO (ORD 461) (cont.)  
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.

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

### Waste Resources

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#mandator](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandator)

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

Waste Resources. 2            0010-Waste Resources-USE AB 341 (cont.)  
y

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 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.



Plan: PP26294

Parcel: 544170020

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD 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 issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

If the rough grading permit expires this condition will reapply, and a new survey may be required prior to issuance of future grading permits.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

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.

060 - Transportation. 2 SUBMIT PLANS Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website. <http://rcflood.org/npdes/>

80. Prior To 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

Plan: PP26294

Parcel: 544170020

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-USE-NO GRADING VERIFICATION (cont.)                      Not Satisfied  
Building and Safety "NO GRADING VERIFICATION" requirements.

Transportation

080 - Transportation. 1                      0080-Transportation-USE - EVIDENCE/LEGAL ACCESS                      Not Satisfied  
Provide evidence of legal access.

080 - Transportation. 2                      0080-Transportation-USE - UTILITY PLAN CELL TOWER                      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.

080 - Transportation. 3                      SUBMIT PLANS                      Not Satisfied

This condition applies if a grading permit is not required.

Prior to the issuance of a grading permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website. <http://rcflood.org/npdes/>

Waste Resources

080 - Waste Resources. 1                      0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP)                      Not Satisfied

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

90. Prior to Building Final Inspection

E Health

090 - E Health. 1                      0090-E Health-USE - HAZMAT CONTACT/REVIEW                      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.

Transportation

090 - Transportation. 1                      0090-Transportation-USE - WRCOG TUMF                      Not Satisfied

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

090 - Transportation. 2                      0090-Transportation-USE-UTILITY INSTALL CELL TOWER                      Not Satisfied

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground

Plan: PP26294

Parcel: 544170020

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2                      0090-Transportation-USE-UTILITY INSTALL CELL TOWER (cont.)                      Not Satisfied  
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. 3                      WQMP COMPLETION                      Not Satisfied

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance the BMPs are established with a BMP maintenance agreement.

Waste Resources

090 - Waste Resources. 1                      0090-Waste Resources-USE - WASTE REPORTING FORM                      Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409**

DATE: July 24, 2017

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
P.D. Environmental Programs Division

P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Information Technology  
Board of Supervisors - Supervisor: 5th District-  
Ashley

Planning Commissioner: 5th District-Kroencke  
Corona Sphere of Influence  
California Department of Fish and Wildlife

**PLOT PLAN NO. 26294, - EA43032 – Applicant: Verizon Wireless – Engineer/Representative: Verizon Wireless – 5<sup>th</sup> Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning: Rural Community: Estate Density Residential (RC:EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, Southerly of Twin Pines Road, and Easterly of Wonderland Drive – 3.2 Gross Acres – Zoning W-2 (Controlled Development Areas) – **REQUEST:** A Plot Plan to construct a 70 foot Mono-Pine wireless telecommunication facility with approximately twelve (12) panel antennas, eighteen (18) remote radio units, three (3) raycap boxes, two (2) equipment cabinets, one (1) standby generator, one (1) GPS antenna, all partially enclosed by an 8 foot chain link fence with slats. – APNs: 544-170-020 – **BBID: 328-274-293, UPROJ: PP26294****

**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 Internal Review on August 10, 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.*

Any questions or comments regarding this project should be directed to Arturo Ortuno, Project Planner at (951) 955-0314 or e-mail at AOrtuno@rivco.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.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

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

DATE: July 23, 2018

TO:

Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
P.D. Environmental Programs Division

Board of Supervisors - Supervisor: 5th District- Ashley  
Planning Commissioner: 5th District- Kroencke  
Corona Sphere of Influence

California Department of Fish and Wildlife

**PLOT PLAN NO. 26294**, - EA43032 – Applicant: Verizon Wireless – Engineer/Representative: J5IP – 5<sup>th</sup> Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning: Rural Community: Estate Density Residential (RC:EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, Southerly of Twin Pines Road, and Easterly of Wonderland Drive – 3.2 Gross Acres – Zoning W-2 (Controlled Development Areas) – **REQUEST:** Plot Plan No. 26294 proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 square-foot equipment enclosure – APNs: 544-170-020. **BBID: 328-274-293**

**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 August 2, 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 Gabriel Villalobos, Project Planner at (951) 955-6184, or e-mail at gvillalo@rivco.org / MAILSTOP #: 1070

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

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.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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.*



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2018-AWP-4816-OE

Issued Date: 02/23/2018

Regulatory  
 Los Angeles SMSA Limited Partnership  
 5055 North Point Pkwy  
 NP2NE Network Engineering  
 Alpharetta, GA 30022

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole Wonderland Dr (15010395)  
 Location: Banning, CA  
 Latitude: 33-52-40.13N NAD 83  
 Longitude: 116-50-23.08W  
 Heights: 3959 feet site elevation (SE)  
 70 feet above ground level (AGL)  
 4029 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 08/23/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.



NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-4816-OE.

**Signature Control No: 355316556-357949966**

( DNE )

Karen McDonald  
Specialist

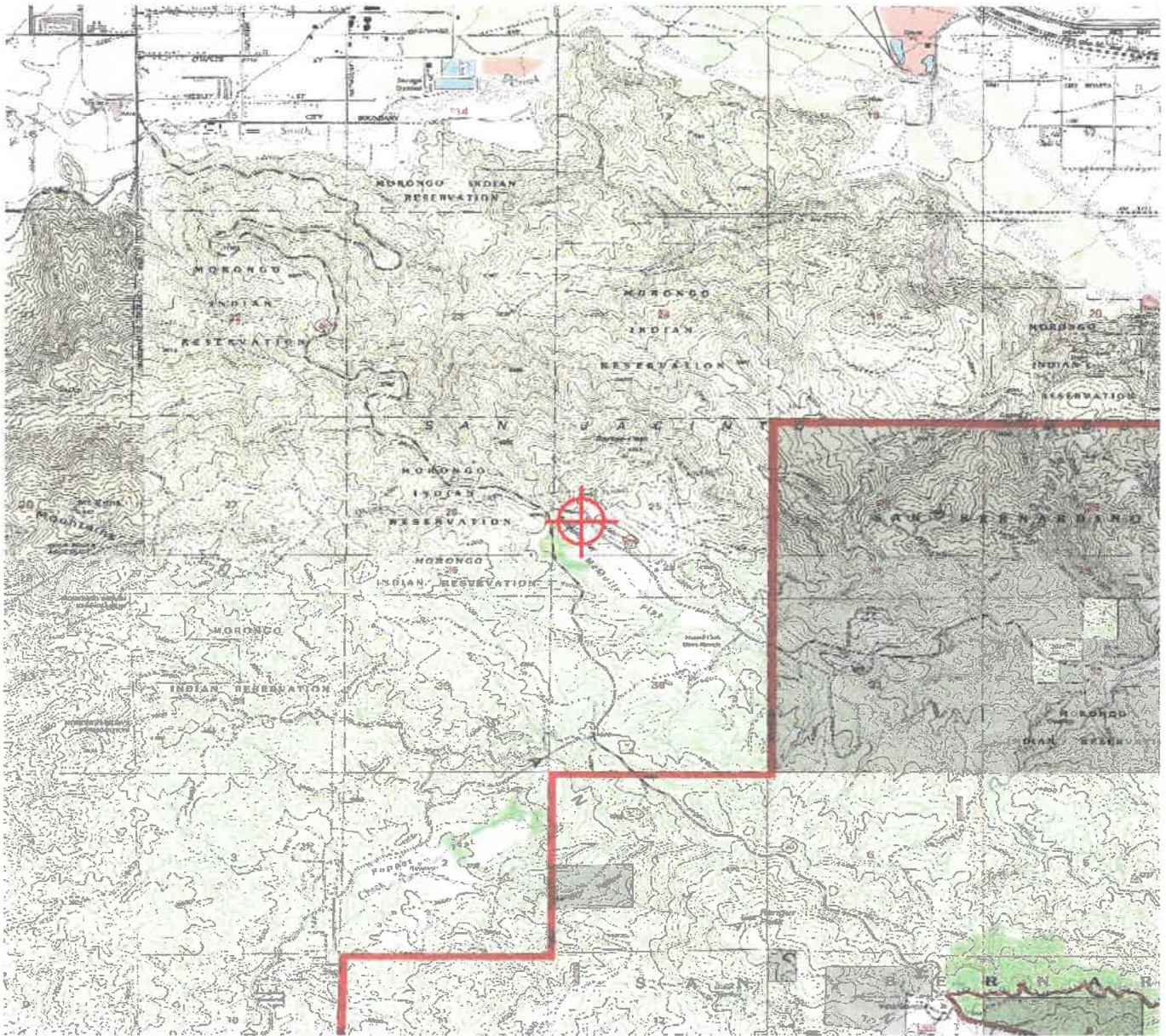
Attachment(s)  
Frequency Data  
Map(s)

cc: FCC

**Frequency Data for ASN 2018-AWP-4816-OE**

<b>LOW FREQUENCY</b>	<b>HIGH FREQUENCY</b>	<b>FREQUENCY UNIT</b>	<b>ERP</b>	<b>ERP UNIT</b>
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2018-AWP-4816-OE





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

July 26, 2017

Twenty- Nine Palms Band of Mission Indians  
Darrell Mike, Tribal Chairman  
46-200 Harrison Place  
Coachella, CA 92236

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26294, EA43032)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 25, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**PLOT PLAN NO. 26294**, - EA43032 – Applicant: Verizon Wireless – Engineer/Representative: Verizon Wireless – 5<sup>th</sup> Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning: Rural Community: Estate Density Residential (RC:EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, Southerly of Twin Pines Road, and Easterly of Wonderland Drive – 3.2 Gross Acres – Zoning W-2 (Controlled Development Areas)

**REQUEST:** A Plot Plan to construct a 70 foot Mono-Pine wireless telecommunication facility with approximately twelve (12) panel antennas, eighteen (18) remote radio units, three (3) raycap boxes, two (2) equipment cabinets, one (1) standby generator, one (1) GPS antenna, all partially enclosed by an 8 foot chain link fence with slats. – APNs: 544-170-020.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Arturo Ortuno, [AOrtuno@rivco.org](mailto:AOrtuno@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

July 26, 2017

Agua Caliente Band of Cahuilla Indians  
Pattie Garcia-Plotkin, THPO  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26294, EA43032)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 25, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**PLOT PLAN NO. 26294**, - EA43032 – Applicant: Verizon Wireless – Engineer/Representative: Verizon Wireless – 5<sup>th</sup> Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning: Rural Community: Estate Density Residential (RC:EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, Southerly of Twin Pines Road, and Easterly of Wonderland Drive – 3.2 Gross Acres – Zoning W-2 (Controlled Development Areas)

**REQUEST:** A Plot Plan to construct a 70 foot Mono-Pine wireless telecommunication facility with approximately twelve (12) panel antennas, eighteen (18) remote radio units, three (3) raycap boxes, two (2) equipment cabinets, one (1) standby generator, one (1) GPS antenna, all partially enclosed by an 8 foot chain link fence with slats. – APNs: 544-170-020.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Arturo Ortuno, AOrtuno@rivco.org  
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

July 26, 2017

Cahuilla Band of Indians  
Anthony Madrigal  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26294, EA43032)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 25, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**PLOT PLAN NO. 26294**, - EA43032 – Applicant: Verizon Wireless – Engineer/Representative: Verizon Wireless – 5<sup>th</sup> Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning: Rural Community: Estate Density Residential (RC:EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, Southerly of Twin Pines Road, and Easterly of Wonderland Drive – 3.2 Gross Acres – Zoning W-2 (Controlled Development Areas)

**REQUEST:** A Plot Plan to construct a 70 foot Mono-Pine wireless telecommunication facility with approximately twelve (12) panel antennas, eighteen (18) remote radio units, three (3) raycap boxes, two (2) equipment cabinets, one (1) standby generator, one (1) GPS antenna, all partially enclosed by an 8 foot chain link fence with slats. – APNs: 544-170-020.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Arturo Ortuno, AOrtuno@rivco.org  
Attachment: Project Vicinity Map and Project Aerial

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

July 26, 2017

Colorado River Indian Tribes (CRIT)  
David Harper, Director  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26294, EA43032)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 25, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**PLOT PLAN NO. 26294**, - EA43032 – Applicant: Verizon Wireless – Engineer/Representative: Verizon Wireless – 5<sup>th</sup> Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning: Rural Community: Estate Density Residential (RC:EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, Southerly of Twin Pines Road, and Easterly of Wonderland Drive – 3.2 Gross Acres – Zoning W-2 (Controlled Development Areas)

**REQUEST:** A Plot Plan to construct a 70 foot Mono-Pine wireless telecommunication facility with approximately twelve (12) panel antennas, eighteen (18) remote radio units, three (3) raycap boxes, two (2) equipment cabinets, one (1) standby generator, one (1) GPS antenna, all partially enclosed by an 8 foot chain link fence with slats. – APNs: 544-170-020.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Arturo Ortuno, AOrtuno@rivco.org  
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

July 26, 2017

Morongo Cultural Heritage Program  
Ray Huaute  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26294, EA43032)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 25, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**PLOT PLAN NO. 26294**, - EA43032 – Applicant: Verizon Wireless – Engineer/Representative: Verizon Wireless – 5<sup>th</sup> Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning: Rural Community: Estate Density Residential (RC:EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, Southerly of Twin Pines Road, and Easterly of Wonderland Drive – 3.2 Gross Acres – Zoning W-2 (Controlled Development Areas)

**REQUEST:** A Plot Plan to construct a 70 foot Mono-Pine wireless telecommunication facility with approximately twelve (12) panel antennas, eighteen (18) remote radio units, three (3) raycap boxes, two (2) equipment cabinets, one (1) standby generator, one (1) GPS antenna, all partially enclosed by an 8 foot chain link fence with slats. – APNs: 544-170-020.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Arturo Ortuno, [AOrtuno@rivco.org](mailto:AOrtuno@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

July 26, 2017

Quechan Indian Nation  
Arlene Kingery, THPO  
P.O. Box 1899  
Yuma Ariz. 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26294, EA43032)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 25, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**PLOT PLAN NO. 26294**, - EA43032 – Applicant: Verizon Wireless – Engineer/Representative: Verizon Wireless – 5<sup>th</sup> Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning: Rural Community: Estate Density Residential (RC:EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, Southerly of Twin Pines Road, and Easterly of Wonderland Drive – 3.2 Gross Acres – Zoning W-2 (Controlled Development Areas)

**REQUEST:** A Plot Plan to construct a 70 foot Mono-Pine wireless telecommunication facility with approximately twelve (12) panel antennas, eighteen (18) remote radio units, three (3) raycap boxes, two (2) equipment cabinets, one (1) standby generator, one (1) GPS antenna, all partially enclosed by an 8 foot chain link fence with slats. – APNs: 544-170-020.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Arturo Ortuno, [AOrtuno@rivco.org](mailto:AOrtuno@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

July 26, 2017

Ramona Band of Cahuilla  
Joseph D. Hamilton, Chairman  
56310 Highway 371, Suite B  
Anza, California 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26294, EA43032)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 25, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**PLOT PLAN NO. 26294**, - EA43032 – Applicant: Verizon Wireless – Engineer/Representative: Verizon Wireless – 5<sup>th</sup> Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning: Rural Community: Estate Density Residential (RC:EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, Southerly of Twin Pines Road, and Easterly of Wonderland Drive – 3.2 Gross Acres – Zoning W-2 (Controlled Development Areas)

**REQUEST:** A Plot Plan to construct a 70 foot Mono-Pine wireless telecommunication facility with approximately twelve (12) panel antennas, eighteen (18) remote radio units, three (3) raycap boxes, two (2) equipment cabinets, one (1) standby generator, one (1) GPS antenna, all partially enclosed by an 8 foot chain link fence with slats. – APNs: 544-170-020.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Arturo Ortuno, [AOrtuno@rivco.org](mailto:AOrtuno@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

July 26, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26294, EA43032)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 25, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**PLOT PLAN NO. 26294**, - EA43032 – Applicant: Verizon Wireless – Engineer/Representative: Verizon Wireless – 5<sup>th</sup> Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning: Rural Community: Estate Density Residential (RC:EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, Southerly of Twin Pines Road, and Easterly of Wonderland Drive – 3.2 Gross Acres – Zoning W-2 (Controlled Development Areas)

**REQUEST:** A Plot Plan to construct a 70 foot Mono-Pine wireless telecommunication facility with approximately twelve (12) panel antennas, eighteen (18) remote radio units, three (3) raycap boxes, two (2) equipment cabinets, one (1) standby generator, one (1) GPS antenna, all partially enclosed by an 8 foot chain link fence with slats. – APNs: 544-170-020.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Arturo Ortuno, AOrtuno@rivco.org  
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

PP26294



**Legend**

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

**Notes**

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



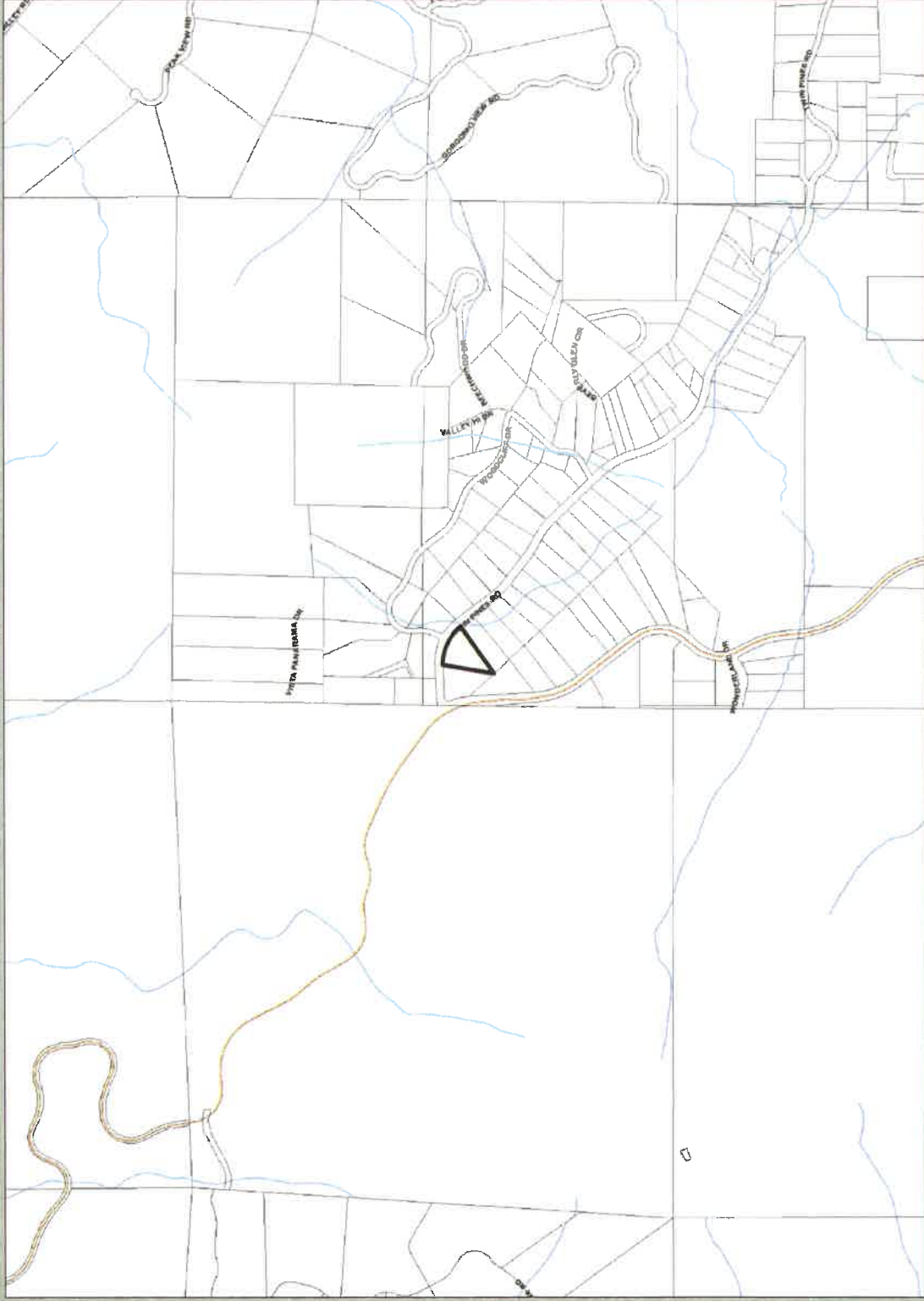
0 263 526 Feet



REPORT PRINTED ON... 7/26/2017 12:59:43 PM

© Riverside County RCIT GIS

PP26294



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

Notes

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



0 2,000 4,000 Feet



REPORT PRINTED ON ... 7/26/2017 1:00:52 PM

© Riverside County RCIT GIS



# TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

July 27, 2017

**CERTIFIED MAIL # 7014 2870 0001 7379 0965**  
**RETURN RECEIPT REQUESTED**

Heather Thomson, Archaeologist  
Riverside County Planning Department  
4080 Lemon St., 12<sup>th</sup> Floor | P.O. Box 1409  
Riverside, CA 92502-1409

**RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26294, EA43032)**

Dear Ms. Thomson,

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of PP26294 and EA43032. This project entails the construction of a 70-foot Mono-Pine wireless telecommunications facility. The THPO is not aware of any additional cultural resources or any Tribal Cultural Resources, as defined California Public Resources Code § 21074 (a) (1) (A)-(B), within the project area. However, if applicable, the THPO requests that before building new communications tower the applicant needs to submit their undertaking to the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The FCC considers the construction of any communications tower of any height or the collocation of communications equipment using FCC-licensed spectrum a federal undertaking. *Commission licensees and applicants are delegated the responsibility for initiating the Section 106 review process for proposed facilities, identifying and evaluating historic properties, and assessing effects. This process includes consultation with the appropriate State Historic Preservation Officer (SHPO) and Tribal Nations that have expressed an interest in the proposed project.* Additionally, the THPO requests any cultural reports related to this project. Further recommendations will be issued after review of all available cultural reports.

If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email: [TNPConsultation@29palmsbomi-nsn.gov](mailto:TNPConsultation@29palmsbomi-nsn.gov).

Sincerely,

Anthony Madrigal, Jr.  
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman  
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist

**MORONGO CULTURAL  
HERITAGE PROGRAM**

12700 PUMARRA RD BANNING, CA 92220  
OFFICE 951-755-5025 FAX 951-572-6004



Date: 7/27/2017

Re:

ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26294, EA43032)

Dear,  
Heather Thomson  
Archaeologist  
Riverside County Planning Department

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project(s). After conducting a preliminary review of the project, the tribe would like to respectfully issue the following comments and/or requests:

- The project is located outside of the Tribe's aboriginal territory and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties. We recommend contacting the appropriate tribe(s) who may have cultural affiliations to the project area. We have no further comments at this time.
- The project is located within the Tribe's aboriginal territory or in an area considered to be a traditional use area or one in which the Tribe has cultural ties. In order to further evaluate the project for potential impacts to tribal cultural resources, we would like to formally request the following:
  - A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
  - Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.
  - MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.
- The project is located with the current boundaries of the Morongo Indian Reservation. Please contact the Morongo Cultural Heritage Department for further details.

Please be aware that this letter is merely intended to notify your office that the tribe has received your letter requesting tribal consultation for the above mentioned project and is requesting to engage in consultation. Specific details regarding the tribe's involvement in the project must be discussed on a project by project basis during the tribal consultation process. This letter does not constitute "meaningful" tribal consultation nor does it conclude the consultation process. Under federal and state law, "meaningful" consultation is understood to be an ongoing government-to-government process and may involve requests for additional information, phone conferences and/or face-to-face meetings. If you have any further questions or concerns regarding this letter, please contact the Morongo Cultural Heritage office at (951) 755-5139.

Sincerely,

Raymond Huaute  
Cultural Resource Specialist  
Morongo Band of Mission Indians  
Email: [rhuaute@morongo-nsn.gov](mailto:rhuaute@morongo-nsn.gov)  
Phone: (951) 755-5025



# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2017-017

August 04, 2017

[VIA EMAIL TO:FSierra@rctlma.org]  
Riverside County  
Ms. Felicia Sierra

Riverside, CA 92501

**Re: AB 52 Response-PP26294**

Dear Ms. Felicia Sierra,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PP26294 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

\*At this time ACBCI has no concerns and defers to the Morongo Band of Mission Indians. This letter shall conclude our consultation efforts.

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

Cordially,

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

10-4-2018

Shawn & Emily Lathrom  
47043 Twin Pines Rd  
Banning, CA 92220

Riverside County Planning Department  
Attn: Gabriel Villalobos  
4080 Lemon St.  
Riverside, CA 92502

Dear Gabriel Villalobos:

It came to our attention, on November 4, 2018, that there is a Verizon cell phone tower planned for construction on our next-door neighbors lot. We recently completed construction of our 3000 square foot custom home (544-170-021), and moved into it December 2017, upon obtaining our certificate of occupancy. We invested our life savings in our home, and substantially overbuilt it for the area in which it resides, because it is our intention to raise our children here and stay put. We love our home, and the Twin Pines Community. We also own an additional adjoining, vacant parcel (544-180-001), which we intend to build another home on sometime in the future. Both of our parcels will have expansive views, of the cell tower, if constructed at the proposed location.

First of all, we returned from a two-week vacation, just a week prior to receiving your notice, on 9-21-2018, with just a two-week period to request a public hearing (Plot Plan No. 26294 – Intent to Adopt a Negative Declaration – EA43032). Had our vacation been two weeks later, we would have missed our opportunity to oppose this tower's construction, at the proposed location. Considering the project has been in the works for over two years, according to the Lowe's, it seems unfair for such a short timeline to be provided to learn about and oppose the project. Can you please explain to me how this can be, and let me know if something, somehow fell through the cracks?

After speaking with you on 9-25-2018, and finding out more information, I got to work. I started by knocking on about 15 of my neighbor's doors to see how they felt about it. Unanimously, everyone I spoke with was concerned and signed the petition that I'd created to oppose its construction, at the chosen location. Of those approximately 15 neighbors, only 4 of them had received the notice (plus myself and the Lowe's, for a total of 6 notices). Some of them, who I met with, were longtime elderly residents and didn't understand the notice, and were horrified to learn of the proposed location. Can you please explain why so few public notices were sent out, when this cell tower is located at the entrance of our community and will negatively affect so many homes?

Next, I spent all of that weekend, creating a website to get the word out ([www.movethetower.org](http://www.movethetower.org)). Once I posted it online, I also posted my position on our community Facebook and NextDoor, online pages (see attached posts and comments). I can't even begin to describe the hell we've been through over the past week. Our neighbors, specifically Karyn Lowe, took my initiative very personally, even though I strictly stuck to the facts, in exercising my First Amendment Rights. She became bolder and bolder, and proceeded to post libel against me online (see attached exchanges). I include this, in my submission, because it is a crucial part of the storyline of this projects notice, and the aftermath. Furthermore, it provides extensive details, explaining why I am so strongly opposed to the tower at the chosen location.

I invite you to please visit my website, at [www.movethetower.org](http://www.movethetower.org), where I've posted extensive photos and aerial drone video footage of the proposed site. If installed there, it will become a focal point of our neighborhood, damage our community's character, and decrease our property values by as much as 20% (please see included businesswire.com article).

In closing, I sincerely ask that you deny the proposed cell tower's construction, at the planned location. Please visit [www.movethetower.org](http://www.movethetower.org), to discover the facts about this project, and how detrimental it will be to our community. Also, please see the attached photos and additional correspondence on this topic, which further details my position. Also, I'm currently working on finding potential alternate locations (in the event Ranger Peak or government lands aren't an option), outside of the heart of our community that can be offered up at the public hearing as an option.

I will now quote the about page, from [www.movethetower.org](http://www.movethetower.org), which best summarizes our position on the tower's chosen location:

"We are Emily, Wyatt, and Shawn (left to right). This website came as a result of mine and Emily's concern for our family, home, and community. We love the Twin Pines area, and intend to raise our children here. We believe that if the cell tower is constructed at the proposed site, it will become a defining feature of our neighborhood, and will result in irreparable harm to our community's character and charm. This will undoubtedly lead to additional poorly located towers, looming over our homes, and obstructing our views. We simply desire to preserve the beautiful, peaceful, and natural characteristics that called us to live here.

We also feel strongly that we should look out for our neighbors, and believe that the proposed cell tower will irreversibly harm home and land values, because of poor location selection. Our home, and many others, are included in the immediate tower vicinity, as the videos and pictures show. Our hope is that residents will come together and stand in unison against the proposed tower location. We are requesting that the tower be moved to an alternate location, where it will not become the focal point of our community. The only way to stop the tower's

construction, at the proposed location, is for us to join together. It is essential that we show up in large numbers at the public hearing. We are not against cell towers but we are against them if their construction will harm our community and homes” (<http://www.movethetower.org/about.html>).

Sincerely,

Two handwritten signatures in black ink. The first signature is on the left and the second is on the right.

Shawn Lathrom & Emily Lathrom  
909-677-3670

47.157.106.168



## **Survey by the National Institute for Science, Law & Public Policy Indicates Cell Towers and Antennas Negatively Impact Interest in Real Estate Properties**

**94% of respondents said a nearby cell tower or group of antennas would negatively impact interest in a property or the price they would be willing to pay for it**

July 03, 2014 01:57 PM Eastern Daylight Time

WASHINGTON--(BUSINESS WIRE)--A survey conducted in June 2014 by the National Institute for Science, Law and Public Policy (NISLAPP) in Washington, D.C., "[Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability?](#)", shows home buyers and renters are less interested in properties located near cell towers and antennas, as well as in properties where a cell tower or group of antennas are placed on top of or attached to a building.

Of the 1,000 survey respondents, 94% reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it. And 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas. And almost 90% of respondents said they were concerned about the increasing number of cell towers and antennas in their residential neighborhood, generally. See Full Results here: <http://electromagnetichealth.org/electromagnetic-health-blog/survey-property-desirability/>.

The NISLAPP survey reinforced the findings of a study by Sandy Bond, Ph.D. of the New Zealand Property Institute, and Past President of the Pacific Rim Real Estate Society (PRRES), published in *The Appraisal Journal* in 2006, [The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods](#). That study found buyers would pay as much as 20% less, as determined at that time by an opinion survey in addition to a sales price analysis.

Jim Turner, Esq., Chairman of the National Institute for Science, Law and Public Policy, says, "The results of the 2014 NISLAPP survey suggest there is now high awareness about potential risks from cell towers and antennas, including among people who have never experienced cognitive or physical effects from the radiation." He adds, "A study of real estate sales prices would be beneficial at this time in the United States to determine what discounts homebuyers are currently placing on properties near cell towers and antennas."

**[Read More](#)**

### **Contacts**

NISLAPP

Emily Roberson, 610-707-1602

[er79000@yahoo.com](mailto:er79000@yahoo.com)

(No subject)

Shawn Lathrom  
Thu 10/4/2018, 3:19 PM

To: Shawn Lathrom <shawnlathrom@hotmail.com>

**WRITTEN BY KARYN LOWE**

And finally, here is the email response from the project manager, when I asked him to review Shawn's website.

I was trying to keep this as a civil discussion, but Shawn, I can only believe your outright lies about the amount of money to be made on leases was completely designed to create resentment and hostility in the neighborhood. (In truth, leases go for a FRACTION of that amount, and homeowners pay taxes and insurance, out of pocket).

For someone who claims to want to maintain the quality of our community, you are actually doing your best to spread hate, spite and resentment.

**WRITTEN BY SHAWN LATHROM**

Karyn M. Lowe, you stated: "...Shawn, I can only believe your outright lies about the amount of money to be made on leases was completely designed to create resentment and hostility in the neighborhood. (In truth, leases go for a FRACTION of that amount, and homeowners pay taxes and insurance, out of pocket). For someone who claims to want to maintain the quality of our community, you are actually doing your best to spread hate, spite and resentment."

I'm copying my post here for your viewing, regarding my supposed "outright lies about the amount of money to be made on leases". This is a post that I sent in response to Suzanne's question about my \$4000-\$6000 estimate (in a post in which I also clearly stated the amount could be less than this). In my response to her, I revealed exactly how I came to those figures, in a responsible and reasonable fashion:

START QUOTE

No prob. Simply need to google "what does Verizon pay to install cell tower on your property". The top search result is:

<https://www.cell-tower-leases.com/Cell-Tower-Lease-Rates...>

Just scroll down a little on that page under the heading "How are cell tower lease rates determined". Can't miss it, right there in first paragraph it says that Verizon and other major carriers have paid (in 2018) anywhere from \$8.33 per month (\$100 annually) up to \$13,000 per month (\$156,000 annually). Definitely current data from a no 1 hit on Google, of a query that applies directly to the Twin Pines Rd proposed cell tower.

This company helps people negotiate good deals with Telecomm company's, because the amount they offer property owners is always lowballed. Like anything else, its best to have assistance from someone in the industry to negotiate a fair market lease price. You never want to take everything the Telecom company, and their consultants, say as gospel. There's countless company's and attorney's across the web that provide this service. Apparently, Telecom company's prefer to offer private land owners these leases, rather than government land owners (county/state/city/etc), because the latter ALWAYS utilize the services of a cell tower negotiating consultant, which drives up the price. Apparently, private land owners frequently don't (but should).

Back to the price range I suggested, of \$4000-\$6000.... I did further reading elsewhere and, like with everything else, rates tend to be above average in California. I accounted for the fact that this is a rural area, however, close to I-10 and on a Scenic HWY with a lot of tourism, and I felt \$4000-\$6000 was a good lower/middle range/guess. \*\*\*Keep in mind, I did say the rate could be lower than this in my post and, on the website, I said "only Verizon and the host knows the agreed upon amount." ([www.movethetower.org](http://www.movethetower.org)). There's many factors that go into pricing these leases, not the least of which is negotiation.

I also considered some info that a friend of mine in Cherry Valley provided to me. It so happens that his son has been installing cell towers in Southern California for 12 years. This same friend of mine also has a friend who owns a trucking facility off of I-215, somewhere between I-210 and I-15 merge. He negotiated a deal of \$5000 monthly with one provider on his commercial property, and before he knew it he had two additional offers, and now has 3 towers on his property, each paying \$5000 monthly. That out there is a rural area near the Interstate, and seemed like a fair consideration for the site proposed in our community. (\*\*\*)As I've said many times, I'm concerned about any cell tower going into the heart of our community, as it will cause irreparable harm to our neighborhood and become a focal point of an otherwise natural and beautiful setting. Once one

goes in, it is highly likely more will be going in very soon thereafter, due to the Telecommunications Act of 1996 rubber stamping future cell tower installations, after the first. [movethetower.org](http://movethetower.org)!)

In a nutshell that's how I came up with my \$4000-\$6000 guess. Thanks for asking and for your continued involvement in the conversation."

END QUOTE

Your vicious and false claims against my character, regarding my estimate of what Verizon may be offering you, and my overall motives for opposing the proposed cell tower location, are nothing short of defamatory. For your enlightenment:

"The term "defamation" is an all-encompassing term that covers any statement that hurts someone's reputation. If the statement is made in writing and published, the defamation is called "libel." If the hurtful statement is spoken, the statement is "slander." Defamation is considered to be a civil wrong, or a tort. A person that has suffered a defamatory statement may sue the person that made the statement under defamation law.

Defamation law walks a fine line between the right to freedom of speech and the right of a person to avoid defamation. On one hand, people should be free to talk about their experiences in a truthful manner without fear of a lawsuit if they say something mean, but true, about someone else. On the other hand, people have a right to not have false statements made that will damage their reputation."

<https://injury.findlaw.com/t.../defamation-law-the-basics.html>

I am a father of a precious 7 month son, a husband to my incredible wife, a local small business owner and solar installer (as you've sarcastically mentioned in more than one of your posts), and a dedicated resident of the Twin Pines Community. From the onset of my endeavors, via [www.movethetower.org](http://www.movethetower.org), Facebook, Next-door, and face to face with my neighbors, I have made it abundantly clear that I am strongly opposed to the location of this cell tower, because it will be detrimental to our community's character and property values. I have stated, from the start, that my concern is for family, home and community, and I've argued such in good faith. I have respected the opinions of others and invited dialogue with opposing views, including yours.

You, on the other hand, have become bolder and bolder in your personal attacks against my good name. In addition to the above quoted libel, you made a false accusation about me, regarding a conversation I had with your husband (Steve Lowe) at Denny's, one for which myself, my wife Emily, my son, my father, and Steve were present but you were not. You were not present during this conversation so how can you claim that I loudly confronted the two of you? ("confronted us loudly in Denny's" in your words). There is nothing further from the truth, as my family will attest to, and if it comes to that, video surveillance from the Denny's lobby will indicate, if subpoenaed in a potential defamation lawsuit. In case you're wondering, deleted/edited Facebook posts can also be subpoenaed, if needed, but this is doubtful, as I've been taking daily screen shots of your posts/comments since you made your first personal attack against me. I could go on, to discuss other baseless claims that you've made against me, but I feel I've made my point abundantly clear.

Your vicious words and actions seem to suggest that you somehow believe you're entitled to have this tower constructed on your property, perhaps because you've been working on it for over "two years" with Verizon. You did, after all, say that you didn't know if the "...deal could be killed..." at this point, in one of your initial responses on Facebook. You are wrong to assume such entitlement, and through the hearing process, I'm hopeful that the proposed tower construction will be stopped at the chosen location. Perhaps one of the most insulting things you've said to all of your neighbors was more recently, when you informed us that the "proper forum for your opposition and comments is the hearing". Seems to me that you're telling your opposition that they are to keep quiet until the hearing? After all of the endless conversations and clarifications, do you not understand that the hearing result is all about the amount of outrage (or lack thereof) there is in the community, that community character is being threatened by the cell tower? Or do you? Do you not understand the importance of the 1st amendment, free press, social media, etc? Or do you? These are the mechanisms by which people learn information to make educated decisions. Do you really want just you and your few supporters on facebook to be the only ones in this discussion until the "hearing"? You have been talking about this project with Verizon, and planning, for over 2 years. And you want your neighbors, who just found out about it, to save their discussions and opposition until the hearing?! Unbelievable! There is a 70' plastic/metal fake tree proposed to go into the heart of our community, very close to many homes, and you think we should wait till the hearing to voice our concerns? Like I said, you seem to think you're entitled to this tower going in, apparently due to the length of time you've been working on it? At the very least you seem to feel that you're entitled to instruct your neighbors how to, and not to, voice their objections.

I, along with your neighbors in the Twin Pines community, will continue to discuss this matter and plan for the upcoming public hearing. Unlike you have sarcastically suggested to the contrary (in several of your Facebook posts), your Twin Pines neighbors are nearly unanimously opposed to the cell tower being constructed at the proposed location. We will continue to oppose it, and do our part to protect our community's character and property values. Thank you everyone else, on both sides of the this

issue, for your continued respectful and thoughtful dialogue on this matter. Your opinions are important and invited. Hopefully this tower will be constructed at a location where its presence will not be detrimental to our community's character, but will provide the necessary cell phone coverage, in the near future. I'm including a collection below, of some of the most pertinent links I've come across on this discussion.

Sincerely,  
Shawn Lathrom

---

#### WRITTEN BY KARYN LOWE

Karyn M Lowe Not engaging anymore—I can't even bring myself to read your posts anymore, Shawn. So if you have something to say, save it for the hearing—and please ask the same of your friends.

I posted the Verizon rep's response to your lease claims. Why would you even bring the money up? Is that what you resent, because the tower isn't even visible from your property.

The way we have been treated breaks my heart because it has become so personal, and it seems a lot of resentment is because we might get an income from the lease. It is really NONE of anyone's business—and it is not a valid reason to oppose the tower.

---

#### WRITTEN BY SHAWN LATHROM

This is another of the false claims that you've made several times throughout this discourse - that "...the tower isn't even visible from your (my) property." This is blatantly false. Just because you've selectively posted photos that you've received from Verizon's consultant, taken from selective locations that are beneficial to the cell tower's application, does not mean "...the tower isn't even visible from..." my property. The photos that you've been sharing were largely taken from the most optimal locations to make their case! That's their job and I don't fault them for it! Their directive is to make a report that makes a solid case to install a tower at a given location, which will save Verizon a lot of money (paved road, near SCE, etc.). In that sense it's a good report. And in that sense, it's even accurate, from those angles. But what about all of the other angles? The vast majority of angles? I certainly didn't see anywhere in their report that "the tower isn't even visible" from "the Lathrom's" property.

For starters, take a look at the one photo from their report that I've never seen you post to Facebook. Have you not seen the dead tree picture (posted below)? The tree's clearly dead and needing to be removed due to the safety hazard, along with many others. I don't want my kid playing on that tree and getting hurt or killed. Why not move to the left or right of the dead oak tree to take the picture? Anyone with common sense would know that tree's gonna get cut down. I sure haven't seen you post this pic online in your attempts to gloss over the detrimental impact that this cell tower will have on our community, and try to make your case that somehow the fake tree will be invisible from my property. Perhaps this is because it's so obvious that, when that dead tree comes down, the 70' plastic/metal fake tree will be seen in its entirety from a large portion of my property? And from State Scenic Highway 243? Have you forgotten that I don't own only the white house on corner? That I own all 6 acres down into the tall oak grove? And you keep making these statements that the fake tree can't be seen from the Lathrom's property? And my drone footage is misleading, that provides 360 degree video ([www.movethetower.org](http://www.movethetower.org))? My footage is inaccurate? The drone is a DJI, which is the most reputable drone manufacturer in the world. I did the best I could on the website videos to demonstrate that the footage was taken at approximately 70' directly over the area that you told me the cell tower is proposed to be constructed (where there's evidence of soils engineering). At this point, given all of the false claims against my drone footage, I think as we get closer to the public hearing, I'm going to schedule a drone day for the community, so people can see for themselves in real life how far and wide the fake tree will be seen (I'll check into the feasibility of this). By the way, while real trees grow and flourish, over the years, with exposure to rain and sun, these synthetic trees deteriorate over time and often are not maintained aesthetically by their owners. Do you have a guarantee in your lease that the tower will be aesthetically maintained on a routine basis?

Is it any wonder I've stood so passionately against this cell tower location, when I believe so strongly it will be detrimental to our community's character? When I know that it is only the beginning if approved at the proposed location? When I know there will be more of these towers installed at the same location, because federal law guarantees competing providers (Sprint/T-Mobile/ATT/etc.) are able to install their own towers at the same location and RivCo won't even have the option to stop them at that point? (After the first tower is approved in a given location, the county has virtually no power to stop future towers, per the Telecommunications Act of 1996 - they cannot discriminate against competing Telecomm providers). If this tower goes in at this



proposed location, we will have virtually no say on whether or not future towers go in - read about this federal act of congress! This is why it's so important to stop this tower!

Is it surprising that I'm strongly opposed to this tower's location, when I've invested my life's savings into my home? When we've tried with all of our hearts to complement the farm like setting, at the sacrifice of some of our architectural preferences and potential cost savings? When we have a sizable mortgage and don't want to see our home go under water? When I own the adjacent 3 acre vacant parcel, which I've planned to build another house on someday? When our investment into our home has substantially increased all of our neighbors property values, including yours? When I've walked all 6 acres of my property and know that the proposed tower will be seen from most locations, regardless of what your computer generated images portray?

You accused me of "playing the victim", and suggested that because of my "business", I should somehow know that a Verizon tower is going up, when I've received no notices until last week, over a 2+ year period! Please explain, how would I have known? Do you think construction business owners, with all of their spare time, go down to county and city buildings regularly and read the minutes to learn about where the latest cell tower is going in? Are you kidding? I should have known? Really? Simply put, in your comment you were suggesting incompetence on my part. You were putting down your neighbor for having a very valid concern, one that nearly all of your nearby neighbors have. FYI, I've never thought twice about cell towers in my life prior to getting this notice, other than that I would never buy a house next to one for all of the reasons I've stated to date. I would venture to guess that the same is true for most of our neighbors facing this issue currently, including other construction business owners.

I've called no one names or stooped to that level, even though you've done so to me. I didn't even mention you by name on the website or in initial Facebook posts, because to me this has never been about Lathrom's vs Lowe's - think about what you've read in this post. That's what it's about. Take a look at [movethetower.org](http://movethetower.org) - that's what it's about for me. If it's about improving the neighborhoods cell coverage for you, and whatever else, make your case. But don't expect me and your other neighbors to stay quiet and stop defaming my reputation!

You stated: "Why would you even bring the money up? Is that what you resent, because the tower isn't even visible from your property.... and it seems a lot of resentment is because we might get an income from the lease. It is really NONE of anyone's business — and it's not a valid reason to oppose the tower." It would probably serve you well to take your own advice and stop engaging in this conversation, because this is your most recent defamatory statement against me (which you've undoubtedly spoken in slander against me to your Facebook supporters, because they've made this same libelous claim against my good name on Facebook - really Suzanne? This reminds you of a "beehive problem" that was a mile away from the complainants home? Try a 70' plastic/metal fake tree cell tower next door! And really Annie? Those in opposition to your opinion are "Busybodies who would rather spread gossip instead of waiting for the hearing for FACTS"? How do you like the FACTS in this and my previous post?).

Karyn, for the record: I do not care whether or not you make money off of your property, in fact, if you can do so in a fashion that is not damaging to our community's character and property values, I'd be happy for you. As demonstrated in this post, and all throughout our discourse on the proposed cell tower project, I have MANY valid reasons to oppose the cell tower as planned. I couldn't care less about whether or not you get paid.

Why bring the money up? Because the reason this is taking place is entirely about money. Do you really think that Verizon didn't take into account that they would have to invest substantial capital in building and maintaining an access on Wonderland Dr? Do you think they didn't consider that there is no utility power nearby? Does not this road pour mud out onto Twin Pines Rd each winter? Did not mud from Wonderland Dr once flood down your driveway, and cause property damage to your home? And did you not hire your good neighbor, Harvey Marcelle (the best neighbor I've had in a lifetime), to fix your drainage issue? And speaking of Harvey, what about his view of the proposed cell tower? It's around 30' from his driveway entrance! I can honestly say I am just as upset about this as I am my own property! And what about your neighbors across the street who will be staring at the top of the cell tower at eye level!

I will again state my purpose for opposing the cell tower project as planned, quoting from the "About" page of my website:

"We are Emily, Wyatt, and Shawn (left to right). This website came as a result of mine and Emily's concern for our family, home, and community. We love the Twin Pines area, and intend to raise our children here. We believe that if the cell tower is constructed at the proposed site, it will become a defining feature of our neighborhood, and will result in irreparable harm to our community's character and charm. This will undoubtedly lead to additional poorly located towers, looming over our homes, and obstructing our views. We simply desire to preserve the beautiful, peaceful, and natural characteristics that called us to live here."

"We also feel strongly that we should look out for our neighbors, and believe that the proposed cell tower will irreversibly harm home and land values because of poor location selection. Our home, and many others, are included in the immediate tower vicinity, as the videos and pictures show. Our hope is that residents will come together and stand in unison against the

10/4/2018

Mail - Shawn Lathrom - Outlook

proposed tower location. We are requesting that the tower be moved to an alternate location, where it will not become the focal point of our community. The only way to stop the tower's construction, at the proposed location, is for us to join together. It is essential that we show up in large numbers at the public hearing. We are not against cell towers but we are against them if their construction will harm our community and homes." <http://www.movethetower.org/about.html>

**Poppet Flats & Twin Pines Neighborhood Watch**

- Closed group
- About
- Discussion
- Announcements
- Members
- Events
- Videos
- Photos
- Search this group
- Shortcuts
- Sun Plug, Inc.
- Poppet/Twin Pines Geo...

**Karyn M Lowe**  
October 1 at 10:33 AM

And finally, here is the email response from the project manager, when I asked him to review Shawn's website.

I was trying to keep this as a civil discussion, but Shawn, I can only believe your outright lies about the amount of money to be made on leases was completely designed to create resentment and hostility in the neighborhood. (In truth, leases go for a FRACTION of that amount, and homeowners pay taxes and insurance, out of pocket).

For someone who claims to want to maintain the quality of our community, you are actually doing your best to spread hate, spite and resentment.

From: "Gabriela Dencho"  
To: "Karyn M Lowe"

**RE: Neighbors opposition website - Wonderland Dr.**

Hi Karyn,

When the website at 111 "Wonderland Dr." was first posted using a domain name, I was not involved in any discussions with the project manager, but I have since been contacted by Shawn and other neighbors who are asking me to help them with their website. I have been asked to help them with their website, but I have not yet done so. I have been asked to help them with their website, but I have not yet done so.

With regard to the above, I do not intend to offer any help. As you were aware, my opinion was not asked for and you are welcome to do as you wish. Please see the attached photos of the website. The domain has been made to look identical with the surrounding area and is not intended to be a problem. I have also been asked to help them with their website, but I have not yet done so.

I have not provided the project manager with the domain name, and I do not intend to do so. The domain name is not intended to be a problem. I have also been asked to help them with their website, but I have not yet done so.

With regard to the above, I do not intend to offer any help. As you were aware, my opinion was not asked for and you are welcome to do as you wish. Please see the attached photos of the website. The domain has been made to look identical with the surrounding area and is not intended to be a problem. I have also been asked to help them with their website, but I have not yet done so.

I have not provided the project manager with the domain name, and I do not intend to do so. The domain name is not intended to be a problem. I have also been asked to help them with their website, but I have not yet done so.

View 8 more comments

**Linda Leal-Seitz** This is going to happen if people want it or no.  
Like · Reply · 4h

Write a comment...

**Emily Lathrom**  
17 hrs

**Bear Smart in Forest Falls, CA**  
107 members

+ Join

**Thornhill Family Tree- The Legacy Of France & Orlie**  
107 members

+ Join

**Daisy's Bags, Bags and More Bags**  
82 members

+ Join

**Graham Acres Horse Training**  
223 members

+ Join

**Banning Ward Roller Society**  
52 members

+ Join

English (US) · Español · Português (Brasil) · Français (France) · Deutsch

Chat (off)

## Poppet Flats & Twin Pines Neighborhood Watch

• Closed Group

About

Discussion

Your post

Announcements

Members

Events

Videos

Photos

Search this group

Shortcuts

Sun Plug, Inc.

Poppet/Twin Pines Goo...

voice their objections.

I, along with your neighbors in the Twin Pines community, will continue to discuss this matter and plan for the upcoming public hearing. Unlike you have sarcastically suggested to the contrary (in several of your Facebook posts), your Twin Pines neighbors are nearly unanimously opposed to the cell tower being constructed at the proposed location. We will continue to oppose it, and do our part to protect our community's character and property values. Thank you everyone else, on both sides of the this issue, for your continued respectful and thoughtful dialogue on this matter. Your opinions are important and invited. Hopefully this tower will be constructed at a location where its presence will not be detrimental to our community's character, but will provide the necessary cell phone coverage, in the near future. I'm including a collection below, of some of the most pertinent links I've come across on this discussion.

Sincerely,

Shawn Lathrom

<https://www.businesswire.com/.../Survey-National-Institute-Sc...>

<https://www.cell-tower-leases.com/Cell-Tower-Lease-Rates...>

<http://www.anticelltowerlawyers.com/.../individuals-associati...>

[https://www.youtube.com/watch?time\\_continue=2&y=61h\\_vu8u1w0](https://www.youtube.com/watch?time_continue=2&y=61h_vu8u1w0)

<https://www.movethetower.org>

2 Comments Seen by 4:

Like Comment



Annie Emery Moore Really?

Like · Reply · 8h

↳ Karyn M Lowe replied · 1 Reply

Karyn M Lowe Not engaging anymore—I can't even bring myself to read your posts anymore, Shawn. So if you have something to say, save it for the hearing—and please ask the same of your friends.

I posted the Verizon rep's response to your lease claims. Why would you even bring the money up? Is that what you resent, because the tower isn't even visible from your property?

The way we have been treated breaks my heart because it has become so personal, and it seems a lot of resentment is because we might get an income from the lease. It is really NONE of anyone's business—and it is not a valid reason to oppose the tower.

Like · Reply · 8h

Write a comment...



Thornton Family Trees- The Legacy Of Irene & Otta  
107 members

Join



Daley's Bags, Bags and More  
42 members

Join



Graham Acres Horse Training  
223 members

Join



Banning Ward Relief Society  
59 members

Join

English (U.S.) · Español · Português (Brasil) · Français (France) · Deutsch

Privacy Terms Advertising Ad Choices Do Not Sell My Info Facebook © 2018

## PETITION TO STOP VERIZON CELL TOWER CONSTRUCTION

We are residents of the Twin Pines and surrounding communities, and it has come to our attention that Verizon Wireless has applied to install a cell tower in our neighborhood (Plot Plan No. 26294 - EA43032). We are strongly opposed to the construction of this cell tower. Our concerns are as follows:

1. The proposed construction site is in our residential neighborhood, a beautiful, rural area, filled with countless native oak trees and overlooking the pristine San Jacinto Mountain range.
2. The proposed construction site is located between State Scenic Highway 243 and the Valley Hi Oak Reserve, in close proximity to each of these protected, scenic areas.
3. There is no other communication equipment, lighting or poles in close proximity to the proposed construction site. Until now, utilities in this immediate area have been installed underground, to preserve the beauty of the scenic highway and immediate surrounding area.

The tower's construction will have a significant negative impact on the aesthetics of our community. This project will greatly compromise the natural beauty of our neighborhood, not to mention disturb the peace and quiet that country living provides, due to tower maintenance, growth, and utility traffic.

Please don't allow the construction of this tower. You, The Riverside County Planning Department, are our voice in this matter, and we need your help to protect the beauty of our community!

NAME

ADDRESS

Phone#

---

<i>Emily</i>	47043 Twin Pines	909 677 6513
CHARLES MINER	47484 WOODCLIFF	760-285 1560
<i>in Fred Ro</i>	16880 Hwy 243 Banning	949-690-2213
<i>Car P. L.</i>	45801 Coyote St. Poppy Flats Ch.	951 675 8200
LORI CORNELL	47171 TWIN PINES RD. BANNING	951 217-7721
BOB HYDE	18840 Canyon - Banning	760-275-6984

NAME

ADDRESS

Phone#

~~W.D. Todd~~ Donald R. Todd 42112 Woodcliff Dr. (951) 849-6757

~~RAD~~ RONALD A. DUNCAN 47180 Woodcliff Dr. 951-849-5803

~~Suzanna Duncan~~ Suzanna Duncan 47180 Woodcliff Dr. 951-849-5803

~~Alvin & Beverly Evers~~  
47150 Twin Pines Rd Banning Calif 92220

47298 Twin pines rd Banning CA 92220

(951-347-6085) Dave Weir

Jana Kay 47423 Twin Pines Rd

John Kay 47423 Twin Pines Rd.

PAUL FOWLER 47691 TWIN PINES RD.

JERED CARGMAN, 48700 TWIN PINES RD., BANNING CA

~~Donna Lane~~ 48700 TWIN PINES RD., BANNING

Valerie Hardy, 47363 Twin Pines Rd, Banning, CA

Bill Hardy 47363 TWIN PINES RD. CA

M. Ann 47355 Twin Pines, Banning, CA

NAME	ADDRESS	Phone#
PAT HUGHES	18840 Cryer Dr. Banning CA 92220	849-9390
MARILYN Medrano	1167 BROWN BEAR TRAIL Beaumont Ca. 92223	684-8190
JORGE MEDRANO	1767 BROWN BEAR TRAIL BEAUMONT CA. 92223	(951) 448-9586
Celinda Wristen	45710 Bighorn Dr. Banning CA 92220	692-0413
WALTER KELLEY	16840 Hwy 243 Banning CA 92220	714-494-252
Russell Floerke	16880 Hwy 243 Banning Ca. 92220	949-753-7018
Ann Floerke	16880 Hwy 243 Banning Ca 92220	949-690-0013
Emily Kelley	16840 Hwy. 243 Banning 92220	714-813-428

# PETITION TO STOP VERIZON CELL TOWER CONSTRUCTION

We are residents of the Twin Pines and surrounding communities, and it has come to our attention that Verizon Wireless has applied to install a cell tower in our neighborhood (Plot Plan No. 26294 - EA43032). We are strongly opposed to the location of this proposed cell tower. Our concerns are as follows:

1. The proposed construction site is in our residential neighborhood, a beautiful, rural area, filled with countless native oak trees and overlooking the pristine San Jacinto Mountain range.
2. The proposed construction site is located between State Scenic Highway 243 and the Valley Hi Oak Reserve, in close proximity to each of these protected, scenic areas.
3. There is no other communication equipment, lighting or poles in close proximity to the proposed construction site. Until now, utilities in this immediate area have been installed underground, to preserve the beauty of the scenic highway and immediate surrounding area.

The tower's construction, in this location, will have a significant negative impact on the aesthetics of our community. This project will greatly compromise the natural beauty of our neighborhood, not to mention disturb the peace and quiet that country living provides, due to tower maintenance, growth, and utility traffic.

Please don't allow the construction of this tower in the proposed location. You, The Riverside County Planning Department, are our voice in this matter, and we need your help to protect the beauty of our community!

NAME	ADDRESS	Phone#
Rashad Thornton	47480 Twin Pines Rd.	(951) 259-5944
Angelica Thornton	47480 Twin Pines Rd.	(951) 809-5044
KOHL HEYRICK	17010 GORGONIO VIEW RD.	(760) 219-6057
John Arnado	47355 Twin Pines Rd	(310) 408-4912



# PETITION TO STOP VERIZON CELL TOWER CONSTRUCTION

We are residents of the Twin Pines and surrounding communities, and it has come to our attention that Verizon Wireless has applied to install a cell tower in our neighborhood (Plot Plan No. 26294 - EA43032). We are strongly opposed to the location of this proposed cell tower. Our concerns are as follows:

1. The proposed construction site is in our residential neighborhood, a beautiful, rural area, filled with countless native oak trees and overlooking the pristine San Jacinto Mountain range.
2. The proposed construction site is located between State Scenic Highway 243 and the Valley Hi Oak Reserve, in close proximity to each of these protected, scenic areas.
3. There is no other communication equipment, lighting or poles in close proximity to the proposed construction site. Until now, utilities in this immediate area have been installed underground, to preserve the beauty of the scenic highway and immediate surrounding area.

The tower's construction, in this location, will have a significant negative impact on the aesthetics of our community. This project will greatly compromise the natural beauty of our neighborhood, not to mention disturb the peace and quiet that country living provides, due to tower maintenance, growth, and utility traffic.

Please don't allow the construction of this tower in the proposed location. You, The Riverside County Planning Department, are our voice in this matter, and we need your help to protect the beauty of our community!

**NAME**

**ADDRESS**

**Phone#**

<i>Bonita Lally</i>	<i>47687 Twin Pines Rd</i>	<i>951 922 4773</i>
<i>Conner Loble</i>	<i>"</i>	<i>"</i>
<i>Shawn Latham</i>	<i>47043 Twin Pines Rd</i>	<i>909-677-3670</i>

# PETITION TO STOP VERIZON CELL TOWER CONSTRUCTION

We are residents of the Twin Pines and surrounding communities, and it has come to our attention that Verizon Wireless has applied to install a cell tower in our neighborhood (Plot Plan No. 26294 - EA43032). We are strongly opposed to the location of this proposed cell tower. Our concerns are as follows:

1. The proposed construction site is in our residential neighborhood, a beautiful, rural area, filled with countless native oak trees and overlooking the pristine San Jacinto Mountain range.
2. The proposed construction site is located between State Scenic Highway 243 and the Valley Hi Oak Reserve, in close proximity to each of these protected, scenic areas.
3. There is no other communication equipment, lighting or poles in close proximity to the proposed construction site. Until now, utilities in this immediate area have been installed underground, to preserve the beauty of the scenic highway and immediate surrounding area.

The tower's construction, in this location, will have a significant negative impact on the aesthetics of our community. This project will greatly compromise the natural beauty of our neighborhood, not to mention disturb the peace and quiet that country living provides, due to tower maintenance, growth, and utility traffic.

Please don't allow the construction of this tower in the proposed location. You, The Riverside County Planning Department, are our voice in this matter, and we need your help to protect the beauty of our community!

NAME	ADDRESS	Phone#
Genard Lopez	47420 Woodcliff Dr.	951-285-0949
Desiree Lopez	47420 Woodcliff Dr.	951-463-4417
David Adkins	47485 Woodcliff Dr.	951-805735
Dawnlee Adkins	47485 Woodcliff Dr.	951-805-164

## PETITION TO STOP VERIZON CELL TOWER CONSTRUCTION

We are residents of the Twin Pines and surrounding communities, and it has come to our attention that Verizon Wireless has applied to install a cell tower in our neighborhood (Plot Plan No. 26294 - EA43032). We are strongly opposed to the construction of this cell tower. Our concerns are as follows:

1. The proposed construction site is in our residential neighborhood, a beautiful, rural area, filled with countless native oak trees and overlooking the pristine San Jacinto Mountain range.
2. The proposed construction site is located between State Scenic Highway 243 and the Valley Hi Oak Reserve, in close proximity to each of these protected, scenic areas.
3. There is no other communication equipment, lighting or poles in close proximity to the proposed construction site. Until now, utilities in this immediate area have been installed underground, to preserve the beauty of the scenic highway and immediate surrounding area.

The tower's construction will have a significant negative impact on the aesthetics of our community. This project will greatly compromise the natural beauty of our neighborhood, not to mention disturb the peace and quiet that country living provides, due to tower maintenance, growth, and utility traffic.

Please don't allow the construction of this tower. You, The Riverside County Planning Department, are our voice in this matter, and we need your help to protect the beauty of our community!

**NAME**

**ADDRESS**

**Phone#**

---

Claudia Chittenden 48501 Twin Pines Rd 951-663-9782

---

Steve Chittenden 48501 Twin Pines Rd 951-663-9784

---

---

---

---

---

---

THE TWIN PINES COMMUNITY IS BEAUTIFUL, PEACEFUL AND NATURAL  
Let's keep it that way and work together to preserve our community's unique  
character

Visit [www.movethetower.org](http://www.movethetower.org) for more information

#### THE CHALLENGE

Verizon Wireless has decided to install a seventy foot mono pine cell phone tower, near the entrance of our community, and one of our local residents has agreed to host the tower on their property, in exchange for payment.

Visit [www.movethetower.org](http://www.movethetower.org) to view video and photos of the proposed construction site. The images you will see were taken with an arial drone, approximately seventy feet above the proposed tower construction site. If installed at the proposed location, this cell tower will tower above existing trees and homes and will be visible from nearly all angles, as the arial drone videos/photos show below. It will irreparably damage the unique character and nature of our community.

#### THE MONEY

Verizon Wireless typically pays the host landowner \$4000-\$10000 monthly, for hosting a cell tower. Only Verizon and the host knows the exact agreed upon amount, but as the numbers above demonstrate, it is substantial. While the hosts of such towers are compensated generously, the surrounding neighbors experience approximately 20% decreased home resale values, as is shown in the businesswire.com article, found on the "Resources" page of [www.movethetower.org](http://www.movethetower.org). You can simply ask your realtor and they will concur with the decreased property values.

#### THE TIMELINE

This project has been underway for over two years, and the application has recently been recommended by Riverside County Planning Department staff, for director approval. Notices were sent out to community members in late Sep, 2018. The deadline is Oct 4, 2018, for community members to oppose the project and request a public hearing - see the county notice on the "Resources" page, for instructions on how to submit a letter of opposition. According to the project planner, the public hearing is tentatively set for Oct 29, 2018.

#### THE LOCATION

This map was provided by the resident who is desiring to host the cell tower. The approximate cell tower location is indicated by the red dot. If approved, the site will include the seventy foot tower, in addition to a 500 sf equipment pad and block wall enclosure, which will house a backup generator and other necessary equipment. Once installed, it is HIGHLY likely that additional towers will be installed, or at the very least, the existing tower will be added onto. There will be regular work on tower(s), including trucks and boom lifts.

## THE FACTS

The residents, who reside in close proximity to the proposed cell tower site, are so far unanimous (except the host) in objecting to its construction there.

Everyone who has been notified of the planned cell tower has eagerly signed a petition in opposition to the tower's installation (see copy of Petition on "Resources" page, at [www.movethetower.org](http://www.movethetower.org)). We are strongly opposed to the construction of this cell tower for the following reasons:

1.)The proposed construction site is in our residential neighborhood, a beautiful, rural area, filled with countless native oak trees and overlooking the pristine San Jacinto Mountain range. The cell tower is out of character with our community, due to excessive height (approximately 3-4x the height of nearby structures and 2-4x the height of nearby trees). Its unnatural appearance diminishes, rather than preserves the areas character.

2.)The proposed construction site is located between State Scenic Highway 243 and the Valley Hi Oak Reserve, in close proximity to each of these protected, scenic areas. A 70 foot fake, metal and plastic tree, with extensive equipment attached, does not belong in this area, looming over our homes. It will rob us of our views and vistas, as well as our community image.

3.)The proposed construction site will have significant negative impact on the aesthetics of our community, if the tower is constructed. The modest, wooded character will be lost and the cell tower will become a defining feature of our neighborhood, altering our neighborhoods unique essence.

4.)The proposed construction will be detrimental to the resale values of our homes and lands, and will negatively impact the future development of nearby vacant parcels.

5.)There is no other communication equipment, lighting or poles in close proximity to the proposed construction site. Until now, utilities in this immediate area have been installed underground, to preserve the beauty of the scenic highway and immediate surrounding area. The cell tower will destroy the unobstructed, natural feel of our community.

6.)Once completed, regular tower maintenance and work will rob those residents closest to the tower of our peace, quiet, and privacy.

## THE REQUESTS

1. We ask that the Riverside County Planning Department deny the construction of the cell tower at the proposed site.

2. We ask that the Riverside County Planning Department require Verizon to emphatically demonstrate the need for a new tower in our area, via a third party engineering firm.

3. We ask that, if a new tower must be added, that it be co-located near the existing towers on Ranger Peak, if need be, taller than the existing towers.

4. If co-location is not an option, we ask that the proposed cell tower be located on county or other government land.

5. Finally, if after thoroughly exhausting all other steps it is determined that a tower is needed on private land, we ask that no sites be considered that will be detrimental to the beauty and character of our community. We ask that no sites

be considered that will diminish our peacefulness and privacy. We ask that no sites be considered that will potentially cause our neighbors homes and lands to decrease in value.

### THE PROOF

Go to [www.movethetower.org](http://www.movethetower.org) and view the three videos on the main page, titled THE REFERENCE POINT, THE BIRDSEYE, and THE GROUND LEVEL. These videos demonstrate the extent to which the proposed cell tower will negatively impact our community's character, and become the focal point of our neighborhood.

### YOU CAN MAKE A DIFFERENCE

1. Tell your friends and neighbors about this website ([WWW.MOVETHETOWER.ORG](http://WWW.MOVETHETOWER.ORG)) and share your input on Nextdoor and Facebook.
2. Print out the petition, gather signatures, and write an objection letter. Feel free to call me (Shawn Lathrom) at 909-677-3670 to sign the petition and ask any questions.
3. Contact the Riverside County Project Planner, Gabriel Villalobos, at 951-955-6184 or [gwillalo@rivco.org](mailto:gwillalo@rivco.org), and let him know that you are opposed to the cell tower construction, at the proposed Twin Pines location. Mail him your objection letter and petition.
4. Attend the Riverside County public hearing! This is crucial! It is tentatively scheduled for October 29, 2018. Our concerns will be voiced during a directors hearing, prior to their making a decision on the proposed cell tower construction.

### ABOUT

This website came as a result of our concern for our family, home, and community. We love the Twin Pines area, and intend to raise our children here. We believe that if the cell tower is constructed at the proposed site, it will become a defining feature of our neighborhood, and will result in irreparable harm to our community's character and charm. This will undoubtedly lead to additional poorly located towers, looming over our homes, and obstructing our views. We simply desire to preserve the beautiful, peaceful, and natural characteristics that called us to live here.

We also feel strongly that we should look out for our neighbors, and believe that the proposed cell tower will irreversibly harm home and land values because of poor location selection. Our home, and many others, are included in the immediate tower vicinity, as the videos and pictures show. Our hope is that residents will come together and stand in unison against the proposed tower location. We are requesting that the tower be moved to an alternate location, where it will not become the focal point of our community. The only way to stop the tower's construction at the proposed location, is for us to join together. We are not against cell towers but we are against them if their construction will harm our community and homes.

RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 Lemon St. Riverside, CA 92502-1409

This is a public notice that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

Anyone wishing to comment on this application, or to request a public hearing, must submit written comments to the Planning Department at the above address no later than 5:00 p.m. on October 4, 2018.

**NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS A WRITTEN REQUEST FOR A HEARING HAS BEEN SUBMITTED BY 5:00 P.M. ON OCTOBER 4, 2018.** If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

**Plot Plan No. 26294** – Intent to Adopt a Negative Declaration – EA43032 – Proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 square-foot equipment enclosure. The project includes 12 eight (8) foot tall panel antenna, 18 RRUs, three (3) raycaps, one (1) 4-foot tall microwave antenna, one (1) GPS antenna, one (1) 54 gallon diesel standby generator, and two (2) equipment cabinets enclosed within a 6 ft. tall decorative block wall.

The project site is located northerly of Banning-Idyllwild Panoramic Highway, southerly of Twin Pines Road, and easterly of Wonderland Drive.

For further information regarding this application, please contact Gabriel Villalobos, Project Planner, at (951) 955-6184 or e-mail at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). The case file for the proposed application 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 12<sup>th</sup> Floor, Riverside, CA 92501.

The decision of the Planning Director is considered final unless an appeal is filed by the applicant or interested party within 10 days of the approval date.

→ Proposed Tower Site



For More Info:

Shawn Lathrom

Cell: 909-677-3670

47043 Twin Pines Rd  
Banning, CA 92220

## Villalobos, Gabriel

---

**From:** Paulette Cox <pauletcx@gmail.com>  
**Sent:** Tuesday, October 02, 2018 9:43 AM  
**To:** Villalobos, Gabriel  
**Subject:** Plot Plan No. 26294, 70 foot Verizon Wireless Tower - 47085 Twin Pines Road, Banning, CA. 92220

Dear Gabriel,

I'm writing to you to let you know that my husband and I highly object to the proposed Verizon tower being installed.

Our address is 47164 Twin Pines Road which is across the street from the proposed site. Our house sits up on the ridge and this tower would be in our direct view.

My husband and I bought this house 4 years ago to live in the mountains and enjoy the peaceful, beautiful, relaxing atmosphere/scenery in our retirement years.

Not only would this tower be in our direct view but you don't know about health issues. Our grandchildren comes up to visit us and their play yard will not be far from this tower.

I'm asking for a public hearing on this matter.

Sincerely,

Paulette Cox  
47164 Twin Pines Road  
Banning, Ca. 92220  
951-218-3434



**Villalobos, Gabriel**

---

**From:** Tanya Del Gado <tmdelgado@att.net>  
**Sent:** Sunday, October 07, 2018 6:31 PM  
**To:** Villalobos, Gabriel  
**Subject:** Verizon Cell Tower- Twin Pines Road

Hello, I opposed the proposal of the Verizon cell tower located on Twin Pines Road, Banning, CA 92220.

Thank you

## Villalobos, Gabriel

---

**From:** John Browning <belovedconsole@gmail.com>  
**Sent:** Thursday, October 11, 2018 3:01 PM  
**To:** Villalobos, Gabriel  
**Subject:** plot plan 26294

Hi Mr. Villalobos, I live near Twin Pines and I want to share that I am in accordance with Verizon putting in the cell tower. I have done the research, and I don't feel that humans or animals will be unduly harmed by Verizon putting in the tower. The most important thing is that we need to be able to call emergency services, and the tower will help us with that. Our community is quite isolated and we need all the communication ability we can get.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

PP26294  
EA43032  
CFG06405

## 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: Verizon Wireless (c/o J5IP)

Contact Person: Andrea Urbas, AICP E-Mail: aurbas@j5ip.com

Mailing Address: 25745 Barton Road, #428

Loma Linda, Street CA 92354  
City State ZIP

Daytime Phone No: (909) 5286925 Fax No: ( )

Engineer/Representative Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_  
Street  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: (951) 849.2555 Fax No: ( )

Property Owner Name: Stephen and Karyn Lowe

Contact Person: Karyn Lowe E-Mail: \_\_\_\_\_

Mailing Address: 47085 Twin Pines Rd.

Banning Street CA 92220  
City State ZIP

Daytime Phone No: (951) 849.2555 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.)

Stephen Lowe

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Karyn Lowe

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): 544-170-020

Approximate Gross Acreage: \_\_\_\_\_

General location (nearby or cross streets): North of Rte. 243, South of Twin Pines Rd., East of Wonderland Rd., West of Woodcliff Rd.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Installation of new 70' tall (monopine) wireless telecommunications facility, 12 panel antennas, 12 panel e  
18 RRUs, 3 raycaps, 1 GPS antenna, 2 equipment boxes, 1 emergency generator, on an 11 x 19 fenced  
lease area

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed  
land use(s): 4791

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	209	70	N/A	Wireless Telecommunications Facility
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  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: Verizon Wireless c/o J5IP

Address: (Andrea Urbas) 25745 Barton Road, #428, Loma Linda, CA 92354

Phone number: 909.528.6925

Address of site (street name and number if available, and ZIP Code): 47085 Twin Pines Rd., Banning, CA 92220

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 544-170-020

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





**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 Verizon Wireless (c/o J5IP) hereafter "Applicant" and Stephen and Karyn Lowe "Property Owner".

Description of application/permit use:

Major Plot Plat for a new wireless telecommunications facility

---

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): 544-170-020

Property Location or Address:  
47085 Twin Pines Rd., Banning, CA 92220

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Stephen and Karyn Lowe Phone No.: 951.849.2555  
 Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_  
 Address: 47085 Twin Pines Rd.  
Banning, CA 92220

**3. APPLICANT INFORMATION:**

Applicant Name: Andrea Urbas, AICP Phone No.: 909.528.6925  
 Firm Name: Verizon Wireless c/o J5IP Email: aurbas@j5ip.com  
 Address (if different from property owner)  
25745 Barton Road, #428  
Loma Linda, CA 92354

**4. SIGNATURES:**

Signature of Applicant: \_\_\_\_\_ Date: 6/16/17  
 Print Name and Title: Andrea Urbas, AICP, Manager Zoning + Compliance

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name and Title: Karyn Lowe

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name and Title: \_\_\_\_\_

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

## INDEMNIFICATION AGREEMENT

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

### WITNESSETH:

**WHEREAS**, Stephen K. Lowe and Karyn M. Lowe have a legal interest in the certain real property described as APN 544-170-020 (“PROPERTY”); and,

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

**WHEREAS**, on June 27, 2017, PROPERTY OWNER filed an application for Plot Plan No. 26294 (“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:  
Stephen & Karyn Lowe  
47085 Twin Pines Road  
Banning, CA 92220

With a copy to:  
J5IP for Verizon Wireless  
Attn: Andrea Urbas  
25745 Barton Road, Ste. 428  
Loma Linda, CA 92354

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.

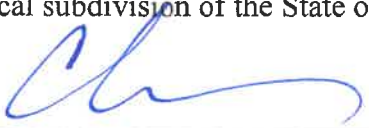
17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and 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 Director of TLMA – Community Development

Dated: 6/18/18

**PROPERTY OWNER:**  
Stephen K. Lowe, Karyn M. Lowe and Los Angeles SMSA Limited Partnership, a California Limited Partnership dba Verizon Wireless

By:   
Stephen K. Lowe

Dated: 27 MAY 2018

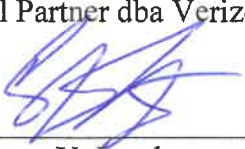
By:   
Karyn M. Lowe

Dated: 5/27/18

[Signatures continued on following page]

Los Angeles SMSA Limited Partnership, a California Limited Partnership

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

By:   
\_\_\_\_\_  
Steven V. Lamb  
Director – Network Field Engineering

Dated: 6/5/18



**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 a proposed project in the vicinity of your property, as described below:

**PLOT PLAN NO. 26294 – Intent to Adopt a Negative Declaration – EA43032 – Applicant:** Verizon Wireless – **Engineer/Representative:** J5IP – **Fifth Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning:** Rural Community: Estate Density Residential (RC-EDR) (2 Acres Minimum) – **Location:** Northerly of Banning-Idyllwild Panoramic Highway, southerly of Twin Pines Road, and easterly of Wonderland Drive – **3.2 Gross Acres – Zoning W-2 (Controlled Development Areas) – REQUEST:** Plot Plan No. 26294 proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 sq. ft. equipment enclosure.

**TIME OF HEARING:** 1:30 p.m. or as soon as possible thereafter  
**DATE OF HEARING:** **DECEMBER 10, 2018**  
**PLACE OF HEARING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1<sup>ST</sup> FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@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 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on June 14, 2018,

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

APN (s) or case numbers PP26294 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

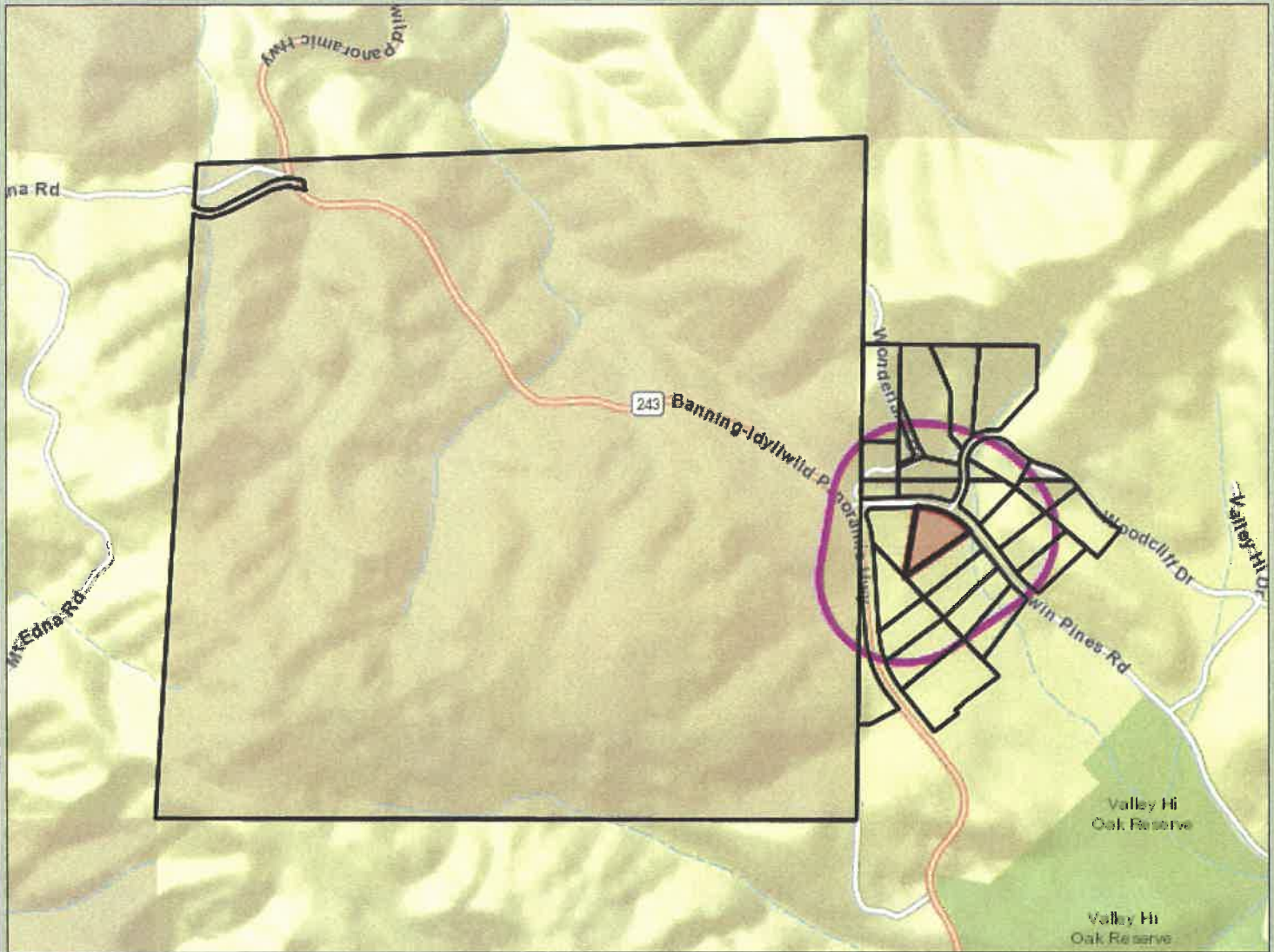
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS

PP26294 ( 800 feet buffer )



## Legend

- County Boundary
- Cities
- World Street Map

## Notes



0 1,505 3,009 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...6/14/2018 10:29:54 AM

© Riverside County RCIT

544150051  
SCOTT A CORP  
617 AUGUSTAN LN  
KNOXVILLE TN 37934

544280025  
SHELLY ANNE GURZI  
DANA KAY KIRBY  
SHERI LYNN GALVAN

18626 E RYAN RD  
QUEEN CREEK AZ 85142

544280018  
ROBERT J GURSKI  
12741 SYCAMORE ST  
GARDEN GROVE CA 92841

544280001  
DANNIE M BRADSHAW  
P O BOX 1011  
CABAZON CA 92230

544150054  
LINDA L COOKE  
27750 GRANT AVE  
HEMET CA 92544

544170011  
RANDALL WAYNE EBERSOLE  
GLORIA MARYANN EBERSOLE  
47190 TWIN PINES RD  
BANNING CA. 92220

544170020  
STEPHEN K LOWE  
KARYN M LOWE  
2639 LOS FELIZ DR  
THOUSAND OAKS CA 91362

544170021  
SHAWN LATHROM  
EMILY LATHROM  
PO BOX 865  
BANNING CA 92220

544150053  
WAYNE T GUNN  
MICHELE JAMISON  
333 W CABRILLO RD  
PALM SPRINGS CA 92262

544280020  
KEVIN WELCOME  
RICELDA WELCOME  
8031 BROOKPARK RD  
DOWNEY CA 90240

544280002  
DANNIE M BRADSHAW  
P O BOX 1011  
CABAZON CA 92230

544280010  
DENNIS G COX  
PAULETTE L COX  
28052 FESTIVO  
MISSION VIEJO CA 92692

544180002  
JON D SELLERS  
16620 BANNING IDYLLWILD RD  
BANNING CA. 92220

544170028  
JAMES J BURKE  
JOYCE LEE COOK  
5387 CAMINO REAL  
RIVERSIDE CA 92509

544280017  
ROBERT J GURSKI  
12741 SYCAMORE ST  
GARDEN GROVE CA 92841

544280021  
KEVIN WELCOME  
BRICELDA WELCOME  
8031 BROOKPARK RD  
DOWNEY CA 90240

544170019  
LORI CORNELL  
47171 TWIN PINES RD  
BANNING CA. 92220

544170017  
VINCENT HERNANDEZ  
BETTY E HERNANDEZ  
47265 TWIN PINES RD  
BANNING CA 92220

544180015  
MANUEL RAMIREZ  
SUSAN RAMIREZ  
23555 HARRIS RD  
PERRIS CA 92570

544180001  
SHAWN LATHROM  
EMILY LATHROM  
12938 LEITH WAY  
YUCAIPA CA 92399

544180019  
LISA A NAKAZAKI  
16700 HIGHWAY 243  
BANNING CA. 92220

544180003  
THOMAS MAGNUSON  
DEBBIE MAGNUSON  
342 W ALLEN AVE  
SAN DIMAS CA 91773

544150011  
TONY KYUNG SOO KIM  
SU MIN KIM  
C/O C/O TONY KYUNG SOO KIM  
12102 HENRY EVANS DR  
GARDEN GROVE CA 92840

544050014  
USA MORONGO INDIAN RES 544  
C/O NONE  
0  
CA. 0

544280015  
SHELLY ANNE GURZI  
DANA KAY KIRBY  
SHERI LYNN GALVAN

544150052  
SCOTT A CORP  
617 AUGUSTAN LN  
KNOXVILLE TN 37934

18626 E RYAN RD  
QUEEN CREEK AZ 85142

544170016  
VINCENT HERNANDEZ  
BETTY E HERNANDEZ  
47265 TWIN PINES RD  
BANNING CA 92220

544170018  
JAMES W NEUMAN  
MARGO A NEUMAN  
100 AIR FORCE WAY  
FORT JONES CA 96032

544280022  
JOHN E MCANDREWS  
KATHLEEN MCANDREWS  
P O BOX 470  
IDYLLWILD CA 92549

544280024  
JAMES M CALAVAN  
2075 MT VERNON AVE  
RIVERSIDE CA 92507

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

**Applicant:**

Verizon Wireless (c/o J5IP)  
7711 Normal Ave  
La Mesa, CA 91941

**Non-County Agencies:**

**Applicant:**

Verizon Wireless (c/o J5IP)  
7711 Normal Ave  
La Mesa, CA 91941

**Engineer/Rep:**

Bryce Novak  
7711 Normal Ave  
La Mesa, CA 91941

**Engineer/Rep:**

Bryce Novak  
7711 Normal Ave  
La Mesa, CA 91941

**Owner:**

Stephen and Karyn Lowe  
47085 Twin Pines Road  
Banning, CA 92220

**Owner:**

Stephen and Karyn Lowe  
47085 Twin Pines Road  
Banning, CA 92220

**INVOICE (PLAN-CFG06405)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

Verizon Wireless C/O J5lp  
25745 Barton Rd, No 428  
Loma Linda, Ca 92354

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06405	06/20/2017	06/20/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06405	0452 - CF&G TRUST: RECORD FEES	\$50.00
47085 Twin Pines Rd Banning,		<b>SUB TOTAL</b> \$50.00

**TOTAL** **\$50.00**

**Please Remit Payment To:**  
County of Riverside  
P.O. Box 1605  
Riverside, CA 92502

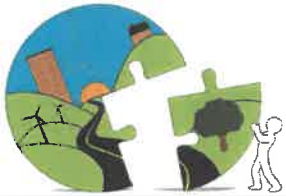
**Credit Card Payments By Phone:**  
760-863-7735

**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 H  
Palm Desert, CA 92211





**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**


**Agenda Item No.:**

**4.1**

**Director's Hearing: December 10, 2018**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	Specific Plan No. 293 Amendment No. 6	<b>Applicant:</b>	Triple M Property/Lin Capital
	General Plan Amendment No. 1162	<b>Representative:</b>	T&B Planning Consultants, Inc.
	Change of Zone No. 7897		
<b>EIR No.:</b>	Environmental Impact Report		
<b>Area Plan:</b>	Harvest Valley/Winchester		
<b>Zoning Area/District:</b>	Winchester Area		
<b>Supervisory District:</b>	Third District		
<b>Project Planner:</b>	Russell Brady		
<b>Project APN(s):</b>	462-090-001, et. al.		




---

Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

Project Location and Setting

The overall project site is located within the unincorporated community of Winchester. The project is divided into two components; an approximately 211.2 acre area being added to the Specific Plan and a 107.3 acre area currently within the Specific Plan to modify its land use designations. The area to be added to the Specific Plan is generally located south of Simpson Road, east of Leon Road and Beeler Road, north of Olive Avenue, and west of Winchester Road. The area currently within the Specific Plan to be modified is generally located east of Briggs Road, north of Grand Avenue, west of Leon Road, and south of Matthews Road.

Project Description

The proposed project to be analyzed in the Environmental Impact Report (EIR) focuses on the two components as previously noted. The 211.2 acre area to be added to the Specific Plan would establish new Planning Areas for the Specific Plan that would include a mix of Highest Density Residential (HHDR), Medium High Density Residential (MHDR), Mixed Use Area (MUA), Commercial Retail (CR), Open Space: Recreation (OS:R), and Open Space: Water (OS:W). The 107.3 acre area currently within the Specific Plan would modify the current land use designation of Commercial Retail (CR) to Highest Density Residential (HHDR), Commercial Retail (CR), and Open Space: Recreation (OS:R).

Planning Entitlements

The project would consist of applications for a Specific Plan Amendment, General Plan Amendment, and Change of Zone, which are described below:

**Specific Plan No. 293 Amendment No. 6** is a proposal to incorporate 17 new Planning Areas (PAs 63 through 74, 75A through 75D, and 76) within the additional 211.2-acres into the Specific Plan, establishes Planning Area boundaries, land uses, target dwelling units, and densities for these new Planning Areas and modifies the Planning Area boundaries, land uses, target dwelling units, and densities for Planning Areas 1, 2, 4A, and 4B, changing them from Commercial Retail to a mix of Commercial Retail, Highest Density Residential, and Open Space: Recreation. The Specific Plan Amendment would increase the total amount of dwelling units allowed within the Specific Plan by 3,006 from 5,280 to 8,286.

**General Plan Amendment No. 1162** is a proposal to incorporate an additional 211.2 acres into the Specific Plan boundaries and modify the land use designations of this additional 211.2 acre area and other areas in the Specific Plan to those land use designations as reflected in the Specific Plan Land Use Plan.

**Change of Zone No. 7897** is a proposal to 1) change the zoning classification of the 211.2 acre area from Mixed Use (MU) to Specific Plan zone (SP 293); and 2) modify the permitted uses and development standards for the Planning Areas located within the boundaries of the Specific Plan 293, including the 211.2 acres proposed to be added to the Specific Plan and current Planning Areas 1 and 2 to be consistent with the proposed Amendment No. 6 to the Specific Plan.

PROJECT LOCATION MAP



Figure 1 (Project Vicinity Map)

**PROJECT DATA**

**Land Use and Zoning:**

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CR), Mixed Use Area (MUA)
Proposed General Plan Land Use Designation:	Highest Density Residential (HHDR), Medium High Density Residential (MHDR), Mixed Use Area (MUA), Commercial Retail (CR), Open Space: Recreation (OS:R), and Open Space: Water (OS:W)
Surrounding General Plan Land Uses	
North:	Area to be added to SP: Mixed Use Area (MUA) Existing SP area: Light Industrial (LI), Medium Density Residential (MDR)
East:	Area to be added to SP: Mixed Use Area (MUA), Open Space: Recreation (OS:R) Existing SP area: Light Industrial (LI)
South:	Area to be added to SP: Medium Density Residential (MDR), Open Space: Recreation (OS:R) Existing SP area: Light Industrial (LI)
West:	Area to be added to SP: Medium Density Residential (MDR) Existing SP area: City of Menifee
Existing Zoning Classification:	Specific Plan (SP 293), Mixed Use (MU)
Proposed Zoning Classification:	Specific Plan (SP 293)
Surrounding Zoning Classifications	
North:	Area to be added to SP: Mixed Use (MU) Existing SP area: Light Agriculture With Poultry (A-P), Specific Plan (SP 260)
East:	Area to be added to SP: Mixed Use (MU), Rural Residential (R-R) Existing SP area: Rural Residential (R-R)
South:	Area to be added to SP: Specific Plan (SP 293), Rural Residential (R-R) Existing SP area: Rural Residential (R-R), Light Agriculture, ten-acre minimum (A-1-10), Specific Plan (SP 293)
West:	Area to be added to SP: One-Family Dwellings (R-1), Planned Residential (R-4) Existing SP area: City of Menifee
Existing Use:	Vacant/Undeveloped

Surrounding Uses	
North:	Area to be added to SP: Vacant/Undeveloped, Agriculture Existing SP area: Vacant/Undeveloped
East:	Area to be added to SP: Vacant/Undeveloped Existing SP area: Vacant/Undeveloped, Park
South:	Area to be added to SP: Vacant/Undeveloped, Agriculture Existing SP area: Vacant/Undeveloped
West:	Area to be added to SP: Single-family residential, Vacant/Undeveloped Existing SP area: Vacant/Undeveloped

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	318.5	N/A
Total Proposed Specific Plan Area (Acres):	3,051.9	N/A
Total Project Residential Units:	3,006	N/A
Total Specific Plan Residential Units:	8,286	N/A
Total Project Commercial Retail Area (Acres):	37.2	N/A
Total Specific Plan Commercial Retail Area (Acres):	90.0	N/A

**PROJECT BACKGROUND**

**Background:**

Specific Plan No. 293 was originally approved in 1997 and included an approximately 1,995.3 acre area. The Specific Plan has been modified through various Amendments and Substantial Conformances since then that have generally modified the land use designations and boundaries of Planning Areas within the Specific Plan.

The 211.2 acre area to be added to the Specific Plan was designated as a Mixed Use Area (MUA) and zoned Mixed Use (MU) pursuant to recent updates to the Housing Element. The proposed Specific Plan Amendment would generally retain the capacity and type of development envisioned for this area through the Housing Element and would spread the capacity between this 211.2 acre area as well as the 107.3 acre area currently within the Specific Plan.

Following is a summary of the existing, proposed, and changes for each land use category in the Specific Plan:

Land Use	SPA 293 A-5 Substantial Conformance #7			Amendment #6			Change in		
	DUs	Acres	Density	DUs	Acres	Density	DU	Acres	Density
<b>Residential</b>									
Low Density Residential	6	16.3	0.4	6	16.3	0.4	--	--	--
Medium Density Residential	3,365	856.6	3.9	3,487	878.1	4.0	112	21.5	0.1
Medium-High Density Residential	435	69.4	6.3	928	125.0	7.4	493	55.5	1.1
High Density Residential	1,214	109.6	11.1	1,214	109.6	11.1	--	--	--
Very High Density Residential	225	15.2	14.8	225	15.2	14.8	--	--	--
Highest Density Residential	--	--	--	1,878	72.3	26.0	1,878	72.3	26
Mixed Use Area	--	--	--	439	29.0	15.1	439	29.0	15.1
<b>Subtotal Residential</b>	<b>5,245</b>	<b>1,067.1</b>	<b>4.9</b>	<b>8,177</b>	<b>1,245.5</b>	<b>6.6</b>	<b>2,932</b>	<b>178.4</b>	<b>1.7</b>
<b>Non-Residential</b>									
Commercial Retail	--	150.4	--	--	90.0	--	--	-60.4	--
Light Industrial	--	118.1	--	--	118.1	--	--	--	--
Public Facilities	--	22.2	--	--	22.2	--	--	--	--
Public Facilities / Medium Density Residential	35	14.4	2.4	109	26.8	4.1	74	12.4	1.7
Open Space – Recreation (Parks)	--	75.9	--	--	112.7	--	--	36.8	--
Open Space – Recreation (Paseos)	--	--	--	--	19.2	--	--	19.2	--
Open Space – Conservation	--	458.0	--	--	458.0	--	--	--	--
Open Space – Water	--	--	--	--	6.8	--	--	6.8	--
Not A Part	--	739.8	--	--	739.8	--	--	--	--
Major Circulation	--	182.8	--	--	212.8	--	--	30	--
<b>Subtotal Non-Residential</b>	<b>35</b>	<b>1,761.6</b>	<b>2.4</b>	<b>109</b>	<b>1,806.4</b>	<b>4.1</b>	<b>74</b>	<b>38</b>	<b>1.7</b>
<b>Project Totals</b>	<b>5,280</b>	<b>2,828.7</b>	<b>.001</b>	<b>8,286</b>	<b>3,051.9</b>	<b>1.17</b>	<b>3,006</b>	<b>216.4</b>	<b>1.7</b>

**ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

California Environmental Quality Act

Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act (“CEQA”) Guidelines, the County of Riverside has determined that implementation of the proposed Project could have a direct

or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an EIR for the Project is warranted.

An EIR is an informational document which, when its preparation is required by the lead agency, shall be considered by every public agency prior to its approval or disapproval of a project. The purpose of an EIR is to provide public agencies and the public with detailed information about the effect a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.

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

An EIR will be prepared for the proposed project. The Draft EIR will respond to comments received during the NOP period including those made by reviewing agencies in addition to those received at the Scoping Session. The EIR will be circulated in draft form, for Notice of Completion (NOC) review and public comment period for at least 45 days. Comments received during that circulation period will be addressed in the FEIR prior to scheduling a public hearing on this item.

The NOP period began on November 15, 2018 and will run for thirty (30) consecutive days which is scheduled to conclude on December 14, 2018. The EIR Consultant has identified the following potentially significant impacts which will be addressed in the EIR to further analyze them and determine whether they remain potentially significant:

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

## **PUBLIC HEARING NOTIFICATION AND OUTREACH**

NOP notices were mailed to property owners within 600 feet of the proposed project site, and to public agencies, organizations, and local public libraries. As of the writing of this report Planning Staff has not received any written communication/phone calls.

## **PROJECT RECOMMENDATION**

No public hearing on the proposed project has been scheduled at this time. A public hearing on this matter will not be scheduled until staff has concluded review of the proposed project and verified that an adequate and complete response to comments have been incorporated in the Draft EIR.

---

**Template Location:** \\agency\AgencyDFS\Plan\FILES\Planning Case Files-Riverside office\TTM37439\DH-PC-BOS Hearings\DH-PC\Scoping Session\Scoping Session Staff Report.docx

**Template Revision:** 10/18/18





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# CEQA Initial Study

**Lead Agency:**

***Riverside County***  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

**Project Applicant:**

***Triple M Property/Lin Capital 2010, LLC***  
4010 Palos Verdes Drive North, Suite 201  
Rolling Hills Estates, CA 90274

**CEQA Consultant:**

***T&B Planning, Inc.***  
17542 East 17th Street, Suite 100  
Tustin, CA 92780

## Winchester Hills Specific Plan Amendment No. 6

***General Plan Amendment No. 01162***  
***Specific Plan Amendment No. 00293A6***  
***Change of Zone No. 07897***  
***Environmental Assessment No. 42865***

October 31, 2018

# Table of Contents

<u>Section Name and Number</u>	<u>Page</u>
<b>1.0 INTRODUCTION .....</b>	<b>1-1</b>
<b>1.1 Document Purpose and Scope.....</b>	<b>1-1</b>
<b>1.2 Potential Environmental Effects.....</b>	<b>1-1</b>
<b>2.0 PROJECT DESCRIPTION AND SETTING.....</b>	<b>2-1</b>
<b>2.1 Project Background .....</b>	<b>2-1</b>
<b>2.2 Project Location.....</b>	<b>2-1</b>
<b>2.3 Environmental Setting and Surrounding Land Uses.....</b>	<b>2-2</b>
<b>2.4 Existing General Plan Designations and Zoning .....</b>	<b>2-2</b>
<b>2.5 Description of the Proposed Project.....</b>	<b>2-8</b>
2.5.2 Specific Plan Amendment No. 6 .....	2-12
2.5.3 General Plan Amendment No. 01162.....	2-12
2.5.4 Proposed Land Uses.....	2-20
2.5.5 Change of Zone No. 07897 .....	2-21
<b>2.6 Project Construction and Operational Characteristics .....</b>	<b>2-22</b>
2.6.1 Construction Details .....	2-22
2.6.2 Operational Characteristics .....	2-22
<b>2.7 Related Environmental Review and Consultation Requirements .....</b>	<b>2-23</b>
<b>3.0 ENVIRONMENTAL CHECKLIST.....</b>	<b>3</b>
<b>3.1 Project Information .....</b>	<b>3-1</b>
3.1.1 Project Description: .....	3-1
3.1.2 Applicable General Plan and Zoning Regulations .....	3-2
<b>3.2 Environmental Factors Potentially Affected .....</b>	<b>3-5</b>
<b>3.3 Determination.....</b>	<b>3-5</b>
<b>3.4 Environmental Issues Assessment.....</b>	<b>3-7</b>
3.4.1 Aesthetics.....	3-7
3.4.2 Agriculture & Forest Resources .....	3-9
3.4.3 Air Quality .....	3-14
3.4.4 Biological Resources .....	3-16
3.4.5 Cultural Resources .....	3-18
3.4.6 Geology and Soils.....	3-20
3.4.7 Greenhouse Gas Emissions.....	3-26
3.4.8 Hazards and Hazardous Materials .....	3-26
3.4.9 Hydrology/Water Quality .....	3-30
3.4.10 Land Use/Planning .....	3-34
3.4.11 Mineral Resources .....	3-37

3.4.12	Noise .....	3-38
3.4.13	Paleontological Resources .....	3-41
3.4.14	Population and Housing.....	3-42
3.4.15	Public Services .....	3-43
3.4.16	Recreation.....	3-45
3.4.17	Transportation/Traffic .....	3-47
3.4.18	Tribal Cultural Resources .....	3-50
3.4.19	Utility/ Service Systems .....	3-51
3.4.20	Mandatory Findings of Significance.....	3-54
<b>3.5</b>	<b><i>Earlier Analyses</i></b> .....	<b>3-55</b>
<b>3.6</b>	<b><i>Authorities Cited</i></b> .....	<b>3-55</b>
<b>4.0</b>	<b>References</b> .....	<b>4-1</b>

## List of Figures

---

<u>Figure Name and Number</u>	<u>Page</u>
Figure 2-1 Regional Map .....	2-3
Figure 2-2 Vicinity Map .....	2-4
Figure 2-3 USGS Topographic Map .....	2-5
Figure 2-4 Aerial Photograph .....	2-6
Figure 2-5 Existing & Proposed General Plan Land Use Designations-PAs 1, 2, 4A, & 4B .....	2-7
Figure 2-6 Existing & Proposed General Plan Land Use Designations- PAs 63-74, 75A-75D, & 76 ..	2-9
Figure 2-7 Existing & Proposed Zoning Classifications- PAs 1, 2, 4A, & 4B .....	2-10
Figure 2-8 Existing & Proposed Zoning Classifications- PAs 62-74, 75A-75D, & 76 .....	2-11
Figure 2-9 Specific Plan Land Use Plan.....	2-13
Figure 2-10 Existing and Proposed Specific Plan Land Use Plan PAs 1, 2, 4A, & 4B .....	2-14
Figure 2-11 Existing and Proposed Specific Plan Land Use Plan PAs 63-74, 75A-75D, & 76.....	2-15
Figure 3-1 FMMP Map .....	3-11
Figure 3-2 Agricultural Preservation Map.....	3-12

## List of Tables

---

<u>Table</u>	<u>Name and Number</u>	<u>Page</u>
Table 2-1	Existing and Proposed SP 293 Land Use Summary .....	2-16
Table 2-2	Existing and Proposed SP 293 Land Use Details .....	2-17
Table 2-3	Matrix of Project Approvals/Permits .....	2-23

## List of Acronyms

---

<u>Acronym</u>	<u>Definition</u>
AFY/du	acre-feet per year per dwelling unit
AFY/sf	acre-feet per year per square foot
AIA	Airport Influence Area
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
AMSL	Above Mean Sea Level
A-P	Agriculture with Poultry
AQMP	Air Quality Management Plan
BMP	Best Management Practice
BNSF	Burlington Northern Santa Fe Railroad
CalEEMod™	California Emissions Estimator Model
CAP	Climate Action Plan
CCR	California Code of Regulations
CDC	California Department of Conservation
CEQA	California Environmental Quality Act
CGBSC	California Green Building Standards Code
CGS	California Geological Survey
CH <sub>4</sub>	Methane
CMP	Congestion Management Program
CO <sub>2</sub>	Carbon Dioxide
CR	Commercial Retail (Land Use Designation)
CZ	Change of Zone
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping and Monitoring Program
GHG	Greenhouse Gas(es)
GPA	General Plan Amendment
gpd/ac	gallons per day per acre
gpd/du	gallons per day per dwelling unit
GSI	Geosoils, Inc.
HCP	Habitat Conservation Plan
HHDR	Highest Density Residential
HVWAP	Harvest Valley/Winchester Area Plan

## List of Acronyms (Cont'd)

---

<u>Acronym</u>	<u>Definition</u>
IS	Initial Study
LI	Light Industrial (Land Use Designation)
MDR	Medium Density Residential (Land Use Designation)
MHDR	Medium High Density Residential (Land Use Designation)
MND	Mitigated Negative Declaration
MUA	Mixed Use Area (Land Use Designation)
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
ND	Negative Declaration
NO <sub>2</sub>	Nitrogen Dioxide
NPDES	National Pollution Discharge Elimination System
OS-C	Opens Space- Conservation (Land Use Designation)
OS-R	Open Space - Recreation (Land Use Designation)
OS-W	Open Space-Water (Land Use Designation)
PA	Planning Area
PF	Public Facilities (Land Use Designation)
RCIP	Riverside County Integrated Project
R-R	Rural Residential (Land Use Designation)
RTA	Riverside Transit Authority
RWQCB	Regional Water Quality Control Board
SAWPA	Santa Ana Watershed Project Authority
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCH	State Clearing House
SOI	Sphere of Influence
SPA No. 6	Specific Plan Amendment No. 6
SP	Specific Plan (Zoning Designation)
SPA	Specific Plan Amendment
SR-74	State Route 74
SWPPP	Storm Water Pollution and Prevention Plan
UWMP	Urban Water Management Plan
VHDR	Very High Density Residential (Land Use Designation)
VWRPD	Valley-Wide Recreation & Parks District
WQMP	Water Quality Management Plan

## **1.0 INTRODUCTION**

---

# 1.0 INTRODUCTION

---

## 1.1 Document Purpose and Scope

The California Environmental Quality Act (CEQA) is a statewide environmental law contained in Public Resources Code §§ 21000-21177. CEQA applies to discretionary public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the physical environment. CEQA requires that public agencies analyze and acknowledge the environmental consequences of their discretionary actions and consider mitigation measures that could avoid or reduce significant adverse impacts to the environment when avoidance or reduction is feasible. The CEQA compliance process also gives other public agencies and the general public an opportunity to comment on a proposed Project's environmental effects.

This Initial Study assesses the potential of the proposed Winchester Hills Specific Plan Amendment Number 6 Project (herein referred to as the "Project" or "SPA No. 6") to affect the physical environment. At the local scale, the Project is generally located approximately 0.25 miles west of Highway 79. One portion of the SPA No. 6 area (containing Planning Areas 1, 2, 4A, and 4B) is approximately 107.3-acres located east of Briggs Road, north of Grand Avenue and south of Case Road, and is subject to land use modification. The portion of the Specific Plan Amendment (SPA) adding approximately 211.2-acres to the Specific Plan is generally bordered by Olive Avenue to the south, Simpson Road to the north, Beeler Road to the west and Longfellow Street to the east, and is proposed to be added to the Winchester Hills Specific Plan. The Project proposes SPA No. 6 to re-designate land uses in Planning Areas 1, 2, 4A, and 4B and to add Planning Areas 63 through 74, 75A through 75D, and 76 to the Specific Plan area.

As part of Riverside County's permitting process, the proposed Project is required to undergo an initial environmental review pursuant to CEQA Guidelines § 15063. This Initial Study (IS) is a preliminary analysis prepared on behalf of and representing the independent judgment of the Riverside County Planning Department, acting in its capacity as the CEQA Lead Agency, to determine the level of environmental review and analysis that will be required for the Project. The results of the IS determine which type of CEQA compliance document will be prepared, which could consist of either an environmental impact report (EIR); mitigated negative declaration (MND); negative declaration (ND); addendum to a previously-prepared EIR; or a tiered analysis that relies on the findings and conclusions of a previously-prepared EIR. This Initial Study is an informational document that provides an objective assessment of the potential environmental impacts that could result from implementation of the proposed Project.

## 1.2 Potential Environmental Effects

The analysis presented in this IS indicates that the proposed Project has the potential to result in one or more significant direct, indirect, and/or cumulative environmental effects to the following environmental subjects:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Historic and Archeological Resources
- Hydrology/ Water Quality
- Land Use/ Planning
- Noise



- Paleontological Resources
- Population/ Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/ Service Systems
- Energy Conservation
- Mandatory Findings of Significance

Based on the analysis provided in the Environmental Checklist portion of this IS, the proposed Project has the potential to result in significant effects on the environment for which feasible mitigation measures may not be available to reduce all of those effects to below the thresholds of significance applied by Riverside County. Accordingly, and pursuant to CEQA Guidelines § 15063(b)(1), an EIR is required and will address the subjects listed above in detail.

## **2.0 PROJECT DESCRIPTION AND SETTING**

---

## 2.0 PROJECT DESCRIPTION AND SETTING

---

### 2.1 Project Background

The proposed Project would be SPA No. 6 to the previously approved 1,995.3-acre Winchester Hills Specific Plan No. 293. The proposed modifications would be limited to Planning Areas 1, 2, 4A and 4B, located east of Briggs Road and south of Grand Avenue, as well as new Planning Areas 63 through 74, 75A through 75D, and 76. Accordingly, for purposes of this Project Description and in all references throughout this Initial Study, the “Project site” would be limited to these above listed Planning Areas that are subject to the proposed SPA No. 6.

The proposed Project would add 211.2-acres of land to the northeastern portion of the Specific Plan north of Olive Avenue with the following land uses: 32.6 acres of Highest Density Residential (HHDR) allowing a maximum of 846 dwelling units; 19.8 acres of Open Space-Recreation (Parks) (OS-R); 77.1 acres of Medium-High Density Residential (MHDR 8.0), including 615 dwelling units; 19.2 acres of Open Space-Recreation (Paseos) (OS-R); 29 acres of Mixed Use Area (MUA), including 439 dwelling units, 6.8 acres of (Open Space-Water (OS-W); and 1.0 acre of Commercial Retail (CR).

The Project would also accommodate a change of the previously planned land uses and acreages for planning areas in the 107.3-acre area that is subject to land use modification from 46.3 acres of CR in PA1 and 51.3 acres of CR in PA2 to the following: 36.2 acres of CR in PA 1; 39.7 acres of HHDR in PA2; 6.1 acres of OS-R (Park) in PA 4A; and 11.0 acres of OS-R (Park) in PA 4B.

In addition to the proposed SPA No. 6, the proposed Project consists of applications for a General Plan Amendment (GPA 01162), and a Change of Zone (CZ 07897) to accommodate the land uses change proposed in SPA No. 6. Copies of the entitlement applications for the proposed Project are herein incorporated by reference pursuant to CEQA § 15150 and are available for review at the Riverside County Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, CA. A detailed description of the proposed Project is provided in the following sections.

For the purposes of analysis in this Initial Study, the Project site is comprised of Planning Areas 1, 2, 4a and 4B, located east of Briggs Road and south of Grand Avenue. Additionally, the Project site is comprised of new Planning Areas 63 through 74, 75A through 75D, and 76. These PAs are generally located north of Olive Avenue, south of Simpson Road, and east of Beeler Road.

### 2.2 Project Location

The Project site is located within the western region of unincorporated Riverside County, California. From a regional perspective, and as depicted in Figure 2-1, *Regional Map*, the Project site is located east of the City of Menifee, southeast of the City of Perris, southwest of the City of Hemet and west of Diamond Valley Lake. The Project site is situated in the eastern portion of the Harvest Valley/Winchester Area Plan of the Riverside County General Plan. (County of Riverside, 2014, Figure 1) At the local Scale, the Project site is generally located approximately 0.25 miles west of Highway 79. One portion of the SPA No. 6 area (containing Planning Areas 1, 2, 4A, and 4B) is located east of Briggs Road, north of Grand Avenue and south of Case Road. The portion of SPA No. 6 that would be subject to the addition of approximately 211.2 acres to the Specific Plan is generally bordered by Olive Avenue to the south, Simpson Road to the north, Beeler Road to the west and Longfellow Street to the east. The Hemet-Ryan Airport is located

approximately four miles northeast of the Project (Google Earth Pro, 2018) as illustrated on Figure 2-2, *Vicinity Map*.

As shown in Figure 2-3, *USGS Topographic Map*, the Project is located in Section 28, Township 5 South, Range 2 West, San Bernardino Baseline and Meridian and can be located on the United States Geological Survey (USGS) Winchester 7.5 topographic quadrangle map.

### **2.3 Environmental Setting and Surrounding Land Uses**

As shown on Figure 2-3, the Project site is relatively flat in the northern portions of the Specific Plan area with elevations ranging between 1,460 and 1,480 feet above mean sea level (amsl). The southwest portion of the Planning Area contains hillsides with approximate elevations ranging from 1,600 feet amsl to over 2,000 feet amsl. As shown on Figure 2-4, *Aerial Photograph*, the Project site consists primarily of vacant, undeveloped land. The flatter portion of the site are predominantly in the middle of the Specific Plan area, while agricultural land uses exist in the northwestern and extreme southern portion of the Specific Plan area. The hilly portions of the site are largely undisturbed, with the exception of several unimproved trails and dirt roads.

As also shown on Figure 2-4, to the south of the Specific Plan boundaries (Newport Road and Holland Road) is existing agricultural land and undeveloped lands. Additionally, rural residential exist to the west and southwest. To the south/southeast of the Project site is rural/agricultural land and dairy uses. To the west of the Specific Plan boundaries are dairy operations south of Newport Road/west of Briggs Road, and the Tierra Shores single family residential community north of Newport Road/west of Briggs Road. Additional single family residential land uses are located west of Briggs Road and north of Simpson Road. To the east of the Specific Plan boundaries is rural residential development, as well as the Burlington Northern Santa Fe (BNSF) Railroad and undeveloped hillsides. Predominantly undeveloped lands and hillsides are located to the north of the Project site.

### **2.4 Existing General Plan Designations and Zoning**

As shown on Figure 2-5, *Existing & Proposed General Plan Land Use Designations-PAs 1, 2, 4A, & 4B*, the existing General Plan Land Use designation for PAs 1, 2, 4A, and 4B is "Commercial Retail (CR)." The CR land use allows for local and regional serving retail and service uses. (RCIT, 2018)

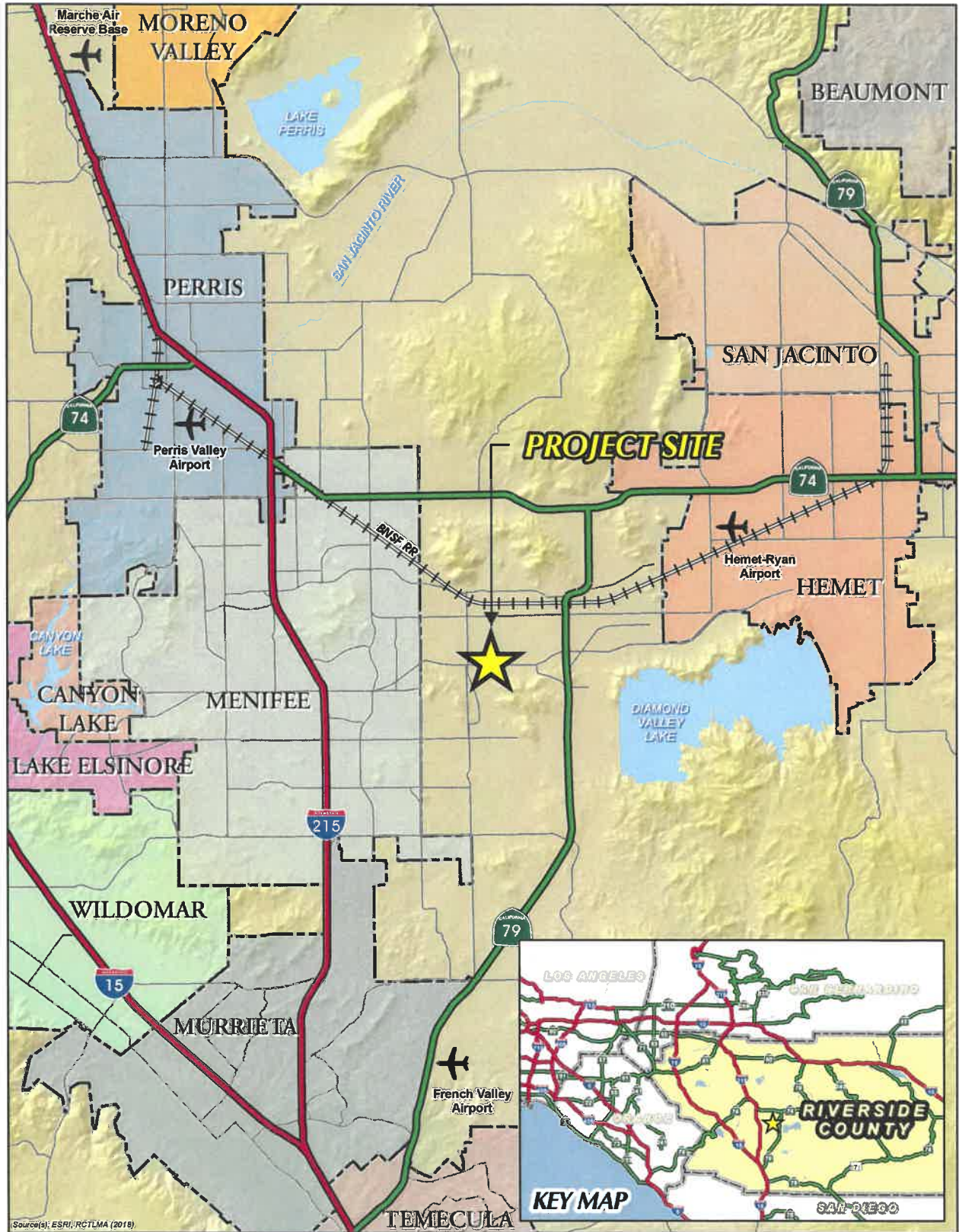
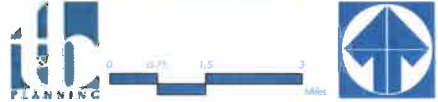


Figure 2-1



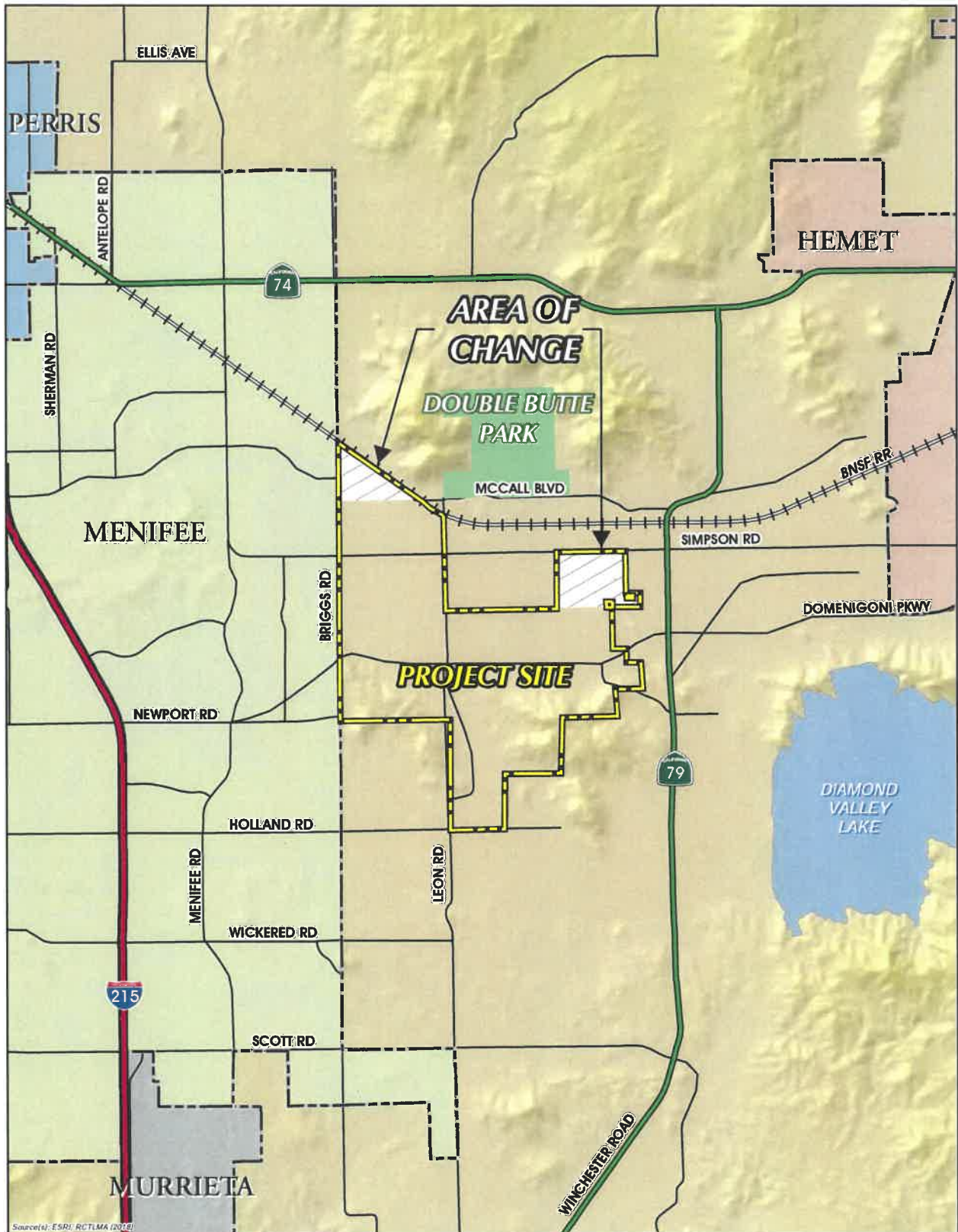
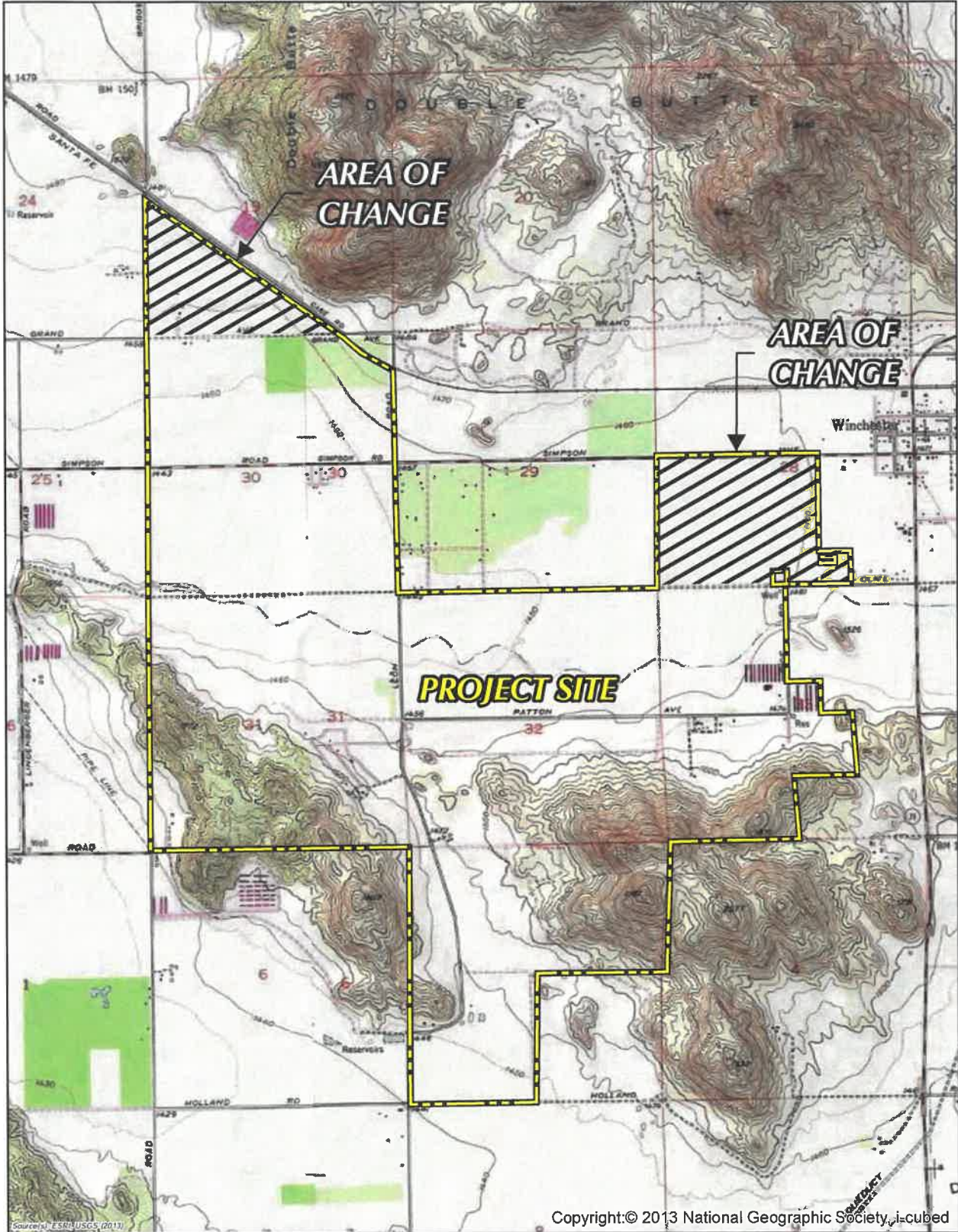


Figure 2-2



**VICINITY MAP**



Copyright: © 2013 National Geographic Society, i-cubed

Figure 2-3



**USGS TOPOGRAPHIC MAP**

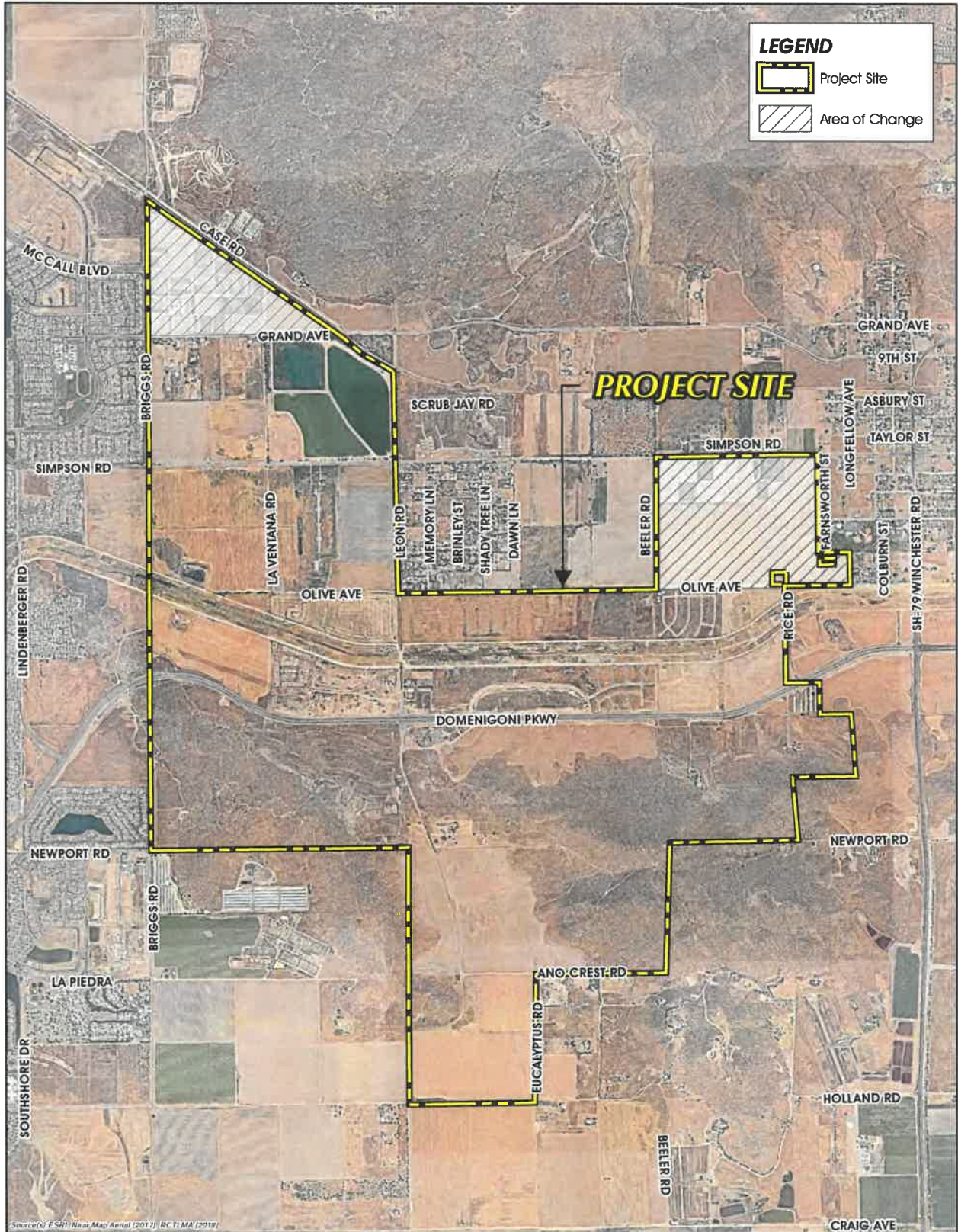


Figure 2-4



**AERIAL PHOTOGRAPH**



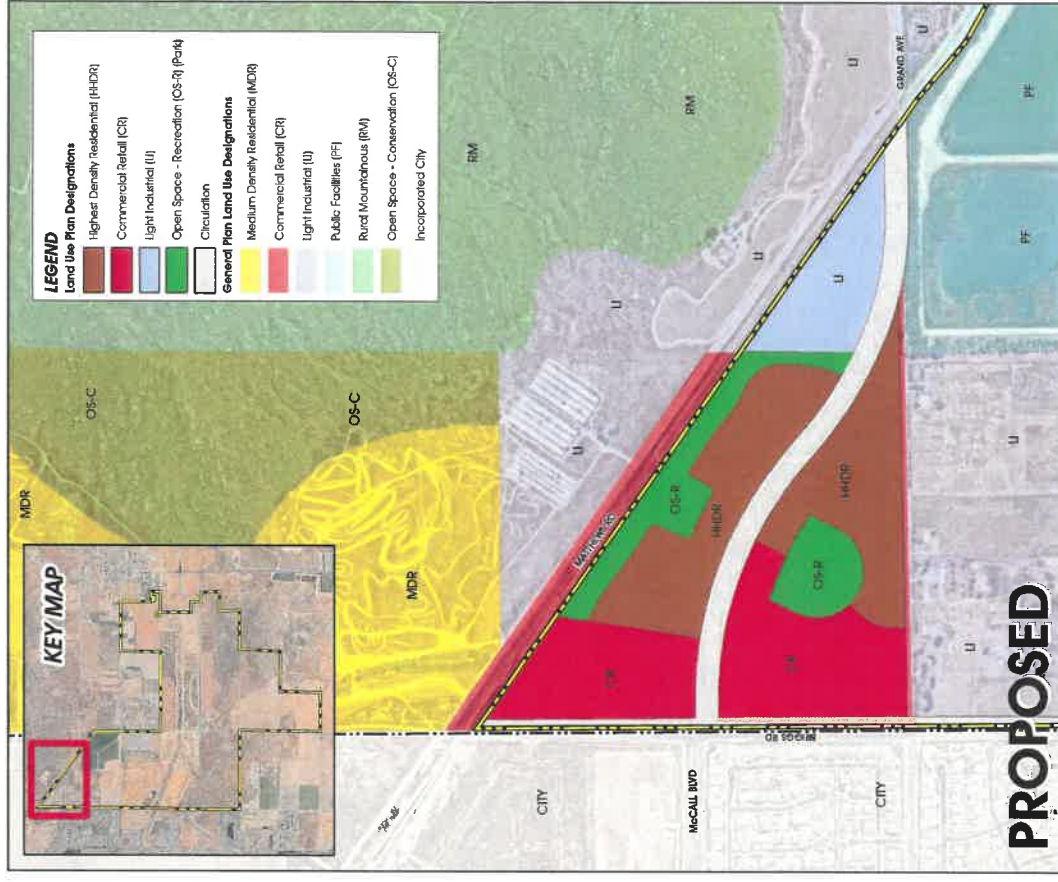
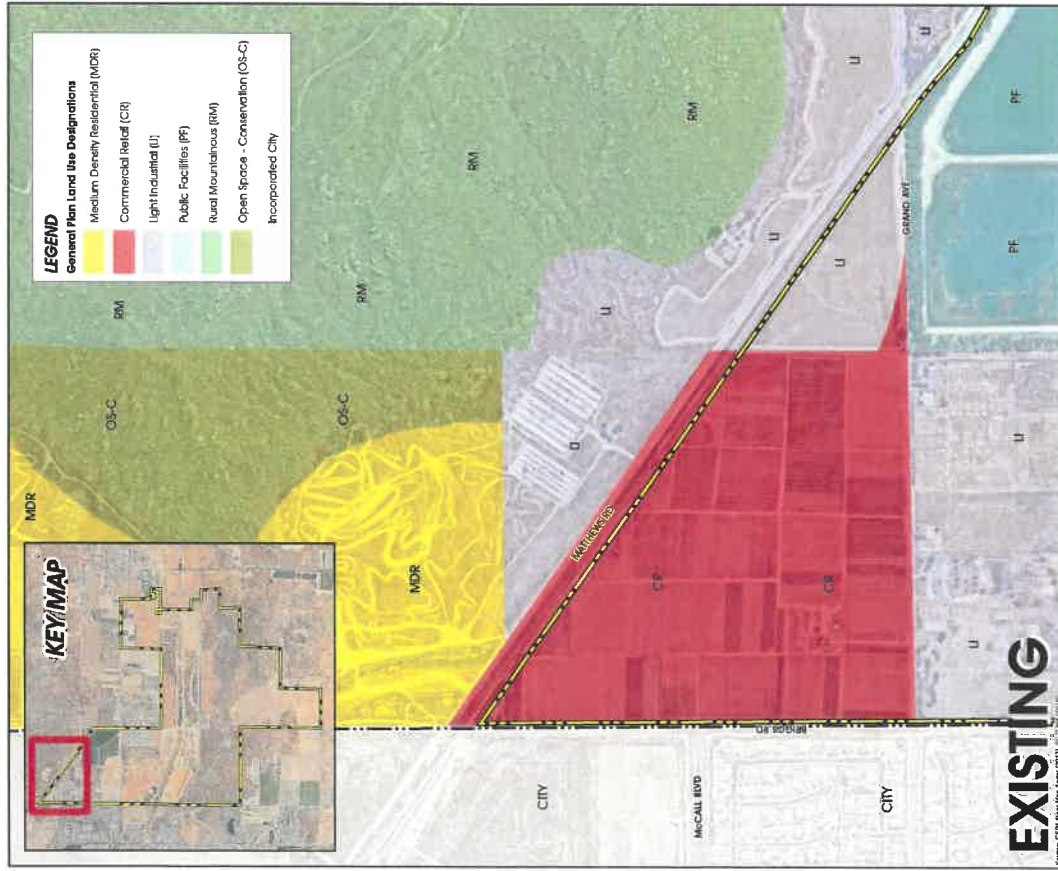
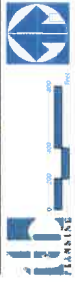


Figure 2-5

**EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS - PAS 1-3, 4A, AND 4B**



As shown in Figure 2-6, *Existing & Proposed General Plan Land Use Designations- PAs 63-74, 75A-75D, & 76*, the existing General Plan Land Use designation for PAs 63-74, 75A-75D, and 76 is “Mixed Use Area (MUA),” which allows for a mixture of residential, commercial, office, entertainment, and educational or recreational uses. (RCIT, 2018) (HVWAP, 2018, p. 18)

As shown on Figure 2-7, *Existing & Proposed Zoning Classifications- PAs 1, 2, 4A, & 4B*, the existing Zoning designation for these PAs is Specific Plan. Uses will conform to the development standards of the specific plan. If the specific plan lacks one or more standards, the standards from the zone which most closely fits the land use assigned to the site will be utilized. (RCIT, 2018)

As shown on Figure 2-8, *Existing & Proposed Zoning Classifications- PAs 62-74, 75A-75D, & 76* the existing zoning designation for these PAs is “Mixed-Use Area (MUA).” The MUA Zone designation typically permits one-family dwellings, multiple family dwellings that do not include a non-residential use, home occupation, and public parks and plazas. Numerous commercial uses are allowed with Conditional Use Permit. Limited uses allowed with an approved Plot Plan. (RCIT, 2018) (Riverside County, 2015d, p. IX-43)

## **2.5 Description of the Proposed Project**

The proposed Project consists of a specific plan amendment application to add 211.2 acres to the boundaries of Specific Plan 293. The proposed Project would establish new Planning Areas and Land Use Designations for the additional 211.2 acres. The Project would also modify the land uses, densities, and unit counts within existing Planning Areas 1, 2, 4A, and 4B. The proposed Zone Change Application would modify the SP 293 Zoning Ordinance to address the changes proposed by SPA No. 6.

This IS analyzes the physical environmental effects associated with all components of the proposed Project, including planning, construction, and ongoing operation. The Project Applicant (Triple M Property/Lin Capital 2010, LLC) is requesting the following governmental approvals from the County of Riverside to implement the Project:

1. General Plan Amendment (GPA 01162),
2. Specific Plan Amendment (SPA 00293A6), and
3. Change of Zone (CZ 07897)

Collectively, the approval of these actions would allow for the development of an additional 211.2 acres of land with the following land uses north of Olive Avenue: 32.6 acres of Highest Density Residential (HHDR), including 846 dwelling units; 19.8 acres of Open Space-Recreation (Parks) (OS-R); 77.1 acres of Medium-High Density Residential (MHDR 8.0), including 615 dwelling units; 19.2 acres of Open Space-Recreation (Paseos) (OS-R); 29 acres of Mixed Use Area (MUA), including 439 dwelling units, 6.8 acres of (Open Space-Water (OS-W); and 1 acre of Commercial Retail (CR).

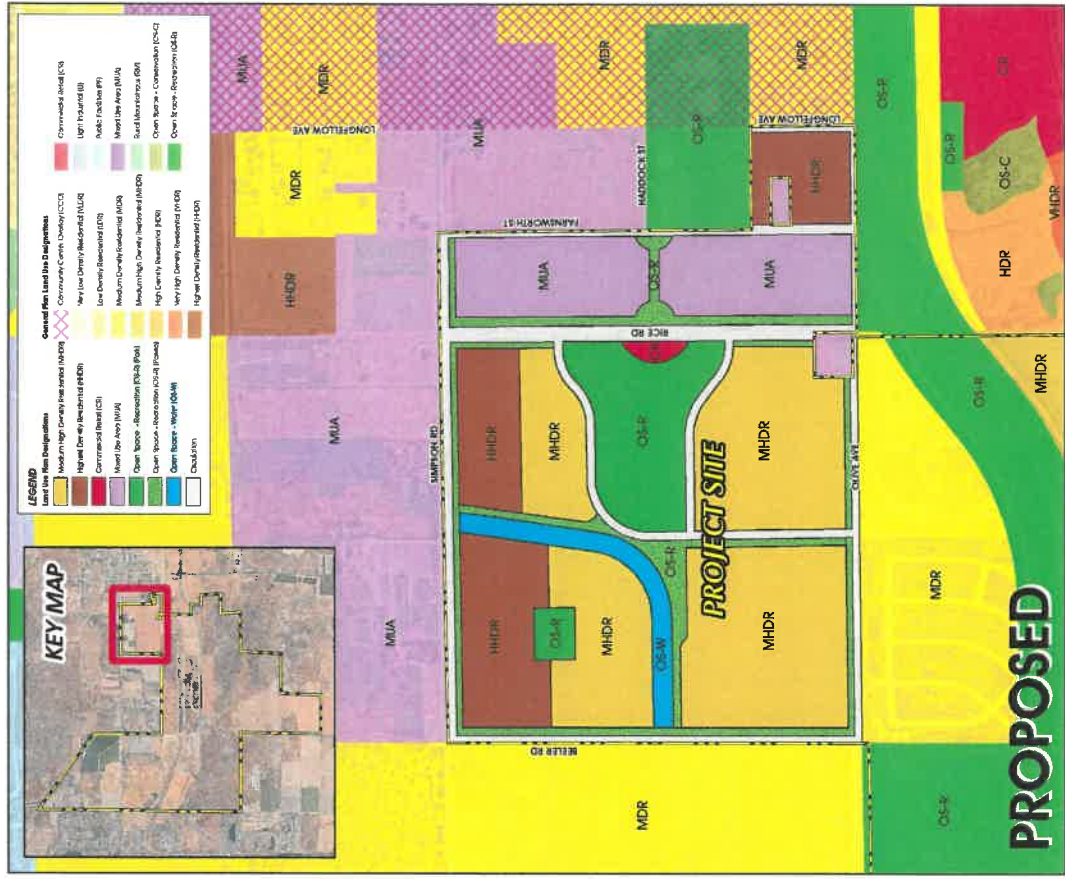
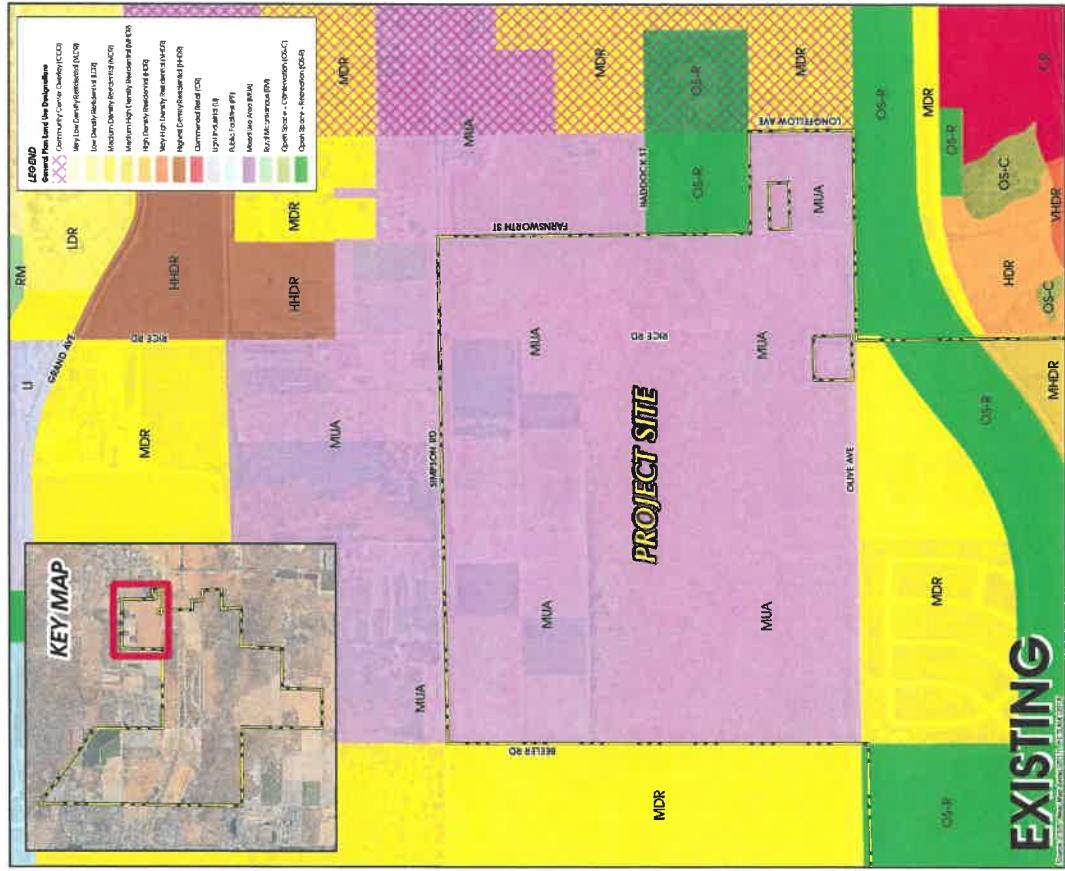
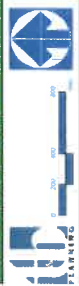


Figure 2-6

**EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS - PAS 63-74, 75A-75D, AND 76**



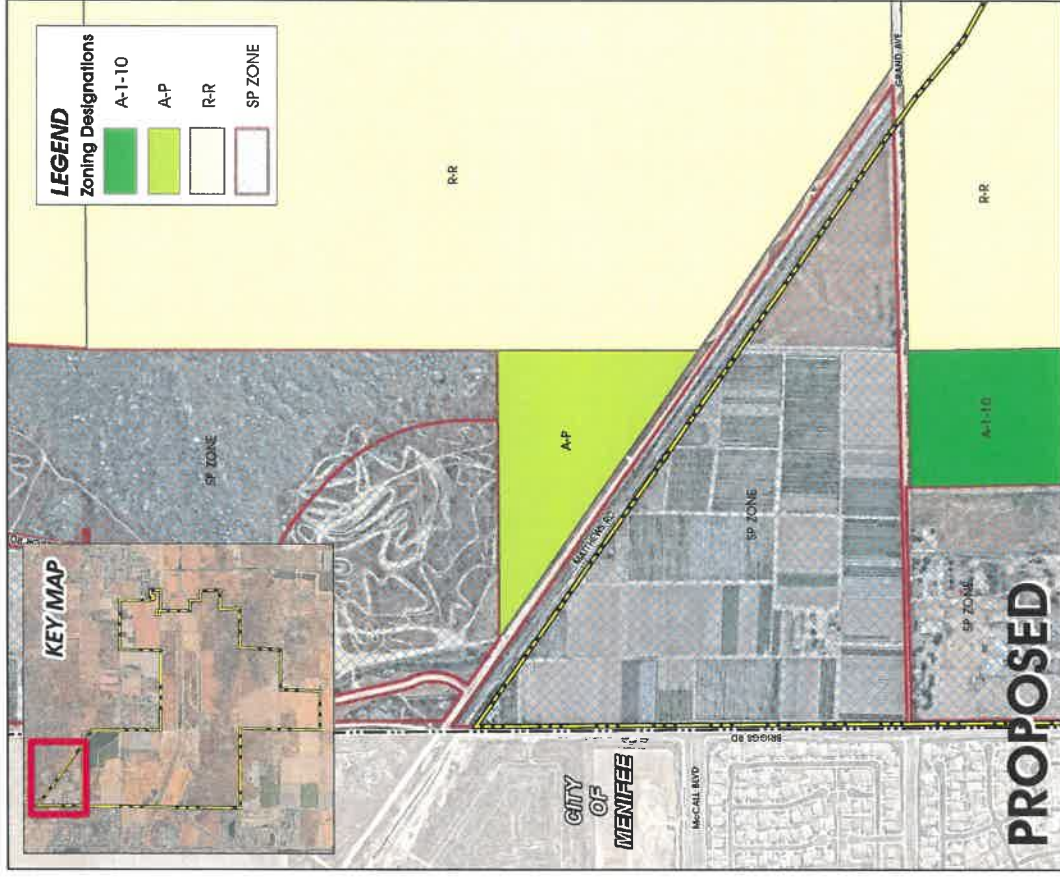
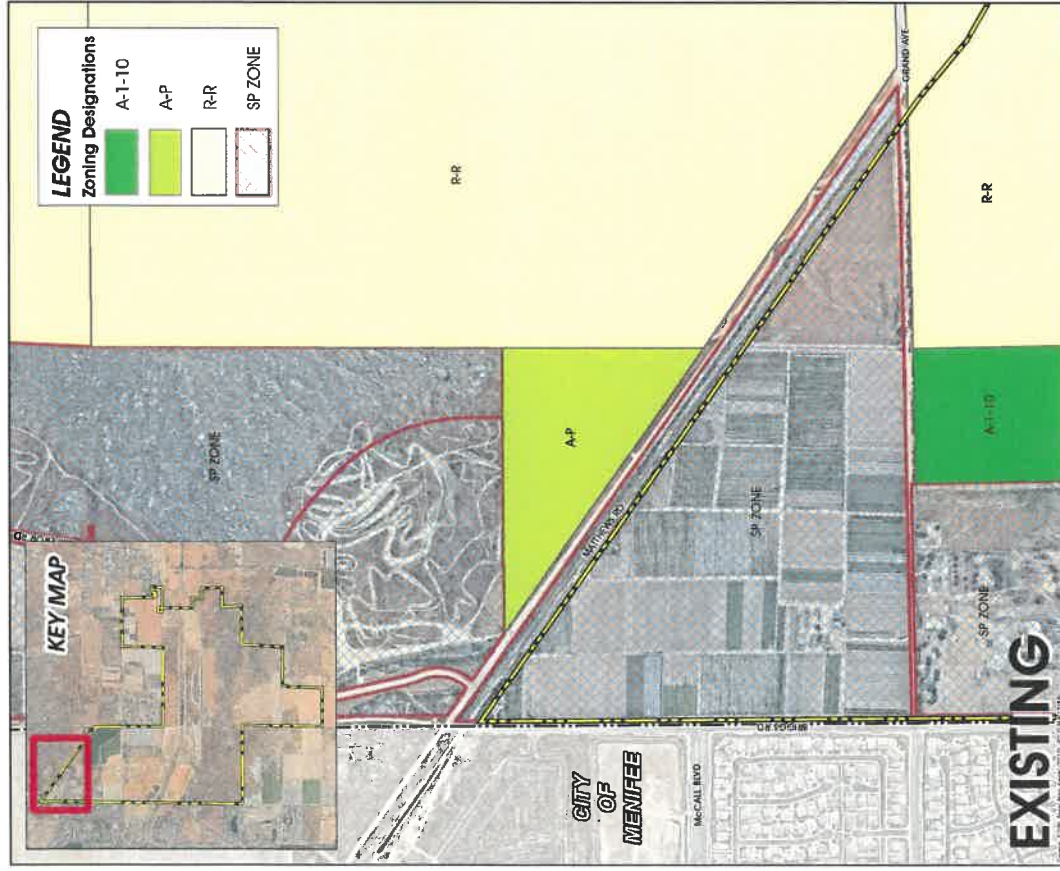


Figure 2-7

**EXISTING AND PROPOSED ZONING CLASSIFICATIONS - PAS 1-3, 4A, AND 4B**



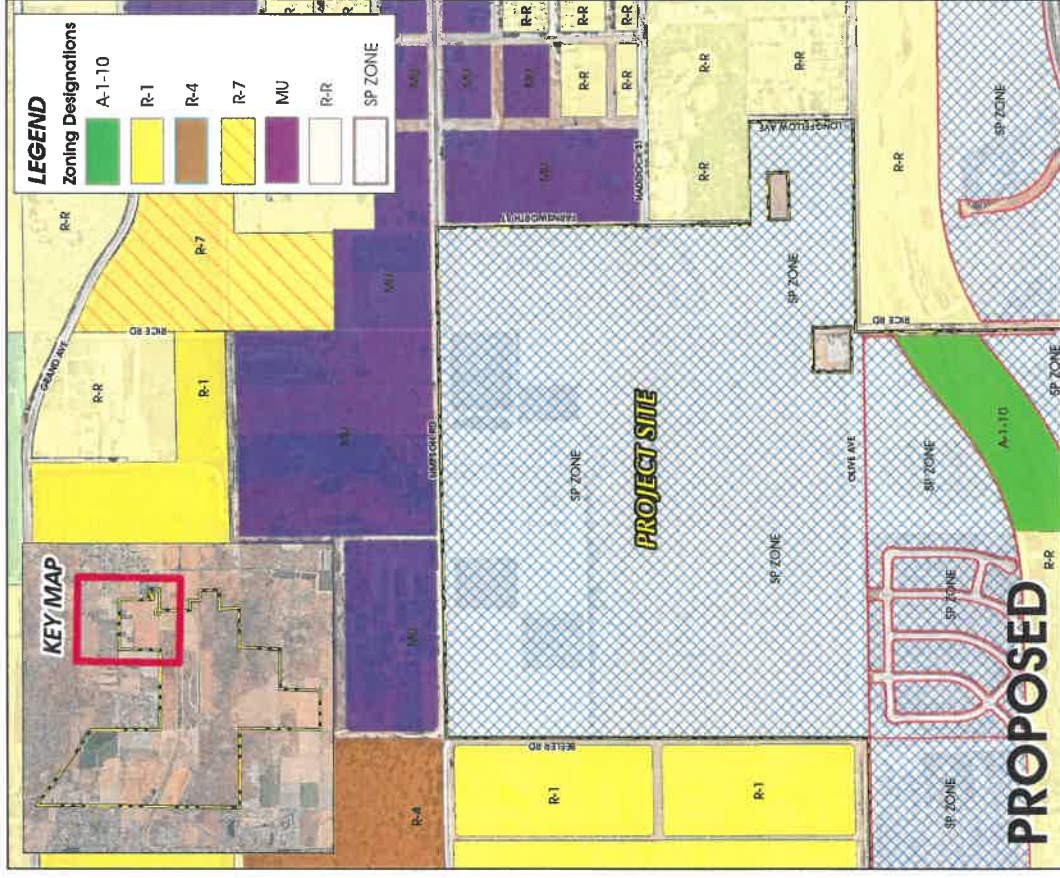
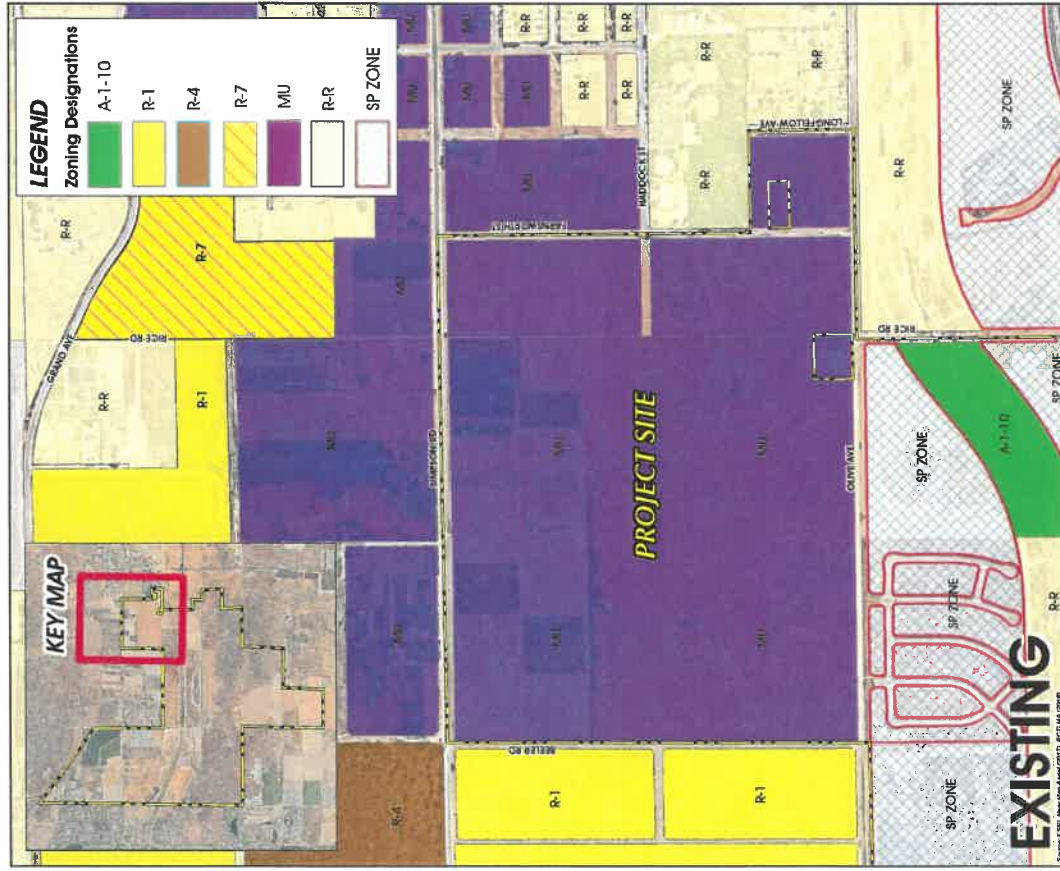


Figure 2-8

**EXISTING AND PROPOSED ZONING CLASSIFICATIONS - PAs 63-74, 75A-75D, AND 76**



Additionally, the Project would accommodate a change of land uses and acreages from 46.3 acres of CR in PA1 and 51.3 acres of CR in PA to the following: 36.2 acres of CR in Planning Area (PA) 1; 39.7 acres of HHDR in PA2, including 1,032 dwelling units; 6.1 acres of OS-R (Park) in PA 4A; and 11.0 acres of OS-R (Park) in PA4B. These applications, as submitted to the County of Riverside by the Project Applicant, are herein incorporated by reference pursuant to CEQA Guidelines § 15150 and are available for review at the County of Riverside Planning Department, 4080 Lemon Street, Riverside, CA 92502. All other discretionary and administrative approvals that would be required of the County of Riverside or other government agencies are also within the scope of the Project analyzed in this Initial Study.

The Project evaluated by this Initial Study is a proposal for a SPA No. 6 to re-designate land uses in Planning Areas 1, 2, 4A, and 4B and to add Planning Areas 63 through 74, 75A through 75D, and 76. The principal discretionary actions required of the County of Riverside to implement the proposed Project include the approval of a General Plan Amendment (GPA 01162), Specific Plan Amendment 6 (00293A6), and Change of Zone (CZ 07897), as well as certification of a Final EIR pursuant to CEQA. A summary of the discretionary approvals sought by the Project Applicant is provided below. Additional discretionary and administrative actions that would be necessary to implement the proposed Project are listed in Table 2-3, *Matrix of Project Approvals/Permits*, at the end of this section.

### **2.5.2 Specific Plan Amendment No. 6**

SPA No. 6 would incorporate 17 new Planning Areas (PAs 63 through 74, 75A through 75D, and 76) within the additional 211.2-acres into the Specific Plan, establishes Planning Area boundaries, land uses, target dwelling units, and densities for these new Planning Areas and modifies the Planning Area boundaries, land uses, target dwelling units, and densities for Planning Areas 1, 2, 4A, and 4B, changing them from Commercial Retail to a mix of Commercial Retail, Very High Density Residential, and Open Space - Recreation. Table 2-1, *Existing and Proposed SP 293 Land Use Summary*, shows the proposed changes to Land Use Designations within the Winchester Hills Specific Plan. Table 2-2, *Existing and Proposed SP 293 Land Use Details*, identifies the land use, target dwelling units, acreage, and density of each affected Planning Area. Refer to Figure 2-9, *Specific Plan Land Use Plan*, which shows the land uses for the entire Winchester Hills Specific Plan area. Figure 2-5 and Figure 2-6 (previously presented) show the existing general plan and proposed Specific Plan land use designations for PAs 1, 2, 4A, and 4B, and PAs 63-74, 75A-75D, and 76, respectively. Additionally, Figure 2-7 and Figure 2-8, (previously presented) show the existing zoning and proposed and Specific Plan designations for PAs 1, 2, 4A, and 4B, and PAs 63-74, 75A-75D and 76, respectively.

### **2.5.3 General Plan Amendment No. 01162**

The Project Applicant is seeking a General Plan Amendment (GPA) to incorporate an additional 211.2-acres into the Winchester Hills Specific Plan at the northeastern portion of the Specific Plan. Under existing conditions, these 211.2-acres are designated as Mixed Use Areas (MUAs) within the Harvest Valley/Winchester Area Plan (HVWAP). The proposed Land Use Designations within the Winchester Hills Specific Plan would be Medium-High Density Residential (77.1 acres), Highest Density Residential (32.6 acres), Mixed Use Area (29.0 acres), Commercial Retail (1.0 acres), Open Space – Recreation (39 acres), Open Space – Water (6.8 acres), and an additional 25.7-acres of circulation.

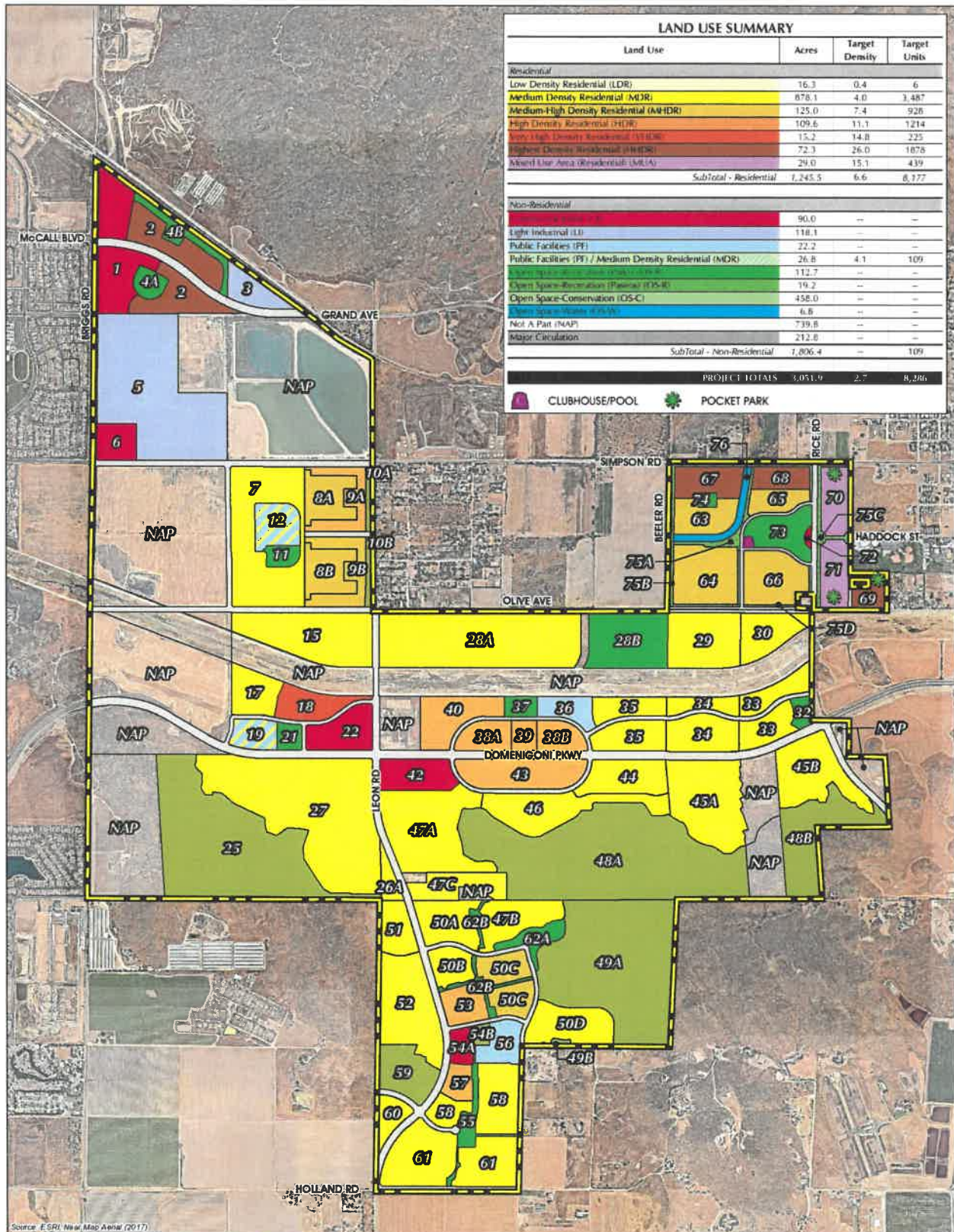
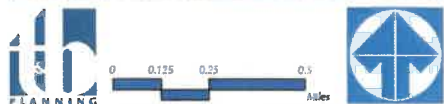


Figure 2-9



## SPECIFIC PLAN LAND USE PLAN

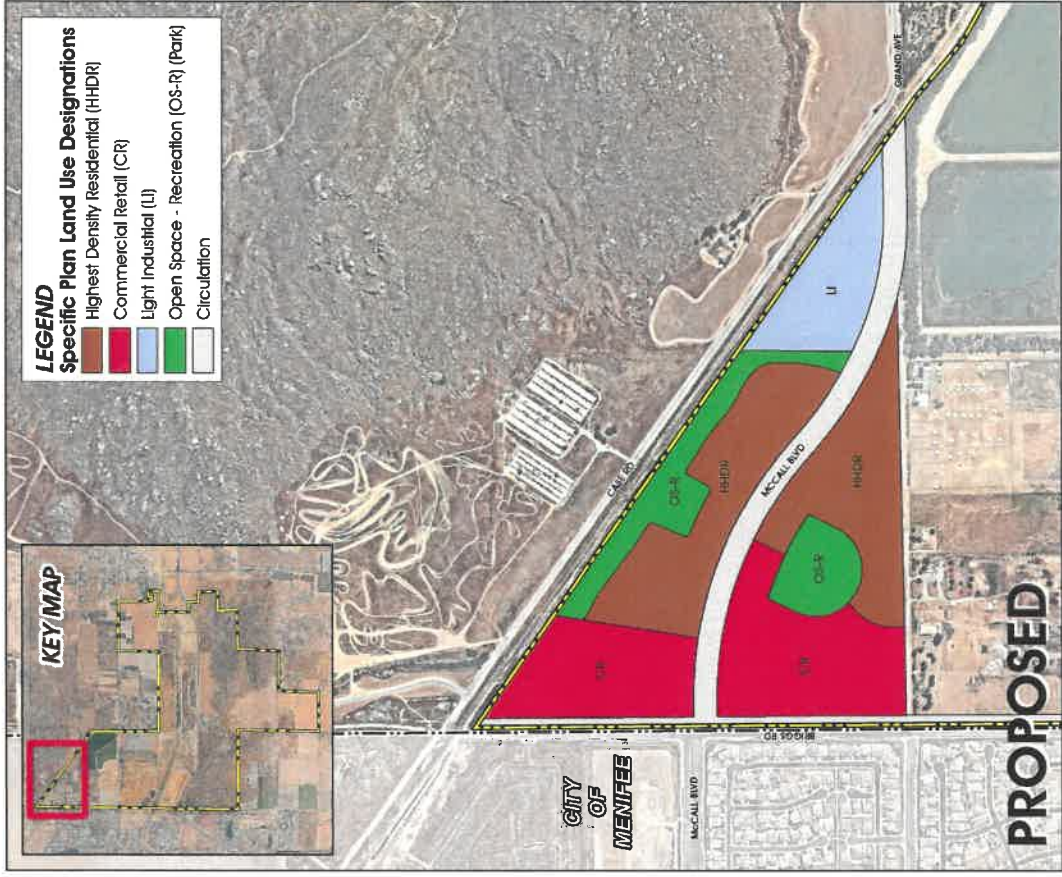
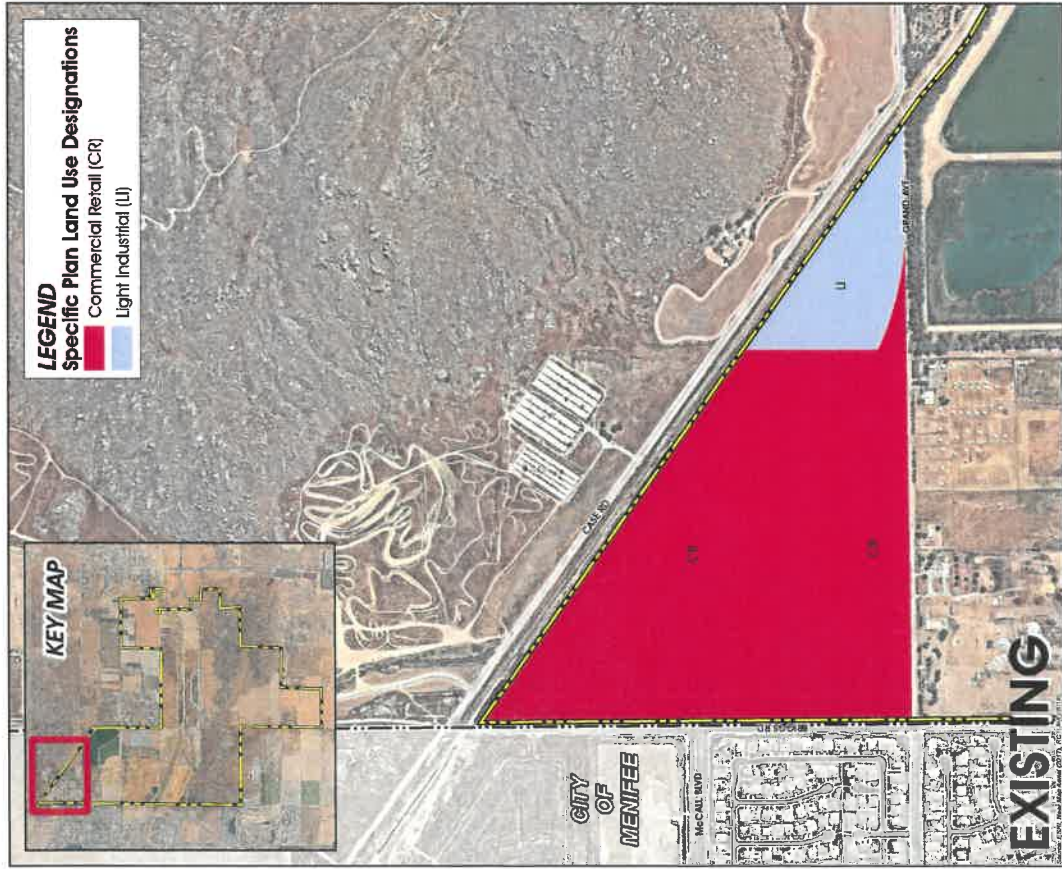
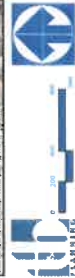


Figure 2-10

**EXISTING AND PROPOSED SPECIFIC PLAN LAND USE PLAN - PAs 1-3, 4A, AND 4B**





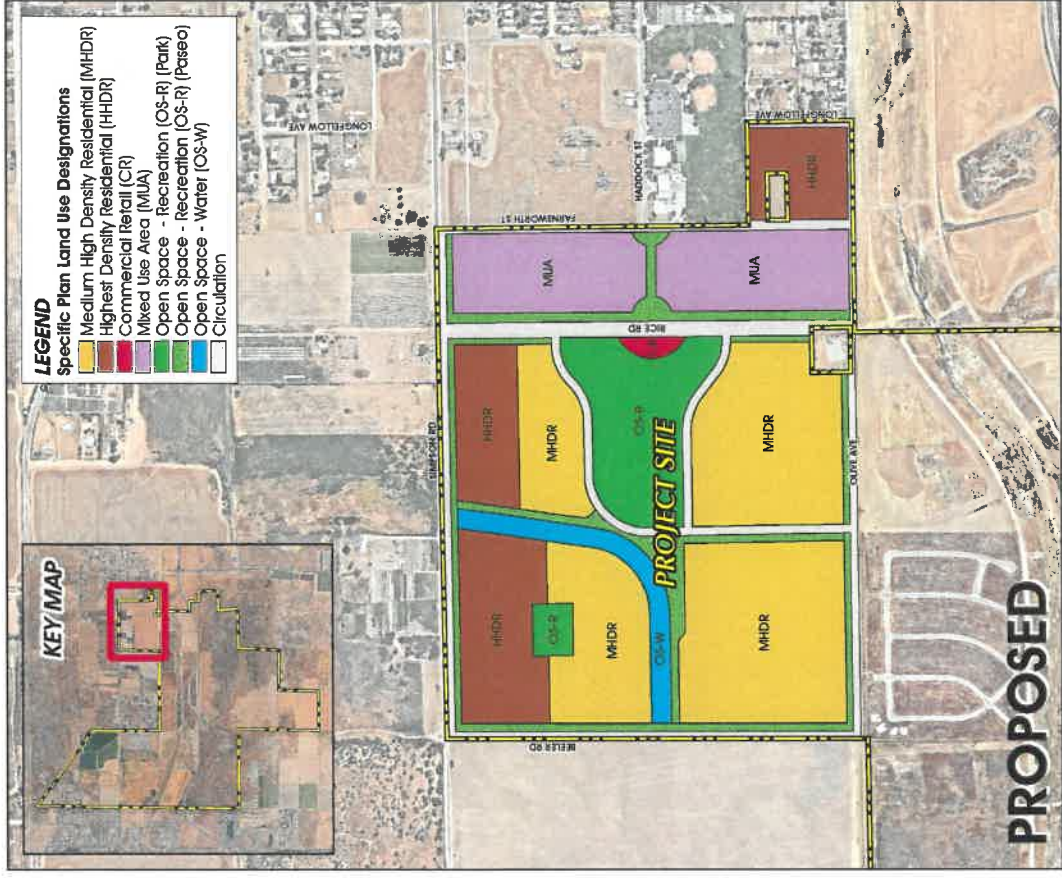


Figure 2-11

**EXISTING AND PROPOSED SPECIFIC PLAN LAND USE PLAN - PAs 63-74, 75A-75D, AND 76**



**Table 2-1 Existing and Proposed SP 293 Land Use Summary**

Land Use	SPA 293 A-5 Substantial Conformance #7			Amendment #6			Change in		
	DUs	Acres	Density	DUs	Acres	Density	DU	Acres	Density
<b>Residential</b>									
Low Density Residential	6	16.3	0.4	6	16.3	0.4	--	--	--
Medium Density Residential	3,365	856.6	3.9	3,487	878.1	4.0	112	21.5	0.1
Medium-High Density Residential	435	69.4	6.3	928	125.0	7.4	493	55.5	1.1
High Density Residential	1,214	109.6	11.1	1,214	109.6	11.1	--	--	--
Very High Density Residential	225	15.2	14.8	225	15.2	14.8	--	--	--
Highest Density Residential	--	--	--	1,878	72.3	26.0	1,878	72.3	26
Mixed Use Area	--	--	--	439	29.0	15.1	439	29.0	15.1
<b>Subtotal Residential</b>	<b>5,245</b>	<b>1,067.1</b>	<b>4.9</b>	<b>8,177</b>	<b>1,245.5</b>	<b>6.6</b>	<b>2,932</b>	<b>178.4</b>	<b>1.7</b>
<b>Non-Residential</b>									
Commercial Retail	--	150.4	--	--	90.0	--	--	-60.4	--
Light Industrial	--	118.1	--	--	118.1	--	--	--	--
Public Facilities	--	22.2	--	--	22.2	--	--	--	--
Public Facilities / Medium Density Residential	35	14.4	2.4	109	26.8	4.1	74	12.4	1.7
Open Space – Recreation (Parks)	--	75.9	--	--	112.7	--	--	36.8	--
Open Space – Recreation (Paseos)	--	--	--	--	19.2	--	--	19.2	--
Open Space – Conservation	--	458.0	--	--	458.0	--	--	--	--
Open Space – Water	--	--	--	--	6.8	--	--	6.8	--
Not A Part	--	739.8	--	--	739.8	--	--	--	--
Major Circulation	--	182.8	--	--	212.8	--	--	30	--
<b>Subtotal Non-Residential</b>	<b>35</b>	<b>1,761.6</b>	<b>2.4</b>	<b>109</b>	<b>1,806.4</b>	<b>4.1</b>	<b>74</b>	<b>38</b>	<b>1.7</b>
<b>Project Totals</b>	<b>5,280</b>	<b>2,828.7</b>	<b>.001</b>	<b>8,286</b>	<b>3,051.9</b>	<b>1.17</b>	<b>3,006</b>	<b>216.4</b>	<b>1.7</b>

**Table 2-2 Existing and Proposed SP 293 Land Use Details**

Note: Changed PAs are highlighted

PA	SP 293 A-5, Substantial Conformance #7				Proposed SP 293 Amendment #6			
	Land Use	DUs	Acres	Density	Land Use	DUs	Acres	Density
1	Commercial Retail (CR)	--	46.3	0.0	Commercial Retail (CR)	--	36.2	0.0
2	Commercial Retail (CR)	--	51.3	0.0	Highest Density Residential (HHDR)	1,032	39.7	26.0
3	Light Industrial (LI)	--	14.3	0.0	Light Industrial (LI)	--	14.3	0.0
4A		--	--	0.0	Open Space-Recreation (Parks) (OS-R)	--	6.1	0.0
4B		--	--	0.0	Open Space-Recreation (Parks) (OS-R)	--	11.0	0.0
5	Light Industrial (LI)	--	103.8	0.0	Light Industrial (LI)	--	103.8	0.0
6	Commercial Retail (CR)	--	11.0	0.0	Commercial Retail (CR)	--	11.0	0.0
7	Medium Density Residential (MDR)	243	58.1	4.2	Medium Density Residential (MDR)	243	58.1	4.2
8A	Medium-High Density Residential (MHDR)	99	15.9	6.2	Medium-High Density Residential (MHDR)	99	15.9	6.2
8B	Medium-High Density Residential (MHDR)	95	16.3	5.8	Medium-High Density Residential (MHDR)	95	16.3	5.8
9A	High Density Residential (HDR)	118	13.7	8.6	High Density Residential (HDR)	118	13.7	8.6
9B	Medium-High Density Residential (MHDR)	119	15.7	7.6	Medium-High Density Residential (MHDR)	119	15.7	7.6
10A	Open Space-Conservation (OS-C)	--	2.8	0.0	Open Space-Conservation (OS-C)	--	2.8	0.0
10B	Open Space-Conservation (OS-C)	--	2.8	0.0	Open Space-Conservation (OS-C)	--	2.8	0.0
11	Open Space-Recreation (Parks) (OS-R)	--	5.0	0.0	Open Space-Recreation (Parks) (OS-R)	--	5.0	0.0
12	Public Facilities (PF) / Medium Density Residential (MDR)	35	14.4	2.4	Public Facilities (PF) / Medium Density Residential (MDR)	35	14.4	2.4
15	Medium Density Residential (MDR)	186	44.7	4.2	Medium Density Residential (MDR)	186	44.7	4.2
17	Medium Density Residential (MDR)	58	15.6	3.7	Medium Density Residential (MDR)	58	15.6	3.7
18	Very High Density Residential (VHDR)	225	15.2	14.8	Very High Density Residential (VHDR)	225	15.2	14.8
19	Public Facilities (PF) / Medium Density Residential (MDR)	74	12.4	6.0	Public Facilities (PF) / Medium Density Residential (MDR)	74	12.4	6.0
21	Open Space-Recreation (Parks) (OS-R)	--	4.9	0.0	Open Space-Recreation (Parks) (OS-R)	--	4.9	0.0
22	Commercial Retail (CR)	--	17.9	0.0	Commercial Retail (CR)	--	17.9	0.0
25	Open Space-Conservation (OS-C)	--	116.8	0.0	Open Space-Conservation (OS-C)	--	116.8	0.0
26A	Medium Density Residential (MDR)	14	5.6	2.5	Medium Density Residential (MDR)	14	5.6	2.5
27	Medium Density Residential (MDR)	379	114.9	3.3	Medium Density Residential (MDR)	379	114.9	3.3
28A	Medium Density Residential (MDR)	346	84.3	4.1	Medium Density Residential (MDR)	346	84.3	4.1
28B	Open Space-Recreation (Parks) (OS-R)	--	32.9	0.0	Open Space-Recreation (Parks) (OS-R)	--	32.9	0.0
29	Medium Density Residential (MDR)	141	30.4	4.6	Medium Density Residential (MDR)	141	30.4	4.6

Note: Changed PAs are highlighted

PA	SP 293 A-5, Substantial Conformance #7				Proposed SP 293 Amendment #6			
	Land Use	DUs	Acres	Density	Land Use	DUs	Acres	Density
30	Medium Density Residential (MDR)	82	18.4	4.5	Medium Density Residential (MDR)	82	18.4	4.5
32	Open Space-Recreation (Parks) (OS-R)	--	4.4	0.0	Open Space-Recreation (Parks) (OS-R)	--	4.4	0.0
33	Medium Density Residential (MDR)	104	25.0	4.2	Medium Density Residential (MDR)	104	25.0	4.2
34	Medium Density Residential (MDR)	131	27.8	4.7	Medium Density Residential (MDR)	131	27.8	4.7
35	Medium Density Residential (MDR)	127	27.5	4.6	Medium Density Residential (MDR)	127	27.5	4.6
36	Public Facilities (PF)	--	10.2	0.0	Public Facilities (PF)	--	10.2	0.0
37	Open Space-Recreation (Parks) (OS-R)	--	5.0	0.0	Open Space-Recreation (Parks) (OS-R)	--	5.0	0.0
38A	High Density Residential (HDR)	123	11.7	10.5	High Density Residential (HDR)	123	11.7	10.5
38B	High Density Residential (HDR)	100	10.2	9.8	High Density Residential (HDR)	100	10.2	9.8
39	High Density Residential (HDR)	57	5.4	10.6	High Density Residential (HDR)	57	5.4	10.6
40	High Density Residential (HDR)	213	22.4	9.5	High Density Residential (HDR)	213	22.4	9.5
42	Commercial Retail (CR)	--	17.6	0.0	Commercial Retail (CR)	--	17.6	0.0
43	High Density Residential (HDR)	378	27.3	13.8	High Density Residential (HDR)	378	27.3	13.8
44	Medium Density Residential (MDR)	86	21.3	4.0	Medium Density Residential (MDR)	86	21.3	4.0
45A	Medium Density Residential (MDR)	178	45.2	3.9	Medium Density Residential (MDR)	178	45.2	3.9
45B	Medium Density Residential (MDR)	136	31.3	4.3	Medium Density Residential (MDR)	136	31.3	4.3
46	Medium Density Residential (MDR)	120	32.7	3.7	Medium Density Residential (MDR)	120	32.7	3.7
47A	Medium Density Residential (MDR)	192	52.3	3.7	Medium Density Residential (MDR)	192	52.3	3.7
47B	Medium Density Residential (MDR)	61	21.3	2.9	Medium Density Residential (MDR)	61	21.3	2.9
47C	Low Density Residential (LDR)	6	16.3	0.4	Low Density Residential (LDR)	6	16.3	0.4
48A	Open Space-Conservation (OS-C)	--	153.1	0.0	Open Space-Conservation (OS-C)	--	153.1	0.0
48B	Open Space-Conservation (OS-C)	--	39.9	0.0	Open Space-Conservation (OS-C)	--	39.9	0.0
49A	Open Space-Conservation (OS-C)	--	118.6	0.0	Open Space-Conservation (OS-C)	--	118.6	0.0
49B	Open Space-Conservation (OS-C)	--	1.2	0.0	Open Space-Conservation (OS-C)	--	1.2	0.0
50A	Medium Density Residential (MDR)	93	19.7	4.7	Medium Density Residential (MDR)	93	19.7	4.7
50B	Medium Density Residential (MDR)	56	11.1	5.0	Medium Density Residential (MDR)	56	11.1	5.0
50C	Medium-High Density Residential (MHDR)	122	21.5	5.7	Medium-High Density Residential (MHDR)	122	21.5	5.7
50D	Medium Density Residential (MDR)	82	24.3	3.4	Medium Density Residential (MDR)	82	24.3	3.4
51	Medium Density Residential (MDR)	33	13.3	2.5	Medium Density Residential (MDR)	33	13.3	2.5
52	Medium Density Residential (MDR)	144	41.1	3.5	Medium Density Residential (MDR)	144	41.1	3.5

Note: Changed PAs are highlighted

PA	SP 293 A-5, Substantial Conformance #7				Proposed SP 293 Amendment #6			
	Land Use	DUs	Acres	Density	Land Use	DUs	Acres	Density
53	High Density Residential (HDR)	139	11.6	12.0	High Density Residential (HDR)	139	11.6	12.0
54A	Commercial Retail (CR)	--	6.3	0.0	Commercial Retail (CR)	--	6.3	0.0
54B	Open Space-Conservation (OS-C)	--	2.6	0.0	Open Space-Conservation (OS-C)	--	2.6	0.0
55	Open Space-Recreation (Parks) (OS-R)	--	8.4	0.0	Open Space-Recreation (Parks) (OS-R)	--	8.4	0.0
56	Public Facilities (PF)	--	12.0	0.0	Public Facilities (PF)	--	12.0	0.0
57	High Density Residential (HDR)	86	7.3	11.8	High Density Residential (HDR)	86	7.3	11.8
58	Medium Density Residential (MDR)	151	30.1	5.0	Medium Density Residential (MDR)	151	30.1	5.0
59	Open Space-Conservation (OS-C)	--	20.2	0.0	Open Space-Conservation (OS-C)	--	20.2	0.0
60	Medium Density Residential (MDR)	34	9.0	3.8	Medium Density Residential (MDR)	34	9.0	3.8
61	Medium Density Residential (MDR)	188	51.6	3.6	Medium Density Residential (MDR)	188	51.6	3.6
62A	Open Space-Recreation (Parks) (OS-R)	--	8.8	0.0	Open Space-Recreation (Parks) (OS-R)	--	8.8	0.0
62B	Open Space-Recreation (Parks) (OS-R)	--	6.4	0.0	Open Space-Recreation (Parks) (OS-R)	--	6.4	0.0
63					Medium-High Density Residential (MHDR)	120	15.1	7.9
64					Medium-High Density Residential (MHDR)	227	28.4	8.0
65					Medium-High Density Residential (MHDR)	76	9.6	7.9
66					Medium-High Density Residential (MHDR)	192	24.0	8.0
67					Highest Density Residential (HHDR)	392	15.1	26.0
68					Highest Density Residential (HHDR)	249	9.6	25.9
69					Highest Density Residential (HHDR)	205	7.9	25.9
70					Mixed Use Area (Residential) (MUA)	192	14.4	13.3
71					Mixed Use Area (Residential) (MUA)	247	14.6	16.9
72					Commercial Retail (CR)	--	1.0	0.0
73					Open Space-Recreation (Parks) (OS-R)	--	17.8	0.0
74					Open Space-Recreation (Parks) (OS-R)	--	2.0	0.0
75A					Open Space-Recreation (Paseos) (OS-R)	--	5.6	0.0
75B					Open Space-Recreation (Paseos) (OS-R)	--	6.9	0.0
75C					Open Space-Recreation (Paseos) (OS-R)	--	5.3	0.0
75D					Open Space-Recreation (Paseos) (OS-R)	--	1.4	0.0
76					Open Space-Water (OS-W)	--	6.8	0.0
NAP	Not A Part (NAP)	--	739.8	--	Not A Part (NAP)	--	739.8	0.0

Note: Changed PAs are highlighted

PA	SP 293 A-5, Substantial Conformance #7				Proposed SP 293 Amendment #6			
	Land Use	DUs	Acres	Density	Land Use	DUs	Acres	Density
	Major Circulation	--	182.8	--	Major Circulation	--	212.8	0.0
<b>TOTAL</b>		<b>5,354</b>	<b>2,841.0</b>	<b>1.9</b>		<b>8,286</b>	<b>3051.9</b>	<b>.41</b>

The Winchester Hills Specific Plan proposes design guidelines for site planning, architecture, landscape, lighting, signage, fencing, and other elements of the built environment. As stated in the proposed Specific Plan, it is the intent of the Project to establish a community that is integrated with the unique character of the hillside setting in which it is located by using architectural styles and product types suitable for the hillside setting while respecting the rural character of the surrounding community.

### 2.5.4 Proposed Land Uses

The Winchester Hills Specific Plan Amendment proposes the development of a 107.3-acre site with a variety of different land uses in Planning Areas 1, 2, 4A and 4B. The Winchester Hills Specific Plan Amendment proposes the add the development of a 211.2-acre site with a variety of different land uses in PAs 1, 2, 4A, 4B, 63-74, 75A-75D, and 76, as detailed below.

#### Planning Areas (PAs) 1, 2, 4A and 4B:

- **Commercial Retail (CR):** The Project proposes commercial retail uses within Planning Area 1. In total, this Planning Area is proposed to accommodate a maximum of 394,218 sq. ft. of commercial space on approximately 36.2 acres.
- **Highest Density Residential (HHDR):** Planning Area 2 would have a target density of 26.0 units per acre (du/ac), and is proposed to allow for the development of up to 1,032 dwelling units on 39.7 acres.
- **Open Space-Recreation (OS-R) (Park):** The Project proposes to establish Planning Areas 4A and 4B with open space-recreation park land uses. PA 4A would be 6.1 acres while PA 4B would be 11.0 acres.

#### Planning Areas (PAs) 63 through 74, 75A through 75D, and 76:

- **Medium-High Density Residential (MHDR):** PAs 63, 64, 65, and 66 are designated for MHDR land uses. PA 63 would have a target density of 7.9 dwelling units per acre (du/ac), and is proposed to allow for the development of up to 120 dwelling units on 15.1 acres. PA 64 would have a target density of 8.0 du/ac, and is proposed to allow for the development of up to 227 dwelling units on 28.4 acres. PA 65 would have a target density of 7.9 du/ac, and is proposed to allow for the development of up to 76 dwelling units on 9.6 acres. PA 66 would have a target density of 8.0 du/ac, and is proposed to allow for the development of up to 192 dwelling units on 24.0 acres.
- **Highest Density Residential (HHDR):** Planning Areas 67, 68, and 69 are designated for HHDR land uses. PA 67 would have a target density of 26.0 du/ac, and is proposed to allow for the development of up to 392 dwelling units on 15.1 acres. PA 68 would have a target density of 25.9 du/ac, and is proposed to allow for the development of up to 249 dwelling units on 9.6 acres. PA

69 would have a target density of 25.9 du/ac, and is proposed to allow for the development of up to 205 dwelling units on 7.9 acres.

- **Mixed Use Area (MUA):** The Project proposes mixed use land uses within PAs 70 and 71. Mixed use area land uses would include a mixture of both commercial and multi-family residential uses with a maximum of 192 dwelling units allowed in PA 70 and 247 dwelling units allowed in PA 71. A maximum of 76,230 square feet of commercial building area would be permitted within PA 70, whereas PA 71 would be developed with multi-family residential uses.
- **Commercial Retail (CR):** The Project proposes commercial retail uses within PA 1 and PA 72. A maximum of 392,218 square feet of commercial retail uses would be permitted on 36.2-acres within PA 1 and 10,890 square feet of commercial retail uses would be permitted on 1.0 acre in PA 72.
- **Open Space-Recreation (OS-R) (Park):** The Project proposes to establish PAs 73 and 74 with open space-recreation park land uses. PA 73 would be 17.8-acres while PA 74 would be 2.0 acres.
- **Open Space-Recreation (OS-R) (Paseo):** The Project proposes to establish PAs 75A, 75B, 75C, and 75D with open space-recreation park land uses. PA 75A would be 5.6-acres, Planning Area 75B would be 6.9-acres, PA 75C would be 5.3-acres, and PA 75D would be 1.4 acres.
- **Open Space-Water (OS-W) (Drainage):** PA 76 is designated as a 6.8-acre drainage area that would help drainage flow from the north of PAs 67 and 68 through to Beeler Road.

### 2.5.5 Change of Zone No. 07897

The Riverside County Zoning Ordinance, which is part of the County's Municipal Code, assigns a zoning designation to all properties inside the City boundaries. Development is required by law to comply with the provisions of the Zoning Ordinance. As shown on Figure 2-7, and Figure 2-8, (previously presented) a zoning amendment is proposed as part of the Project. The proposed Zone Change would establish the Planning Area boundaries, permitted uses, and development standards for the newly incorporated 211.2 acres and would modify the Planning Area boundaries, permitted uses and development standards for PAs 1, 2, 4A, and 4B.

Under SPA 293A5, Substantial Conformance #7, PA 1, designated for commercial retail (CR) would be 46.3-acres; PA 2, designated for CR, would be 51.3 acres; and PA 3 commercial retail (CR) would be 14.3 acres. With the proposed Project, these PA acreages would be updated as follows: PA 1, designated for CR would be 36.2 acres; PA 2, designated for HHDR would be 39.7 acres with 1,032 dwelling units; PA 4A, designated for OS-R (Parks) would be 6.1 acres; and PA 4B, designated for OS-R (Parks) would be 11.0 acres.

## **2.6 Project Construction and Operational Characteristics**

### **2.6.1 Construction Details**

#### **A. Timing and Phasing of Construction**

Timing and Phasing of Construction to be provided

### **2.6.2 Operational Characteristics**

The proposed Project would be primarily operated as a residential community with a supporting retail commercial component. As such, typical operational characteristics include resident and visitor travel to and from the site, recreational activities within neighborhoods and park areas, and general maintenance within neighborhoods and on-site parks.

Within the commercial/retail portions of the Project site, a diverse mixture of commercial land uses may be implemented with associated commercial operational characteristics. The commercial land uses in PA 1 (36.2 acres) and to a lesser extent PA 72 (1.0 acre) would attract heavier traffic from the neighboring communities.

#### **A. Future Population**

Implementation of the proposed Project would result in an increase of 1,900 dwelling units in PAs 63-74, 75A-75D, & 76, and 1,032 dwelling units in PA 2. According to the population generation rates within the County of Riverside General Plan, the average household size for the Area Plan in which the Project is located (the Harvest Valley/Winchester Area Plan) is 2.91 persons. With the development of the additional 2,932 proposed residential units on the Project site, the proposed Project would yield a future population of approximately 8,533 residents at build-out. This approximate future population of 5,719 residents would be in addition to the residents that would be added as a result of the already approved Winchester Hills Specific Plan. (Riverside, 2014, Appendix E1, p.2)

#### **B. Future Employment**

The proposed Project would involve the development of up to 481,838 square feet of commercial retail uses within Planning Areas 1 and 72 that would be subject to SPA No. 6. According to Appendix E to the RCIP General Plan (2014), commercial retail development within the County is expected to generate approximately one employee per 500 square feet of commercial retail development. Therefore, the proposed on-site commercial retail uses are expected to generate approximately 963 future employees on-site (481,838 sq. ft. ÷ 500 sq. ft. per employee = 963 employees). (Riverside, 2014, Appendix E p.3)

#### **C. Water Demand**

Based on Section 5, Table 5.5-AE, Cumulative Effect on Theoretical Potable Water Demand, of the EIR for Riverside County General Plan Amendment No. 960, the estimated demand for potable water for residential land uses of 1.01 acre-feet per year per dwelling unit (AFY/du), and 3.50 acre-feet per year per square foot for commercial land uses. Using these generation factors, the 211.2-acre area would require an additional 1,900 dwelling units which would result in an estimated wastewater demand of 1,919 AF/Year for residential uses. Additionally, using a residential water use estimation of 1.01 acre-feet per year, the 107.3-acre area would require an additional 1,042.32 acre-feet of water per year for the 1,032 dwelling units. The proposed additional 481,838 square feet of commercial land uses would result in an estimated potable water demand of 1,686,433 AF/Year (Riverside, 2015a, Table 5.5-AE). To evaluate



whether the Eastern Municipal Water District’s (EMWD) current and planned water supplies are adequate to serve the Project, A Water Supply Assessment (WSA) will be prepared for the Project.

**D. Wastewater Demand**

Based on Section 5, Table 5.5-AF, Cumulative Effect on Theoretical Wastewater Treatment Demand, of the EIR for Riverside County General Plan Amendment No. 960, the estimated demand for wastewater treatment for residential land uses is 230 gallons per day per dwelling unit (gpd/du) and 1,200 gallons per day per acre (gpd/ac) for commercial land uses. Using these generation factors, the proposed additional 1,900 dwelling units would result in an estimated wastewater demand of 437,000 gallons per day for PAs 63-74, 75A-75D, & 76. The proposed additional wastewater demand for the 1,032 dwelling units in PA 2 would result in an estimated wastewater demand of 237,360 gallons per day. The proposed one acre of commercial land uses in PA 72 would result in an estimated wastewater demand of 1,200 gallons per day for PAs 72. PA1 would require an additional 43,440 gallons per day. In total, Pas 1, 2, 4A, 4B, 63-74, 75A-75D, & 76 would require a wastewater demand of at least 719,000 gallons per day.

**2.7 Related Environmental Review and Consultation Requirements**

Subsequent to approval of Specific Plan Amendment 00293A6, General Plan Amendment No. 01162, and Change of Zone No. 07897, additional discretionary actions may be necessary to implement the proposed Project. Additional discretionary actions include, but are not limited to, individual plot plans and/or conditional use permits, tentative tract map(s), subdivision map(s), grading permits, encroachment permits/road improvements, drainage infrastructure improvements, water and sewer infrastructure improvements, stormwater permit(s), and state and federal resource agency permits. This Initial Study covers all federal, state, and local government approvals which may be needed to construct or implement the Project, whether explicitly noted below, or not.

**Table 2-3 Matrix of Project Approvals/Permits**

Public Agency	Approvals and Decisions
<b>County of Riverside</b>	
<b>Proposed Project – Riverside County Discretionary Approvals</b>	
Riverside County Planning Commission	<ul style="list-style-type: none"> <li>• Provide recommendations to the Riverside County Board of Supervisors whether to approve the Winchester Hills Specific Plan Amendment 6, General Plan Amendment No. 01162, and Change of Zone No. 07897.</li> <li>• Provide recommendations to the Riverside County Board of Supervisors regarding certification of this EIR.</li> </ul>
Riverside County Board of Supervisors	<ul style="list-style-type: none"> <li>• Approve, conditionally approve, or deny the Winchester Hills Specific Plan Amendment No. 6.</li> <li>• Approve or deny General Plan Amendment No. 01162.</li> <li>• Approve or deny Change of Zone No. 07897.</li> <li>• Reject or certify this EIR along with appropriate CEQA Findings.</li> </ul>

Public Agency	Approvals and Decisions
<b>Subsequent Riverside County Discretionary and Ministerial Approvals</b>	
Riverside County Subsequent Approvals: Planning Department and/or Building & Safety	<ul style="list-style-type: none"> <li>• Approve implementing Tract Maps, as well as Final Maps, Plot Plans, and/or Site Plans as may be appropriate.</li> <li>• Issue Grading Permits.</li> <li>• Issue Building Permits.</li> <li>• Approve Road Improvement Plans.</li> <li>• Issue Encroachment Permits.</li> <li>• Issue Conditional Use Permits, if required.</li> </ul>
<b>Other Agencies – Subsequent Approvals and Permits</b>	
Regional Water Quality Control Board	<ul style="list-style-type: none"> <li>• Issuance of a stormwater permit and a Section 401 Permit pursuant to the Clean Water Act.</li> </ul>
California Department of Fish and Wildlife	<ul style="list-style-type: none"> <li>• Issuance of a Section 1602 Streambed Alteration Agreement.</li> </ul>
U.S. Army Corps of Engineers	<ul style="list-style-type: none"> <li>• Issuance of a Section 404 Permit pursuant to the Clean Water Act.</li> </ul>

### **3.0 ENVIRONMENTAL CHECKLIST**

---

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42865

**Project Case Type (s) and Number(s):** General Plan Amendment No. 01162, Change of Zone No. 07897, and Specific Plan No. 00293A6

**Lead Agency Name:** County of Riverside Planning Department

**Address:** P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Russell Brady, Riverside County Planning Department

**Telephone Number:** (951) 955-3025

**Applicant's Name:** Triple M Property/Lin Capital 2010, LLC

**Applicant's Address:** 4010 Palos Verdes Drive North, Suite 201; Rolling Hills Estates, CA 90274

**Representative's Name:** T&B Planning, Inc.

**Representative's Address:** 17542 East 17<sup>th</sup> Street, Suite 100; Tustin, CA 92780

### 3.1 Project Information

#### 3.1.1 Project Description:

As discussed in detail in Subsection 2.0, above, the proposed Project involves the following discretionary approvals from Riverside County:

- 1) Specific Plan Amendment No. 6 would incorporate 17 new Planning Areas (PAs 63 through 74, 75A through 75D, and 76) within the additional 211.2 acres into the Specific Plan, establishes Planning Area boundaries, land uses, target dwelling units, and densities for these new Planning Areas and modifies the Planning Area boundaries, land uses, target dwelling units, and densities for Planning Areas 1, 2, 4A, and 4B, which have a combined acreage of approximately 107.3 acres, changing them from Commercial Retail to a mix of Commercial Retail, Very High Density Residential, and Open Space - Recreation.
- 2) General Plan Amendment No. 01162 would incorporate an additional 211.2 acres into the Winchester Hills Specific Plan at the northeast corner of the Specific Plan. Under existing conditions, these 211.2 acres are designated as Mixed-Use Area within the Harvest Valley / Winchester Area Plan (HVWAP). The proposed Land Use Designations within the Winchester Hills Specific Plan would be Medium-High Density Residential (77.9 acres), Highest Density Residential (33.5 acres), Mixed Use Area (29.0 acres), Commercial Retail (1.0 acres), Open Space – Recreation (39.4 acres), Open Space – Water (6.8 acres), and an additional 16.7 acres of circulation.
- 3) Change of Zone No. 07897 would establish the Planning Area boundaries, permitted uses, and development standards for the newly incorporated 211.2 acres and would modify the Planning Area boundaries, permitted uses and development standards for PAs 1, 2, and 4A/4B.

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

**B. Total Project Area:** 318.5 acres

**Residential Acres:** 171.4

**Lots:** N/A

**Units:** 2,932

**Projected No. of Residents:** 8,533

**Commercial Acres:** 44.2

**Lots:** N/A

**Sq. Ft. of Bldg. Area:** 481,338

**Est. No. of Employees:** 963

**Industrial Acres:** 0

**Lots:** 0

**Sq. Ft. of Bldg. Area:** 0

**Est. No. of Employees:** N/A

**Other:** Open Space: 56.1 acres; Private Streets: 0 acres; Public Roads: 25.7 acres

C. **Assessor's Parcel No(s):** 462-090-001, 462-090-002, 462-110-001, 462-110-002, 462-110-003, 462-110-004, 462-110-005, 462-110-006, 462-110-007, 462-120-001, 462-120-002, 462-120-003, 462-120-004, 462-120-005, 462-120-006, 462-120-012, 462-120-013, 462-120-014, 462-120-015, 462-120-016, 462-120-038, 461-030-002, 461-030-013, 461-030-014.

D. **Street References:** One portion of the SPA No. 6 area (containing Planning Areas 1, 2, 4A, and 4B) is located east of Briggs Road, north of Grand Avenue and south of Case Road. The portion of the SPA adding approximately 211.2 acres to the Specific Plan is generally bordered by Olive Avenue to the south, Simpson Road to the north, Beeler Road to the west and Longfellow Street to the east.

E. **Section, Township & Range Description or reference/attach a Legal Description:** Portions of Sections 19, 28, and 29 Township 5 South, Range 2 West.

F. **Brief description of the existing environmental setting of the Project site and its surroundings:**

The Project site is relatively flat and contains no steep slopes. As shown previously on Figure 2-4, the Project site consists primarily of vacant, undeveloped land, some of which is used for agriculture.

As also shown on Figure 2-4, to the east of Leon Road and north of Olive Avenue there is existing rural residential land uses. Additionally, an existing Riverside County Winchester Fire Station (located at 32655 Haddock Street) is located immediately east of Planning areas 70 and 71, as well as the Francis Domenigoni Community Center (a part of the Valley-Wide Recreation and Park District (located at 32665 Haddock Street) and Winchester Elementary School.

Topographically, the Planning Areas 1, 2, 4A and 4B are nearly flat. Elevations onsite range between 1,455 and 1,475 feet AMSL. This portion of the Project site is currently in agricultural use. Planning Areas 1, 2, 4A and 4B are surrounded by the following land uses: to the west by high density housing developments; to the east by agricultural fields, with open space in the hills beyond; to the north by open space and agricultural fields; and to the south by historically and currently used agricultural developments and fields.

### 3.1.2 Applicable General Plan and Zoning Regulations

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

1. **Land Use:** The Project site is located within the HVWAP of the County of Riverside's General Plan. The site falls within the Airport Influence Area for the March Air Reserve Base and falls within the Highway 79 General Plan Policy Overlay Area. The Riverside County General Plan identify the nearly triangular portion of the Project site for "Commercial Retail (CR)" land uses. The portion of the Project site south of Simpson Road and north of Olive Avenue is designated for "Mixed Use Area (MUA)" land uses. (Riverside County, 2015b) Additional discussion of the Project's consistency with the General Plan Land Use Element will be provided in the required EIR.
2. **Circulation:** The proposed Project will be reviewed by the Riverside County Transportation Department for conformance with County Ordinance No. 461 (Road Improvement Standards and Specifications). Adequate circulation facilities exist or are planned to serve the proposed Project. A discussion of the Project's consistency with the County of Riverside General Plan Circulation Element will be provided in the required EIR, along with an analysis of consistency with the General Plan goals and policies related to circulation and transportation.

3. **Multipurpose Open Space:** The Project site is not identified for conservation by the Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Although habitat conservation is not required on the Project site pursuant to the MSHCP, all projects must demonstrate compliance with applicable MSHCP requirements in accordance with the following sections of the MSHCP: § 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" § 6.1.3, "Protection of Narrow Endemic Plant Species;" § 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and § 6.3.2, "Additional Survey Needs and Procedures." A discussion of the Project's consistency with these sections of the MSHCP will be provided in the required EIR, along with an analysis of consistency with the General Plan goals and policies related to multipurpose open space.
4. **Safety:** According to Riverside County GIS, the Project site is not located in a High Fire Hazard area (RCIT, 2018). Additionally, the most recent (2015) version of the Harvest Valley/Winchester Area Plan indicates that the Project site is not located in an area that is designated as a fire hazard severity zone (Riverside County, 2015c, Figure 12). The future workers or residents at the Project site would not be subjected to any emergency response deficiencies due to Project design and all required development impact fees that are used to fund emergency services would be paid by the Project as required by the County. According to Riverside County GIS the Project site is not within the Airport Influence Area (AIA) for the Hemet Ryan Airport (RCIT, 2018) The Project site falls within the Airport Influence Area for the March Air Reserve Base. An EIR will be prepared that will identify any inconsistencies with General Plan objectives and policies related to public safety. (RCIT, 2018)
5. **Noise:** The Project site falls within the Airport Influence Area for the March Air Reserve Base, which may subject future Project residents and workers to airport-related noise. Furthermore, future site operations and trips that would be associated with the commercial activities on the Project site would have the potential to generate operational noise. An EIR will be prepared that will provide an acoustical analysis and identify any inconsistencies related to General Plan goals and policies that address environmental noise.
6. **Housing:** The Riverside County General Plan Housing Element does not contain any policies applicable to the proposed Project, but rather identifies programs and actions to achieve the County's goals with respect to housing. The proposed Project does, however, relate to the County General Plan Housing Element through the Project's proposed land uses on the subject property, specifically, the provision of residential dwelling units on-site would accommodate a portion of the County's long-term housing demand and would expand the range of housing opportunities available in the Project area. The land uses proposed by the Project would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.
7. **Air Quality:** The proposed Project would be required to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent in accordance with SCAQMD requirements. Long-term operation of the Project has the potential to violate SCAQMD thresholds of significance for daily air pollutant emissions. A Project-specific air quality impact analysis and diesel health risk assessment will be prepared, the results of which will be documented in the required EIR. The required EIR also will identify any inconsistencies related to applicable Riverside County General Plan Air Quality Element policies.

**B. General Plan Area Plan(s): Harvest Valley / Winchester Area Plan (HVWAP)**

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

**D. Land Use Designation(s):** Mixed Use Area (MUA) for Planning Areas 63-74, 75A-75D, and 76. Commercial Retail (CR) for PAs 1, 2, 4A, and 4B.

**E. Overlay(s), if any:** None

**F. Policy Area(s), if any:** Highway 79 Policy Area

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:**

**1. Area Plan(s):** Harvest Valley/Winchester Area Plan

**2. Foundation Component(s):** Community Development to the north, south, and east of PAs 1, 2, 4A and 4B, with the City of Menifee to the west. Community Development to the north and west and community development and open space to the south and east of PAs 66-74, 75A-75D, and 76.

**3. Land Use Designation(s):** Medium Density Residential (MDR) and Light Industrial (LI) to the north, LI to the south and east. The City of Menifee is located directly west of PA 1, across Briggs Road. Medium density residential to the north and west and medium density residential and open space-recreation (OS-R) to the east and south of PAs 63-74, 75A-75D, and 76.

**4. Overlay(s) and Policy Area(s), if any:** Highway 79 Policy Area

**H. Adopted Specific Plan Information**

**1. Name and Number of Specific Plan, if any:** Planning Areas 1, 2 4A, and 4B are subject to the Winchester Hills Specific Plan No. 293 Planning Areas 63-74, 75A-75D, and 76 are not currently subject to any adopted specific plans. The Project proposes to establish Specific Plan No. 293 for these planning areas, as discussed in Section 2.0 of this document.

**2. Specific Plan Planning Area, and Policies, if any:** Winchester Hills Specific Plan No. 293.

**I. Existing Zoning:** Mixed Use (MU) Specific Plan Zone (SP)

**J. Proposed Zoning, if any:** Specific Plan Zone (SP).

**K. Adjacent and Surrounding Zoning:**

For PAs 1, 2, 4A and 4B: to the north is land zoned as Specific Plan (SP) and Light Agriculture with Poultry (A-P), to the west is the City of Menifee, to the east of Rural Residential (R-R) and to the south is SP, Light Agriculture (A-1-10), and Rural Residential (R-R).

For PAs 63-74, 75A-75D, and 76: Land to the north is zoned One Family Dwelling (R-1) and R-R. Land to the south is zoned Specific Plan (SP), R-R, and A-1-10. Land to the east is zoned R-R, and land to the west is One Family Dwellings (R-1) and Planned residential (R-4).

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

### 3.3 Determination

On the basis of this initial evaluation:

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

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed Project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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.
<input type="checkbox"/> 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 <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> 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 <b>SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT</b> 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



Date

Russell Brady  
Printed Name

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

### 3.4 Environmental Issues Assessment

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code § 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, § 15063, this Initial Study is a preliminary analysis prepared by the County of Riverside (Lead Agency), 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.

#### 3.4.1 Aesthetics

Would the Project:

##### 3.4.1.1. Scenic Resources

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

Sources: California Department of Transportation (CalTrans, 2013); Google Earth (Google Earth Pro, 2018); Harvest Valley/Winchester Area Plan.

#### Findings of Fact:

a) State Route 74 (SR-74) is located approximately 1.45 miles north of the Project site. The California Department of Transportation designates the portion of SR-74, which is closest to the Project site as an "Eligible State Scenic Highway." Additionally, the portion of SR-74 that is an "Officially Designated State Scenic Highway," is located approximately 8.0 miles to the northeast of the Project site. There are no other eligible state scenic highways or officially designated state scenic highways within the Project's viewshed. Although the portion of SR-74 that is nearest the Project site is not an officially designated scenic highway corridor and the Project is separated from SR-74 by approximately 1.45 miles, development on the Project site has the potential to adversely affect scenic views from SR-74. The required EIR will evaluate the Project's potential to degrade views from SR-74.

b) As shown previously on Figure 2-4, PAs 1, 2, 4A, and 4B of the Project site are located immediately south/southwest of Double Butte Mountain, a portion of which is within Double Butte County Park. However, PAs 1, 2, 4A and 4B do not contain any trees, landmarks, or visually prominent rock outcroppings that would represent a prominent scenic resource. Development of the Project as proposed within in PAs 1, 2, 4A, and 4B has the potential to adversely affect views of Double Butte Mountain. The Project's potential to adversely affect

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

views of this topographically prominent landform from surrounding public viewing areas will be evaluated in the required EIR.

Development of the Project site would require compliance with the proposed Development Standards and Design Guidelines contained within the proposed Winchester Hills Specific Plan, compliance with which would preclude the creation of an aesthetically offensive site open to public view. Nonetheless, the required EIR will evaluate whether the Project’s proposed design and landscaping characteristics are adequate to ensure that implementation of the proposed Project would not result in an aesthetically offensive site open to public review.

**Mitigation:** Potentially significant impacts to scenic resources will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.1.2. 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"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Sources:** Riverside County Ordinance No. 655 (Regulating Light Pollution) (Riverside County, 1988); Riverside County General Plan - Harvest Valley/Winchester Area Plan (Riverside County, 2015c)

**Findings of Fact:** According to Figure 7 of the 2015 HVWAP, the Project site is located within Zone B of the Mount Palomar Nighttime Lighting Policy Area (Riverside County, 2015c). All projects within Zone B are required to adhere to the requirements of Riverside County Ordinance No. 655, which controls artificial lighting sources to protect the Mount Palomar Observatory. Ordinance No. 655 requires the use of low-pressure sodium lamps that are shielded and identifies timing restrictions on lighting based on the type of lighting source (Riverside County, 1988). Mandatory compliance with Ordinance No. 655 would reduce the Project’s potential to result in adverse lighting impacts to the Mount Palomar Observatory to less than significant, and no further analysis is required.

**Mitigation:** Mitigation would not be required.

**Monitoring:** Monitoring would not be required.

**3.4.1.3. Other Lighting Issues**

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

**Source:** Project Application Materials; Riverside County Ordinance No. 655 (Regulating Light Pollution) (Riverside County, 1988); Riverside County Ordinance No. 915 (Regulating Outdoor Lighting) (Riverside County, 2012).

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

**Findings of Fact:**

a) Under existing conditions the Project site contains limited sources of artificial light including lighting from rural residential homes and farming-related structures. The proposed Project would include exterior lighting associated with the proposed residential, open space, mixed use, and commercial/retail areas. The Project would be required to comply with the provisions of Ordinance No. 655 relating to Mount Palomar Nighttime Lighting Policy Area Zone B, which requires the use of shielded light fixtures and identifies timing restrictions based on the type of lighting source (Riverside County, 1988). The Project also would be required to comply with Riverside County Ordinance No. 915 (Regulating Outdoor Lighting), which specifies that, with certain exceptions, all "...outdoor luminaires in [sic] will be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way" (Riverside County, 2012). Mandatory compliance with the County's Municipal Code would ensure that the proposed Project does not produce a new source of substantial light or glare from artificial lighting sources that would adversely affect day or nighttime views in the area. Potential lighting and glare impacts associated with the Project will be analyzed in the required EIR.

b) As indicated under the discussion and analysis of Threshold 3.4.1.3 a), the Project would be required to comply with Riverside County Ordinance Nos. 655 and 915, which generally would preclude significant lighting impacts to surrounding properties. Nonetheless, due to the presence of existing rural residential uses in the vicinity of the Project site, there is a potential that artificial lighting associated with the Project could result in adverse effects to these rural residential uses. Accordingly, the required EIR will analyze the potential for the Project to expose off-site rural residential uses to unacceptable artificial lighting levels.

**Mitigation:** Potentially significant light and glare impacts will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.2 Agriculture & Forest Resources**

Would the Project:

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

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

**Sources:** Riverside County GIS (RCIT, 2018); California Department of Conservation Farmland Mapping and Monitoring Program Map of Western Riverside County (CDC, 2016a); California Department of Conservation Williamson Act FY 2015/2016 Map of Western Riverside County (CDC, 2012b); Riverside County Ordinance No. 625 (Agricultural Activities for Nuisance Defenses) (Riverside County, 1994); Google Earth (Google Earth Pro, 2018); Project Application Materials.

**Findings of Fact:**

a) According to the Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation (CDC) (and as reported by Riverside County GIS) and as shown on Figure 3-1, FMMP Map, the Project site contains land defined by the FMMP as “Prime Farmland” (103.3 acres), “Farmland of Statewide Importance” (0.10-acre), “Farmland of Local Importance” (17.5 acres), “Urban Built-Up Land “ (1.5 acres), and “Other Land” (1.2 acres) in PAs 1, 2, 3, 4A, and 4B. In PAs 63-74, 75A-75D and 76 there is land designated as: “Farmland of Statewide Importance (63.4 acres); “Farmland of Local Importance” (148.3 acres); Urban Built-Up Land” (0.4 acres) and “Other Land” (1.7 acres). The land located south of PAs 69 and 71 contains “Other Land.” The land generally located north of PAs 67 and 68 and south of PAs 64, 66, and 75D contain land designated as “Farmland of Local Importance.” The land located immediately west of PA 1 contains land that is designated as “Urban and Built-Up Land” and “Farmland of Local Importance (CDC, 2016a). Additionally, Riverside GIS indicates that the Project site is located within an agricultural preserve (RCIT, 2018). Accordingly, the Project has the potential to result in direct or indirect impacts to Farmland. This issue will be further analyzed in the EIR.

b) Planning Areas 1, 2, 3, 4A, and 4B: to the north is land zoned as Specific Plan (SP) and Light Agriculture with Poultry (A-P), to the west is the City of Menifee, to the east of Rural Residential (R-R) and to the south is SP, Light Agriculture (A-1-10), and Rural Residential (R-R).

For Planning Areas 63-74, 75A-75D, and 76: Land to the north is zoned R-1, R-R. Land to the south is zoned Specific Plan (SP), R-R, and A-1-10. Land to the east is zoned R-R and R-7, and land to the west is One Family Dwellings (R-1).

Although the residential uses proposed by the Project within PAs 2 and 67 could have the potential to conflict with the surrounding agricultural zones, the Project would be subject to Riverside County Ordinance No. 625.1, the “Right-To-Farm Ordinance.” The Right-To-Farm Ordinance informs buyers of land within 300 feet of agriculture that the agricultural activity will not become a nuisance due to any changed condition in or about the locality, after the agricultural area is in operation for more than three years (Riverside County, 1994). The required EIR will analyze the Project’s compliance with the Right-to-Farm Ordinance.

Information provided by the CDC Williamson Act map indicates that the Project site contains land that is designated as “Urban and Built-Up” but does not contain land enrolled within a Williamson Act contract, as shown on Figure 3-2, *Agricultural Preservation Map*. However, there is land in the Project vicinity (approximately 0.60 mile southeast of PA 2 and approximately 0.40-mile northwest of PA 67 that is designated as non-renewal for Williamson Act Land (CDC, 2012b). Thus, a potentially significant impact would occur regarding a conflict with existing agricultural zoning, agricultural uses, Williamson Act contract lands, or Agricultural Preserves. Accordingly, this issue will be further addressed in the EIR.

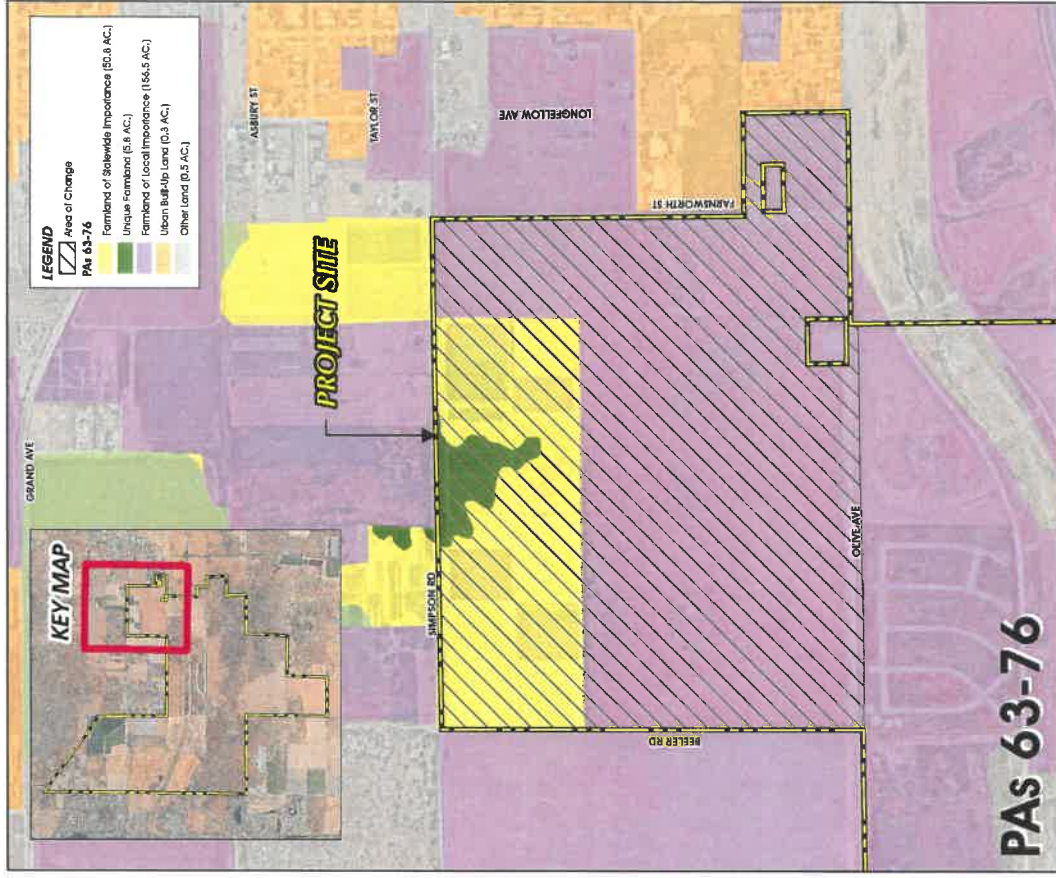
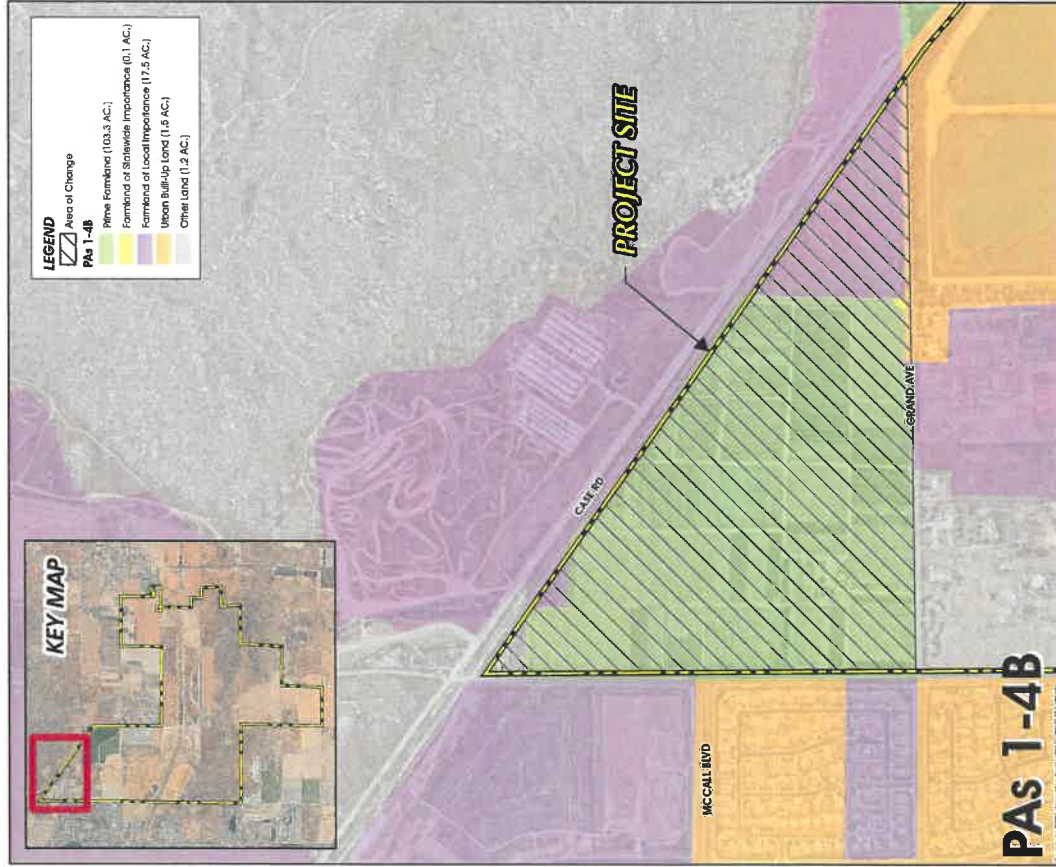


Figure 3-1

**FMMP MAP**





Figure 3-2



**AGRICULTURAL PRESERVATION MAP**

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

c) Properties adjacent to the Project site (north of PA 4B: A-P, south of PA2: A-1-10, and north of PA 67: A-1-10) are zoned for light agricultural land uses. The proposed Project would be required to comply with Riverside County Ordinance No. 625.1 (Riverside County Right-to-Farm Ordinance) (Riverside County, 1994). Ordinance 625.1 specifies that if any agricultural operation has been in place for at least three years and is not considered a nuisance operation at the time the operation began, no change in surrounding land uses may cause said operation to become a nuisance. Mandatory compliance with Ordinance 625.1 would ensure that any potential conflicts between the proposed Project and existing agriculturally zoned property within 300 feet of the Project site do not occur, thereby resulting in a less-than-significant impact to existing agriculturally zoned properties located in the Project site’s vicinity. This issue will be further addressed in the required EIR.

d) The Project site contains land defined by the FMMP as “Prime Farmland,” (approximately 103.3 acres in PAs 1, 2, 3, 4A, and 4B); “Farmland of Statewide Importance,” (approximately 63.4 acres in PAs 70, 71, and partially in PAs 65, 68, 72 and 73) and “Farmland of Local Importance.” (approximately 148.3 acres in PAs 69, 67, 63,74, 75A, 76, 64 and partially in PAs 68, 65, 73, 72, 66, and 75D). There are portions of the Project site immediately surrounding areas that contain designated Farmland (CDC, 2016a). The Project may have the potential to result in changes to the existing environment which, due to their location or nature, could result in the conversion of Farmland to a non-agricultural use. This issue will be further analyzed in the EIR.

**Mitigation:** Potentially significant impacts to agricultural resources will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.2.2. Forest Resources**

Would the Project:

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"/>

**Sources:** Google Earth (Google Earth Pro, 2018); Riverside County GIS (RCIT, 2018); Project Application Materials.

**Findings of Fact:**

a) The Project site is not zoned as forest land. There are no lands within the Project site’s vicinity that are zoned for forest land, timberland, or Timberland Production (RCIT, 2018). As such, there is no potential for the Project to conflict with or cause the rezoning of such lands. No impacts would occur and no additional analysis of this topic is required.



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

b) The Project site does not contain forest land. There are no forest lands within the Project site’s vicinity, and the nearest forest land is the San Bernardino National Forest, located approximately 13 miles east of PA 69 (Google Earth Pro, 2018). As such, there would be no potential for the proposed Project to cause the loss of forest land or the convert forest land to non-forest use. No impacts would occur and additional analysis of this topic is not required.

c) Due to the absence of forest lands on the Project site and in its immediate vicinity, there is no potential for the proposed Project to cause changes in the existing environment which, due to their location or nature, could result in the conversion of forest land to non-forest use. No impacts would occur and no additional analysis of this topic is required.

Mitigation: Mitigation would not be required.

Monitoring: Monitoring would not be required.

### 3.4.3 Air Quality

Would the Project:

#### 3.4.3.1. Air Quality Impacts

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

Sources: South Coast Air Quality Management District Final 2012 Air Quality Management Plan (SCAQMD, 2017); California Environmental Protection Agency Air Resources Board (CARB, 2017); Riverside County GIS (RCIT, 2018); and Google Earth (Google Earth Pro, 2018).

#### Findings of Fact:

a) The Project site is located in the South Coast Air Basin (SCAB) and air quality in the SCAB is regulated by the South Coast Air Quality Management District (SCAQMD). Standards for air quality are documented in the SCAQMD’s 2016 Air Quality Management Plan (AQMP) (SCAQMD, 2017). The proposed Project would result in

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

the emission of air pollutants into the SCAB during short-term construction and long-term operation. The pollutant levels emitted by the Project's construction and operational activities have the potential to exceed the daily significance thresholds established by the SCAQMD, thereby potentially conflicting with or obstructing implementation of the SCAQMD's 2016 AQMP. As such, a Project specific air quality technical report will be prepared and the required EIR will evaluate the proposed Project's potential to conflict with the adopted SCAQMD 2016 AQMP.

b) Air quality within the South Coast Air Basin (Basin) is regulated by the SCAQMD and standards for air quality are documented in the 2016 SCAQMD AQMP. According to the California Air Resources Board (CARB), ozone (O<sub>3</sub>) and fine particulate matter (PM<sub>2.5</sub>, particles less than 2.5 microns in diameter), are main pollutants for which the EPA has declared the Basin a nonattainment area (CARB, 2017, p. 2-1). Development of proposed Project has the potential to violate daily air pollutant emission significance thresholds established by the SCAQMD's AQMP, particularly related to Project construction emissions and mobile, area, and energy source emissions associated with the Project's long-term operation. The Project also has the potential to cumulatively contribute to the SCAB's existing air quality violations. Accordingly, an air quality technical report will be prepared and Project-related air emissions will be modeled using the SCAQMD's California Emissions Estimator Model (CalEEMod™). The purpose of this model is to estimate construction-source and operational-source air quality emissions for criteria pollutants from direct and indirect sources. The required EIR will quantify the Project's expected pollutant levels and evaluate the proposed Project's potential to violate local air quality standards and/or contribute substantially to an existing or projected air quality violation.

c) The SCAB does not meet state or federal criteria for ozone (8-hour standard) or PM<sub>2.5</sub>, and does not meet the state criteria for ozone (1-hour standard) or PM<sub>10</sub> (CARB, 2017). Development of the proposed Project could cumulatively contribute to a net increase of these criteria pollutants in the region. Therefore, a site-specific air quality technical report will address the Project's potential to result in a cumulatively considerable increase of pollutants for which the SCAB is designated with a non-attainment status, the results of which will be documented in the required EIR.

d) The Project has the potential to expose nearby sensitive receptors to air quality pollutants during the Project's construction and long-term operations. Sensitive receptors located within one mile of the Project site include Winchester Elementary School (located approximately a quarter mile east of the PA 71 of the Project site), parks, agricultural land, and rural residential to the north, southeast, and west of the Project site (Google Earth Pro, 2018). Construction of the Project would generate short-term air pollutant emissions that could potentially impact these sensitive receptors. These near-term impacts will be evaluated in a Project-specific air quality technical report for the required EIR.

e) The Project proposes to develop the Project site with open space, mixed use, commercial/retail, and residential and uses, which may contain sensitive receptors. However, there are not any point-source emitters within one mile of the Project site (Google Earth Pro, 2018). Surrounding the Project site are existing rural residential and agricultural uses which are not considered point source emitters, and the area surrounding the Project site is not zoned for any uses such as industry or manufacturing that could be considered point source emitters (Google Earth Pro, 2018; RCIT, 2018). As such, the proposed Project would not construct development associated with potentially sensitive receptors within one mile of a substantial point source emitter, and no impact would occur. Therefore, further analysis of this topic is not required.

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

f) The Project could produce odors during proposed construction activities emitted from construction equipment exhaust, application of asphalt, and the application of architectural coatings; however, standard construction practices would minimize the odor emissions and their associated impacts and any odors emitted during construction would be temporary and intermittent in nature. Construction activities would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance. For these reasons, the proposed Project would not create objectionable odors affecting a substantial number of people during construction, and short-term impacts would be less than significant and further analysis of this topic is not required.

During long-term operation, the property would contain residential, open space, and commercial uses, the operating characteristics of which are not typically associated with objectionable odors. Furthermore, the proposed Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance, during long-term operation. As such, long-term operation of the proposed Project would not create objectionable odors affecting a substantial number of people. Impacts would be less than significant and further analysis of this topic is not required.

**Mitigation:** Potentially significant air quality impacts will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

### 3.4.4 Biological Resources

Would the Project:

#### 3.4.4.1. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sources:** Riverside County GIS (RCIT, 2018); Western Riverside County Multiple Species Habitat Conservation Plan (Riverside County, 2003b); RCIP Conservation Summary Report Generator (Riverside County, 2015e).

**Findings of Fact:**

a) The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats in Western Riverside County. According to Riverside County GIS and the MSHCP Conservation Summary Report Generator, the Project site requires a habitat assessment on the property to address, at a minimum, potential habitat for burrowing owl. In addition, the Project site lies within Area 3 of the Narrow Endemic plant survey area map and requires habitat assessments for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis. Accordingly, a biological technical report(s) will be prepared to determine Project consistency with the provisions of MSHCP § 6.1.2 and 6.1.4, as well as MSHCP § 6.3.2 as it pertains to the burrowing owl and narrow endemic species. The required EIR will disclose the results of the biology studies, and will evaluate the Project's consistency with applicable MSHCP requirements.

b & c) The Project site has the potential to support sensitive species such as small mammals and migratory birds including the western burrowing owl, in addition to narrow endemic plant species. Because the Project site has the potential to contain species and/or habitat that supports 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. Fish and Wildlife Service, a qualified biologist will evaluate the site's existing biological resources and determine the presence or absence of any sensitive species. The results of the biological resources assessment(s) will be disclosed and evaluated in the required EIR.

d) There is a potential that the Project site could support potential live-in and/or marginal habitat for reptile, bird, and/or mammal movement at a local scale. If the Project site facilitates movement on a local scale, such movement likely occurs with species adapted to urban environments due to the development and disturbances in the vicinity of the Project site. Nonetheless, the required biological resources assessment will evaluate whether the proposed Project has the potential to substantially interfere with the movement of any

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

resident or migratory wildlife species. The results of the biological resources assessment will be disclosed in the required EIR.

e & f) A majority of the Project site consists of flat vacant and agricultural land. A site-specific biological technical report will be prepared to determine the presence or absence of riparian habitats and other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service, including federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). The results of the investigations will be incorporated into the required EIR and any potentially significant impacts to waters of the U.S. or wetland habitats will also be evaluated.

g) Other than the Western Riverside County MSHCP, which is addressed above under the discussion of Threshold 3.4.4.1.a), the only local policies or ordinances protecting biological resources within the Project area are County Ordinance No. 559 (regulating the removal of trees) and the County’s Oak Tree Management Guidelines. The EIR will evaluate whether or not the Project site is located within the Stephens’ kangaroo rat HCP, which is regulated by County Ordinance No. 663 regarding payment of fees. The required biological survey(s) will evaluate whether there are any on-site trees that would be subject to the County’s Oak Tree Management Guidelines. Additionally, the required EIR will evaluate whether the Project would conflict with either the Oak Tree Management Guidelines or Ordinance No. 559, should there be any need for removal of any existing street trees.

**Mitigation:** Potentially significant impacts to biological resources will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

### 3.4.5 Cultural Resources

Would the Project:

#### 3.4.5.1. Historic Resources

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

**Sources:** County General Plan Update EIR No. 521 (SCH No. 2009041065), Section 4.9 “Cultural Resources” (Riverside County, 2015a).

#### **Findings of Fact:**

a & b) According to Figure 4.9.2, *Historical Resources*, of the County’s EIR No. 521, which was prepared in association with County General Plan Update No. 960 and contains the most recent information regarding historical sites and resources in Riverside County, there are no known historical sites or resources on the Project site (Riverside County, 2015a, Figure 4.9.2). The Project site is not in a Historic Preservation District. However, several existing structures are located within the Project site that could be considered a significant historical

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

resource. A Phase I Cultural Resources Assessment will be prepared to determine if there are any historical resources on-site. Thus, this issue will be further addressed in the EIR.

**Mitigation:** Potentially significant impacts to historical resources will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.5.2. Archaeological Resources**

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

**Sources:** Project Application Materials; Senate Bill 18 (SB 18, 2004); Assembly Bill 52 (AB 52, 2014); Riverside County GIS System (RCIT, 2018); Phase I Cultural Resources Assessment by L&L Environmental, Inc (L&L, 2015a); Phase I Cultural Resources Assessment (L&L, 2015b)

**Findings of Fact:**

a & b) The potential exists for archaeological sites and/or resources to occur on the site and beneath the Project site’s surface. A site-specific archaeological resources evaluation will be prepared for the proposed Project. A detailed summary of findings of the site-specific archaeological resources evaluation, and the results of the Native American consultation process will be documented in the required EIR.

c) In the unlikely event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097 et. seq. Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during construction activities, would be appropriately treated and ensure that potential impacts are less than significant. Nevertheless, this issue will be addressed in the EIR.

d) The Project site is not located on Tribal Lands (RCIT, 2018) and does not contain any known existing religious or sacred uses ( (L&L, 2015a, p. 60); (L&L, 2015b, p. 60); Phase I Cultural Resources Assessment (L&L, 2015b)). Nonetheless, the potential unknown or undiscovered Tribal Lands sites could be present within the Project site. Due to the potential for discovery of elements of Tribal Lands uses during Project construction, the required EIR will evaluate the Project’s potential to result in impacts to Tribal Lands or religious or sacred uses, including a discussion of the results of required consultation with affected Native American tribes.

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

**Mitigation:** Potentially significant impacts to archaeological resources will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

### 3.4.6 Geology and Soils

Would the Project:

#### 3.4.6.1. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sources:** Riverside County GIS (RCIT, 2018)

#### Findings of Fact:

a) As with all areas of Southern California, the site is located in an area subject to seismic hazards associated with strong ground shaking resulting from activity on local and regional faults. As such, the Project site has a risk of being exposed to strong ground motion within the design life of the proposed Project. This risk is not substantially different than that for other properties in the Southern California area. The future buildings, residents, and visitors on the Project site have the potential for exposure to ground shaking associated with seismic events. Seismic ground shaking impacts were evaluated in a Project-specific geotechnical assessment and the findings will be summarized in the required EIR. The required EIR will evaluate the Project's potential to conflict with the standards and requirements detailed in the California Building Standards Code (CCR Title 24), Riverside County Building Code, and/or applicable professional engineering standards appropriate for the Project site's seismic zone.

b) The Project site is not mapped as being located within an Alquist-Priolo Zone or a Riverside County Fault Hazard Zone. Additionally, the Project site is not within a half mile of a fault. (RCIT, 2018) However, the required EIR will evaluate the Project's potential for exposure to rupture of a known earthquake fault.

**Mitigation:** Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

#### 3.4.6.2. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	-------------------------------------	--------------------------	--------------------------	--------------------------

**Sources:** Riverside County GIS (RCIT, 2018).

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

**Findings of Fact:** According to Riverside County GIS, the areas planned for development by the Project are identified as having a “moderate,” “High,” and “Very High” susceptibility to liquefaction hazards. Thus, this issue will be addressed in the required EIR.

**Mitigation:** Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.6.3. Ground-shaking Zone**

- a) Be subject to strong seismic ground shaking?

**Sources:** County General Plan Update EIR No. 521 (SCH No. 2009041065) Section 4.13 (Riverside County, 2015a); Riverside County GIS (RCIT, 2018)

**Findings of Fact:** The Project site is located in an area that is subject to ground shaking resulting from seismic activity on local and regional faults. Although there are no active or potentially active faults within the boundaries of the Project site, the site is located near active fault zones, including a segment of the San Jacinto fault zone (Riverside County, 2015a, Figure 4.12.1; Riverside County, 2003a, Figure S-1 - S-2) As such, future buildings, residents, and visitors on the site have the potential for exposure to ground shaking associated with seismic events. This risk is similar to the ground shaking risks posed to all development projects in the Southern California area. Nonetheless, a Project-specific geotechnical assessment will be prepared and the findings will be summarized in the required EIR. The EIR will consider the Project’s adherence to the standards and requirement detailed in the California Building Standards Code (CCR Title 24), Riverside County Building Code, and/or applicable professional engineering standards appropriate for the Project’s seismic zone.

**Mitigation:** Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.6.4. Landslide Risk**

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

**Sources:** Riverside County GIS (RCIT, 2018); Google Earth (Google Earth Pro, 2018).

**Findings of Fact:** The Project site does not contain any steep hills or slopes. However, the required EIR will evaluate the Project’s potential to expose future structures, residents, and visitors to potential slope stability hazards associated with rockfall, collapse, and lateral spreading.



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

**Mitigation:** Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.6.5. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------	--------------------------	--------------------------

**Sources:** Riverside County GIS (RCIT, 2018); County General Plan Update EIR No. 521 (SCH No. 2009041065) Section 4.12, "Geology and Slope Stability" and Figure 4.12.5, "Areas of Documented or Susceptible to Subsidence" (Riverside County, 2015a).

**Findings of Fact:** According to Riverside County GIS and General Plan EIR Figure 4.10.5, the Project site is classified as being "susceptible" to subsidence hazards (RCIT, 2018; Riverside County, 2015a, Figure 4.12.5). A site-specific geotechnical investigation will be prepared for the Project site to identify more precisely the soil types underlying the Project site and to identify design specifications and recommendations for reducing the potential for ground subsidence. The results of the report will be summarized and incorporated in the required EIR and any impacts associated with ground subsidence will be disclosed.

**Mitigation:** Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.6.6. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**Sources:** Project Application Materials; Riverside County General Plan DEIR Figure 4.12.4, "Steep Slopes" (Riverside County, 2015a); Riverside County General Plan No. 960, Figure S-10, "Dam Inundation Zones" (Riverside County, 2015b); Google Earth (Google Earth Pro, 2018).

**Findings of Fact:** The Pacific Ocean is located nearly 40 miles from the Project site and is separated from the Project site by the Santa Ana Mountains, a major topographic feature. Thus, there is no potential for tsunamis to impact the Project site. No volcanoes are located on or near the Project site. There are no steep slopes on the Project site that could be susceptible to mudslides (Google Earth Pro, 2018, Riverside County, 2015b, Figure S-10 Dam Inundation Zones). The nearest large body of surface water is Diamond Valley Lake, located approximately 1.7 miles southeast of the Project site (PA 69). The Project site is not located within the dam inundation zone, indicating the Project site would not be subject to any seiche hazards associated with the Diamond Valley Lake (Riverside County, 2015b, Figure S-10). The possibility of seiches or tsunami effects are considered nil due to the distance between the Project site and the Pacific Ocean. Thus, the Project would not subject future residents or structures to hazards associated with seiches and volcanic hazards. Due to the flat

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

nature of the Project site, the Project would not expose future structures or residents to mudflow hazards. No impacts would occur and no additional analysis of this topic is required.

Mitigation: None

Monitoring: Less Than Significant Impact

**3.4.6.7. Slopes**

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

Sources: Project Application Materials; Google Earth (Google Earth Pro, 2018).

Findings of Fact:

- a) Under existing conditions, the Project site is generally flat. Development of the proposed Project would change the topography of the Project site. The Project’s potential impact due to planned changes to the site’s topography and/or ground surface relief features will be addressed in the required EIR.
- b) The required EIR will address whether or not the Project proposes 2:1 (horizontal to vertical) cut and fill slopes. A detailed discussion of the site-specific geotechnical report’s analysis of proposed slopes and associated recommendations will be disclosed in the EIR.
- c) The Project’s proposed residential and commercial buildings would connect to the existing and planned sewer system. The Project would remove existing sewer facilities associated with uses that occur on the Project site in the existing condition prior to development. The EIR will address impacts to sewer facilities.

Mitigation: Potentially significant impacts associated with slopes will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

**3.4.6.8. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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
--------------------------------	--	------------------------------	-----------

**Sources:** Project Application Materials; Riverside County GIS (RCIT, 2018); California Regional Water Control Board, Santa Ana Region (RWQCB), Order No. R8-2010-00033 (RWQCB, 2010)

**Findings of Fact:**

a) Development of the Project site would remove the site’s existing vegetative cover during grading and construction and expose the underlying soils, which could increase the rate of water runoff and increase erosion susceptibility, thereby resulting in potential short-term soil erosion impacts. In the long-term, development of the Project site would increase the extent of impervious surface cover and landscaping, thereby reducing the potential for erosion and loss of topsoil. The required EIR will analyze the potential for soil erosion during grading and construction activities. The analysis will consider the Project’s required adherence to standard regulatory requirements including but not limited to Riverside County Ord. 754.1 (Stormwater Management/Discharge Controls) and the requirements imposed by Riverside County’s NPDES Permit (State Water Resources Control Board Order No. R8-2010-0033) and a Project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) to minimize water pollutants including sedimentation in stormwater runoff (RWQCB, 2010). The required EIR will evaluate the Project’s potential to result in substantial soil erosion and the loss of topsoil.

b) The potential for the Project site to contain expansive soils will be analyzed in the EIR for the proposed Project. A geotechnical report will be prepared. The required EIR will disclose the findings of the geotechnical evaluation, and, if necessary, will impose mitigation measures to ensure that the recommendations of the geotechnical evaluation are adhered to during Project construction.

c) The Project proposes to install a domestic sanitary sewer system that would connect to EMWD facilities for the purpose of treating wastewater generated by the Project (RCIT, 2018). Any existing septic systems on site would be property removed prior to Project development. As such, there is no potential for impacts related to septic systems or alternative wastewater disposal systems. No impact would occur, no further analysis of this subject is required.

**Mitigation:** Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.6.9. Erosion**

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

**Sources:** Riverside County Ordinance 754.1 (Riverside County, 2006); California Regional Water Control Board, Santa Ana Region (RWQCB), Order No. R8-2010-00033 (RWQCB, 2010)

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

**Findings of Fact:**

a & b) During construction of the Project, existing vegetative cover would be removed and soils would be exposed with the potential to result in on- and off-site erosion. Build-out of the Project site would convert existing permeable surfaces to impermeable surfaces resulting in little to no on-site erosion; however, the rate and quantity of runoff could increase, which could potentially affect downstream receiving waters and result in off-site water erosion. The potential for sediment originating from the site during Project construction to affect off-site rivers, streams, or lakes, will be analyzed in greater detail in the required EIR.

The required EIR also will evaluate the potential for long-term erosion and address Project Design Features (such as detention basins or other mechanisms) that are intended to reduce water flow velocities to pre-development conditions. The analysis will consider the Project’s required adherence to standard regulatory requirements including but not limited to Riverside County Ord. 754.1 (Stormwater Management/Discharge Controls), the requirements imposed by Riverside County’s National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (State Water Resources Control Board Order No. R8-2010-0033), and the required Project-specific Water Quality Management Plan (WQMP) that will include Best Management Practices (BMPs) to minimize sedimentation in stormwater runoff (Riverside County, 2006; RWQCB, 2010). The EIR also will consider the County’s requirement for preparation of a Storm Water Pollution and Prevention Plan (SWPPP) for controlling construction-related sediment. Mitigation measures, if required, will be specified in the required EIR.

**Mitigation:** Potentially significant impacts due to erosion will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.6.10. 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?

**Sources:** County General Plan Update EIR No. 521 (SCH No. 2009041065) Figure 4.12.6 “Wind Erosion Susceptibility Areas” (Riverside County, 2015a, Figure 4.12.6); 2003 Riverside County General Plan (Riverside County, 2003a, Figure S-8); Riverside County Ordinance No. 460, Section 14.2 (Riverside County, 2014c);

**Findings of Fact:** According to the Riverside County General Plan, the Project site is located in an area with a “Moderate” susceptibility to wind erosion (Riverside County, 2015a, Figure 4.12.6). During construction, existing vegetative cover would be removed from the Project site, soils would be exposed, and the potential for wind-induced erosion and blowsand would increase, resulting in a potentially significant short-term impact. Following development of the proposed Project, soils on the site would be covered with impervious surfaces and landscaping and no longer exposed to wind; thus, wind erosion and the loss of topsoil would be substantially reduced compared to existing conditions. Nevertheless, the required EIR will analyze the potential short-term impacts associated with wind erosion and blowsand during Project construction. The EIR will also describe any applicable design features that would protect the Project from long-term wind erosion impacts.

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

**Mitigation:** Potentially significant impacts due to wind erosion and blowsand will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

### 3.4.7 Greenhouse Gas Emissions

Would the Project:

#### 3.4.7.1. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sources:** Project Application Materials; Assembly Bill 32 (AB 32, 2006); Senate Bill 97 (SB 97, 2007); Executive Order No. S-3-05 (EO S-3-05, 2005).

**Findings of Fact:**

a) Greenhouse gas (GHG) emissions associated with the proposed Project would primarily be associated with Project-related traffic (tailpipe emissions from vehicles). In addition, Project-related construction activities, energy consumption, water consumption, and solid waste generation also would contribute to the Project's overall generation of GHGs. Specifically, Project-related construction and operational activities would result in the emissions of carbon dioxide (CO<sub>2</sub>), nitrogen dioxide (NO<sub>2</sub>), and methane (CH<sub>4</sub>), which are GHGs. Due to the Project's potential to emit GHGs, a Project-specific GHG emissions report will be prepared for the Project. The results of the GHG emissions report will be documented in the required EIR.

b) Riverside County adopted a Climate Action Plan (CAP) in December 2015, which is the primary plan for the County for the purpose of reducing the emissions of GHGs. AB 32 and Executive Order S-3-05 are the primary policies/regulations adopted in the State of California to reduce GHG emissions. Thus, the proposed Project's potential to result in a significant impact related to GHG emissions is based on its consistency with those policies and regulations. The required EIR will document the findings of the Project-specific GHG emissions report and will evaluate the Project for consistency with applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions.

**Mitigation:** Potentially significant impacts associated with greenhouse gas emissions will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

### 3.4.8 Hazards and Hazardous Materials

Would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.4.8.1. Hazards and Hazardous Materials</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Project Application Materials; EnviroStar Database (CalEPA, 2016a); Google Earth (Google Earth Pro, 2018); Riverside County GIS (RCIT, 2018); (GSI, 2015).

Findings of Fact:

a & b) An Update Phase I Environmental Site Assessment (ESA) and Limited Phase II Agricultural Residue Screening was prepared for the approximately 210-acre northeast corner of the Project site by Geosoils, Inc (GSI), dated September 21, 2015 (GSI, 2015). Additionally, GSI prepared a Phase I ESA and Limited Phase II Agricultural and Chemical Residue Characterization for an approximately 109-acre portion of the northwest corner of the Project site, dated August 17, 2016. Both reports conclude the subject properties are acceptable for the proposed Project uses, provided mitigation measures are incorporated. As such, this issue will be further addressed in the EIR.

Heavy equipment that would be used during construction of the proposed Project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. Storage and transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonable consequence of the proposed Project than would occur on any other similar construction site. As such, hazardous materials-related impacts associated with Project construction activities would be less than significant.

The Project consists of a proposal to incorporate 17 new Planning Areas (PAs 63 through 74, 75A through 75D, and 76) within the additional 211.2 acres into the Specific Plan, establishes Planning Area boundaries, land uses,

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

target dwelling units, and densities for these new Planning Areas and modifies the Planning Area boundaries, land uses, target dwelling units, and densities for Planning Areas 1, 2, 4A, and 4B, changing them from Commercial Retail to a mix of Commercial Retail, Very High Density Residential, and Open Space – Recreation. Commercial Retail, Residential, and Open Space uses are not associated with the transport, use, or disposal of hazardous materials. Household goods used by residential homes, commercial and/ or for landscaping in open spaces that contain toxic substances are usually low in concentration and small in amount; therefore, there is no significant risk to humans or the environment from the use of such household goods. Residents and office personnel are required to dispose of household hazardous waste, including pesticides, batteries, old paint, solvents, used oil, antifreeze, and other chemicals, at a Household Hazardous Waste Collection Facility. Also, as of February 2006, fluorescent lamps, batteries, and mercury thermostats cannot be disposed in the trash. Furthermore, the transport, use, and disposal of hazardous materials are fully regulated by the United States Environmental Protection Agency (EPA), State, and/or Riverside County. With mandatory regulatory compliance and implementation of mitigation measures, potential hazardous materials impacts associated with long-term operation of the Project would be less than significant.

Construction and operational characteristics of the Project would be less than significant; however, there is a potential for hazardous materials to be present on the Project site under existing conditions, which in turn could result in potentially significant impacts to the environment. The required EIR will discuss the results of both Phase I ESAs and evaluate the existing site conditions for the potential to expose the public or environment to hazardous materials.

c) The Project site does not contain any emergency facilities (Riverside County, 2015b). During construction and at Project build-out, the proposed Project would be required to maintain adequate access for emergency vehicles. Accordingly, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, and further analysis of this subject is not required, as the Project would have no impact.

d) The nearest existing school to the Project site is the Winchester Elementary School, located less than a quarter mile east of the Project site (Google Earth Pro, 2018). An approximately 10-acre school is proposed in Planning Area 36 and an approximately 12-acre school is proposed in Planning Area 56. Schools are planned as part of the proposed Project (Project Application Materials). Accordingly, the Project has the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing school or proposed school, and further analysis of this topic is required in the EIR.

e) Although the Project site is not located on the list of hazardous materials sites pursuant to Government Code § 65962.5, the Project has the potential to be located on a site that could contain hazardous materials due to the site’s historical agricultural land use. Any existing contaminants on the Project site will be disclosed and discussed in the required EIR.

**Mitigation:** Potentially significant impacts associated with hazards and hazardous materials will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.4.8.2. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County GIS (RCIT, 2018); March Air Reserve Base Land Use Compatibility Plan (ALUC, 2014); Riverside County General Plan - Harvest Valley/Winchester Area Plan (Riverside County, 2015c).

Findings of Fact:

a, b, & c) The Project site is located approximately four miles southwest of the nearest runway at the Hemet Ryan Airport. According to Riverside County GIS the Project site is not within the AIA for the Hemet Ryan Airport (RCIT, 2018) (Riverside County, 2015c, Figure 5). The Project site is located approximately 11.2 miles southeast of the March Air Reserve Base (Google Earth Pro, 2018). Per the March Air Reserve Base Land Use Compatibility Plan (ALUC, 2014), the Project site is within the following airport influence area: Compatibility Zone E of the March Air Reserve Base (RCIT, 2018, Map MA-1 Compatibility Map). Compatibility Zone E is beyond the 55-CNEL contour for the airport, with a low risk level (within outer or occasionally used portions of flight corridors), where occasional overflights would be intrusive to some outdoor activities. (ALUC, 2014, Table MA-1 Compatibility Zone Factors) Thus, the Project would require review by the Riverside County Airport Land Use Commission (ALUC). As such, the required EIR will discuss the airport-related hazards affecting the site, and will document the findings and conclusions reached by the ALUC during their review of the proposed Project.

d) There are no private airstrips within two miles of the Project site. Thus, the Project would not expose future site workers to hazards associated with private airport or heliport operations and no impact could occur (Google Earth Pro, 2018). No further analysis of this topic is required.

Mitigation: Potentially significant impacts due to airport-related hazards will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

<b>3.4.8.3. Hazardous Fire Area</b>				
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"/>



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

**Sources:** Riverside County GIS (RCIT, 2018); Current Riverside County General Plan - Harvest Valley/Winchester Area Plan (Riverside County, 2014b); Riverside County General Plan - Harvest Valley/Winchester Area Plan (Riverside County, 2015c); Google Earth (Google Earth Pro, 2018).

**Findings of Fact:** According to Riverside County GIS, the Project site is not located in a High Fire Hazard area (RCIT, 2018). Additionally, the most recent (2015) version of the Harvest Valley/Winchester Area Plan indicates that the Project site is not located in an area that is designated as a fire hazard severity zone (Riverside County, 2015c, Figure 12). Additionally, the proposed Winchester Hills Specific Plan includes development standards and design guidelines to address wildland fire hazards, thus the Project would not expose people or structures to the potential for significant risk of loss, injury, or death associated with wildland fire hazards. Therefore, this issue will not be further discussed in the EIR.

**Mitigation:** None

**Monitoring:** Less than significant impact.

### 3.4.9 Hydrology/Water Quality

Would the Project:

#### 3.4.9.1. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Sources: California Environmental Protection Agency (EPA) (CalEPA, 2016b); Santa Ana RWQCB’s Santa Ana River Basin Water Quality Control Plan (RWQCB, 2011); Integrated Regional Water Management Plan (IRWMP) for the Santa Ana River Watershed (SAWPA, 2014); Riverside County Ordinance 754.1 (Riverside County, 2006); California Regional Water Quality Control Board, Santa Ana Region (RWQCB), Order No. R8-2010-0033 (RWQCB, 2010), State Water Resources Control Board (State Water Resources Control Board, 2016)

Findings of Fact:

a) The Project would involve grading and/or physical disturbances to the Project site which would alter the existing drainage patterns. Construction grading activities involving soil disturbance would temporarily expose surficial soils with the potential for on-site erosion during a rainstorm. In the long-term, development of the Project site would introduce impervious surfaces, thereby increasing the rate and volume of stormwater runoff. Conversely, the conversion of pervious to impervious surfaces could reduce the potential for on-site erosion and loss of topsoil in the long-term. To fully and more accurately determine the extent of potential erosion or siltation on- or off-site, a site-specific hydrology study will be prepared for the Project site. The hydrology study will evaluate the difference between existing and post-development drainage conditions and will analyze the incremental increase in stormwater runoff (if any) generated by the increase in impervious surfaces resulting from development of the site. The results of the studies will be summarized and incorporated into the required EIR.

The required EIR also will evaluate the potential for long-term erosion and address Project Design Features that are intended to reduce water flow velocities to pre-development conditions. The analysis will consider the Project’s required adherence to standard regulatory requirements including but not limited to Riverside County Ord. 754.1 (Stormwater Management/Discharge Controls), the requirements imposed by Riverside County’s NPDE) Municipal Stormwater Permit (State Water Resources Control Board Order No. R8-2010-0033), and the required Project-specific WQMP that will include BMP) to minimize sedimentation in stormwater runoff (Riverside County, 2006; RWQCB, 2010). The EIR also will consider the County requirement for the preparation of a SWPPP for controlling construction-related sediment (RWQCB, 2010).

b) The California Porter-Cologne Water Quality Control Act (§ 13000 (“Water Quality”) et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act [CWA]) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Santa Ana RWQCB (State Water Resources Control Board, 2016). Water quality information for the Santa Ana River is contained in the Santa Ana RWQCB’s Santa Ana River Basin Water Quality Control Plan (updated June 2011) and the Integrated Regional Water Management Plan (IRWMP) for the Santa Ana River Watershed (also referred to as “One Water One Watershed,” dated February 4, 2014), prepared by the Santa Ana Watershed Project Authority (SAWPA). (RWQCB, 2011; SAWPA, 2014)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are

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

placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The Project site is located within the Santa Ana River Watershed. The proposed Project has the potential to drain to impaired water bodies. Receiving waters for the property’s drainage and the potential impact to the water quality of those receiving bodies will be disclosed in the site-specific WQMP, and potential impacts to impaired water bodies will be discussed in the EIR.

Construction of the Project would generate potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents. As such, short-term water quality impacts have the potential to occur during Project construction in the absence of any protective or avoidance measures. Pursuant to the requirements of the Santa Ana Regional Water Quality Control Board (RWQCB) and Riverside County, the Project would be required to obtain coverage under a NPDES Municipal Stormwater Permit for construction activities. NPDES permit coverage is required for all projects that include construction activities, such as clearing, soil stockpiling, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the Santa Ana RWQCB’s *Santa Ana River Basin Water Quality Control Program*. Compliance with the NPDES permit and the *Santa Ana River Basin Water Quality Control Program* involves the preparation and implementation of Storm Water Pollution Prevention Programs (SWPPPs) for construction-related activities, including grading. The SWPPPs would specify the BMPs that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. The Project’s compliance with the NPDES and SWPPP will be fully analyzed and disclosed in the required EIR. (RWQCB, 2010)

Under long-term operating conditions, water runoff from developed areas of the Project site may contain urban pollutants such as petroleum products, fertilizers, pesticides, soils, etc., which can degrade water quality if discharged from the site, including downstream receiving waters that are identified as impaired. To address potential pollutants, the Project would be required to implement WQMPs, pursuant to the requirements of the RWQCB Order No. R8-2010-0033 (RWQCB, 2010). A Preliminary WQMP will be prepared for the Project, which will identify structural and programmatic controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. The required EIR will evaluate the measures identified in the preliminary WQMP to determine whether the measures are sufficient to prevent substantial amounts of pollutants of concern for receiving waters.

c) The Project does not propose the installation of any water wells that would directly extract groundwater. Proposed increases in impervious surfaces that would occur with development of the Project site could reduce the amount of water reaching underground aquifers. The required EIR will analyze the potential impacts to the groundwater table as a result of the Project’s water demand and the increase in impervious surfaces on the Project site.

d) The proposed Winchester Hills Specific Plan proposes a storm water drainage plan for the portions of the Project site that are proposed for development. The implementation of this plan will ensure that the Project does not exceed the capacities of existing or planned storm drainage systems, degrade water quality from the discharge of urban pollutants. A hydrology study and WQMP will be prepared for the Project to determine pre- and post-development drainage flows and to identify design specifications of the Project’s storm drain system for collecting, treating, and conveying Project related stormwater prior to discharge from the site. The studies will take into consideration the flow capacity of the existing and planned storm water drainage systems off-site

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

and existing water quality impairments within the watershed. The results of the studies will be summarized and incorporated into the required EIR.

e) & f) The Project proposes the development of residential, open space, mixed use, and commercial land uses. According to Federal Emergency Management Agency (FEMA) flood maps (06065C2060H and 06065C2080H), PAs 1-2, 4A, 4B, 63-74, 75A-75D, and 76 of the Project site (as depicted on flood map 06065C2060H and 06065C2080H) are not located within an area subject to 100-year flood hazards (Zone X, unshaded) (FEMA, 2014) and (FEMA, 2017). Accordingly, the Project has no potential to place housing or structures within any flood hazard zones. Additionally, the Project site is within a dam inundation zone for the Diamond Valley Lake Dams (County of Riverside, 2014, Figure 11). Therefore, this issue will be addressed further in the required EIR.

g) There are no conditions associated with the proposed Project beyond what is described above that could result in the substantial degradation of water quality. Nonetheless, the required EIR will evaluate the Project’s potential to result in other adverse effects to water quality.

h) On-site drainage basins will not be provided since the Project proposes to construct storm drain systems that will connect to the Salt Creek Flood Control Channel and other off-site drainage routes. BMPs and other features would be required for identification as part of Project-specific hydrology studies and preliminary WQMPs. The proposed Project also would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance, during long-term operation. As such, long-term operation of the Project would not create objectionable odors. Nonetheless, the required EIR will evaluate whether the Project would create conditions that could produce vector control issues.

**Mitigation:** Potentially significant impacts to hydrology and water quality will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.9.2. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Riverside County General Plan - Harvest Valley/Winchester Area Plan Figure 11, "Flood Hazards" (Riverside County, 2015c); Riverside County GIS (RCIT, 2018); FEMA FIRM Maps Nos. 06065C2060H (FEMA, 2014) and 06065C22080G (FEMA, 2017).

**Findings of Fact:**

a & b) A hydrology study will be required for the Project site to evaluate the difference between existing and post-development drainage conditions and to identify design specifications of the Project's storm drain system for collecting, treating, and conveying Project related stormwater prior to discharge. The Project has the potential to alter the existing drainage pattern of the site, change absorption rates, and contribute to additional surface runoff. The required EIR will incorporate the findings of the hydrology studies and evaluate the proposed drainage system for the Project and its potential to result in flooding on- or off-site as well as its impact on absorption rates.

c) According to the 2003 and 2015 HVWAP, the Project site and surrounding area are subject to dam inundation hazards (Riverside County, 2015c, Figure 11; Riverside County, 2014b, Figure 11). Furthermore, the Current Riverside County General Plan Safety Element indicates the Project site is located within a dam failure inundation zone (Riverside County, 2014a, Figure S-10). Accordingly, this issue will be further addressed in an EIR.

d) The largest body of water near the Project site is the Diamond Valley Lake, located approximately 1.75 miles southeast of PA 69 of the Project site. Any changes in the rate or amount of runoff leaving the site in its post-development condition may have the potential to affect water levels in downstream water bodies. Accordingly, this issue will be documented in the Project's required hydrology study, and the required EIR will evaluate whether changes in the rate or amount of runoff would adversely affect water levels at any of the downstream tributaries for the Project site.

**Mitigation:** Potentially significant impacts to hydrology and water quality will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.10 Land Use/Planning**

Would the Project:

**3.4.10.1. Land Use**

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

**Sources:** 2015 Riverside County General Plan - Harvest Valley/Winchester Area Plan (Riverside County, 2015c); Riverside County GIS (RCIT, 2018); (City of Menifee, 2016); City of Hemet General Plan Land Use Element (Hemet, 2012); Project Application Materials.

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

**Findings of Fact:**

a) Winchester Hills is subject to the goals and policies set forth in the HVWAP. The HVWAP was adopted by the Riverside County Board of Supervisors on October 7, 2003 and implements the goals of the Riverside County Integrated Project (RCIP) by setting forth programs and policies that address the unique concerns and needs within the HVWAP area. The HVWAP encompasses approximately 32,146 acres surrounding the intersection of State Routes 74 and 79.

The Project site lies within the Highway 79 Policy Area, and is thus subject to its requirements. Projects within the Highway 79 Policy Area must demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth resulting from new development.

Riverside County has embarked on its first General Plan review cycle since the adoption of the 2003 RCIP General Plan. General Plan Amendment (GPA) No. 960 was developed to ensure that the comprehensive plan of 2003 remains a useful blueprint for the county's growth. The Riverside County General Plan assigns several land uses to the Project site, as follows: for PAs 1-2, 4A, and 4B, the existing land use designation is Commercial Retail (CR), the proposed land use designations include CR for PA 1, Highest Density Residential (HHDR) for PA 2, and open space-recreation (park) (OS-R) for PAs 4A and 4B. The portion of the Project located south of Simpson Road and north of Olive Avenue PAs 63-74, 75A-75D, and 76 have an existing land use designation of Mixed Use Area (MUA).

The Project proposes to replace the MUA land use with the following land uses:

- HHDR: PAs 67, 68, and 69
- OS-R (Parks): PAs 73 and 74
- OS-R (Paseos): PA 75A, 75B, 75C, and 75D
- CR: PA 72
- Medium High Density Residential (MHDR): PAs 63, 64, 65, and 66
- Open Space- Water (OS-W): PA 76
- Mixed Use Area (MUA): PAs 70 and 71

These land use changes represent a substantial alteration of the site's planned land use. Additionally, the Project would be required to provide its fair share of affordable housing per the County of Riverside's Regional Housing Needs Assessment requirements. The required EIR will analyze and determine whether adverse physical effects would result from the alteration of present and planned land uses on the site.

b) No portion of the Project site is located within a sphere of influence (SOI) for the City of Hemet (Hemet, 2012, Figure 2.8) or the City of Menifee (City of Menifee, 2016). The Project would have no potential to affect existing land uses in the City of Hemet or City of Menifee SOI, and thus no further analysis of this issue is required in the EIR.

**Mitigation:** Potentially significant impacts to land use/planning will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.4.10.2. Planning</b>				
a) Be consistent with the site's existing or proposed zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: 2015 Riverside County General Plan - Harvest Valley/Winchester Area Plan (Riverside County, 2015c) Project application materials; Riverside County GIS (RCIT, 2018); Riverside County Ordinance No. 348 (Riverside County, 2015d).

Findings of Fact:

a) Currently, PAs 1-2, 4A, and 4B of the Project site are zoned for Specific Plan No. 293. The Project proposes to change the zoning of the portion of the Project site that is south of Simpson Road and north of Olive Avenue (PAs 63-74, 75A-75D, and 76) from Rural Residential (R-R) to Specific Plan. The required EIR will discuss potential physical environmental effects associated with the change in the site's existing zoning.

b) The proposed Project has the potential to be incompatible with the rural and agriculture zoned land in the vicinity of the Project site. Accordingly, the required EIR will evaluate the Project's potential to create physical environmental effects associated with the zoning classifications of adjacent properties.

c) The Project's potential to conflict with existing land uses surrounding the Project site, particularly lands located to the south and west of the Specific Plan area, will be evaluated in the required EIR.

The Riverside County General Plan identifies planned land uses throughout the County. Existing General Plan land use designations surrounding the Project site include the following: Commercial Retail, Light Industrial, Public Facilities, Medium Density Residential, and Open Space Recreation. However, the Project has the potential to conflict with adjacent residential land use designations. (Riverside County, 2015c, Figure 3) The Project's potential to create physical environmental effects associated with the adjacent planned land uses will be evaluated in the required EIR.

d) A Project-specific land use analysis is required in the EIR to determine if the proposed Project is inconsistent with any applicable policies from the Riverside County General Plan, the HVWAP (including policy areas), the Western Riverside County MSHCP, the Southern California Association of Government's (SCAG) Comprehensive Plan and Guide, and the SCAQMD 2016 AQMP. The results of the analysis will be presented in the required EIR.

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

e) The proposed Project may have the potential to disrupt or divide the physical arrangement of existing communities. Accordingly, this issue will be further addressed in the EIR.

**Mitigation:** Potentially significant impacts to land use/planning will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

### 3.4.11 Mineral Resources

Would the Project:

#### 3.4.11.1. 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"/>

**Sources:** Riverside County GIS (RCIT, 2018); California Geological Survey Mineral Land Classification Map (CGS, 2008); Google Earth (Google Earth Pro, 2018).

**Findings of Fact:**

a) & b) As detailed in the mapping information available from the California Geological Survey (CGS), Planning Areas 1, 2, 4A and 4B of the Project site is located within the “MRZ-3” Mineral Resource Zone. This category represents “Areas containing known or inferred mineral occurrences of undetermined mineral resource significance.” Planning Areas 63-74, 75A-75D, and 76 are designated as “Urban Area.” (CGS, 2008) , (Riverside County, 2015c) The Project site has not been used for mineral resource extraction and is not designated by the Riverside County General Plan for such use. Accordingly, implementation of the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, and no impact would occur. No further analysis of these subjects is required.

c) & d) No land on site is designated for conservation or for mineral resources (Riverside County, 2015c). There are no State classified or designated areas for mineral resources within the Project vicinity (CGS, 2008). There are no mines or quarries proposed by the Project nor are any known to exist on the site or in the surrounding area (Google Earth Pro, 2018) Due to the lack of surface mines in the immediate Project vicinity, the Project would not expose people or property to hazards resulting from past or present mining activities, nor would the Project be an incompatible use with any proposed or existing surface mines. As such, no further analysis of this subject is required.



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

**Mitigation:** Mitigation would not be required.

**Monitoring:** Monitoring would not be required.

### 3.4.12 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

#### 3.4.12.1. 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

**Sources:** Hemet Ryan Airport Land Use Compatibility Plan (RCALUC, 2009); Riverside County GIS (RCIT, 2018) Google Earth Pro (Google Earth Pro, 2018); AirNav (AirNav, 2016); 2014 March Airforce Base/Inland Port Airport Land Use Compatibility Plan (ALUC, 2014, Table MA-1 Compatibility Zone Factors).

#### Findings of Fact:

a) The Project site is located approximately 4 miles southwest of the nearest runway at the Hemet Ryan Airport. According to Riverside County GIS the Project site is not within the AIA for the Hemet Ryan Airport (RCIT, 2018) (Riverside County, 2015c, Figure 5). The Project proposes to develop a portion of the site with residential uses which could potentially be exposed to noise levels from airport activity. However, according to Exhibit 5 from the ALUCP, the Project site is located outside of the 55-decibel contour for the airport (RCALUC, 2009). The Project site is located approximately 11.2 miles southeast of the March Air Reserve Base (Google Earth Pro, 2018). Per the March Air Reserve Base Land Use Compatibility Plan (ALUC, 2014), the Project site is within the following airport influence area: Compatibility Zone E of the March Air Reserve Base (RCIT, 2018, Map MA-1 Compatibility Map). Compatibility Zone E is beyond the 55-CNEL contour for the airport, with a low risk level (within outer or occasionally used portions of flight corridors), where occasional overflights would be intrusive to some outdoor activities. (ALUC, 2014, Table MA-1 Compatibility Zone Factors) Thus, the Project would not expose future residents or workers to substantial airport-related noise, and further analysis of this subject is not required.

b) The nearest private airstrip, Pines Airpark (AirNav, 2016), is located approximately 3.75 miles south of the Project site (Google Earth Pro, 2018). However, the Pines Airpark has been closed since 2016, as confirmed

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

by the withdrawal of CUP No. 3078 ( RCTLMA, 2016) . Thus, there would be no significant impact in this regard. Accordingly, no further analysis of this issue is required.

Mitigation: Mitigation would not be required.

Monitoring: Monitoring would not be required.

**3.4.12.2. Railroad Noise**

NA  A  B  C  D

Sources: (Google Earth Pro, 2018); Riverside County General Plan EIR No. 521 (SCH No. 2009041065) (Riverside County, 2015a).

Findings of Fact: The Project does not propose the use of rail and would not generate railroad noise. Planning Areas 1, and 4B of the Project site are located adjacent to an existing rail line (Google Earth Pro, 2018). The Project proposes to develop the site with residential and commercial uses, which are potentially noise sensitive receptors and thus could be adversely affected by noise from off-site rail activity. General Plan EIR No. 521, which contains current information about noise levels associated with rail lines throughout the County, states that land uses located more than 3,600 feet away from railroad lines would be subject to noise levels less than 60 dBA (Riverside County, 2015a, Figure 4.15.4). In addition, the Current Riverside County General Plan also indicates that land uses more than 3,600 feet away from railroad lines would be subject to noise levels less than 60 dBA in various locations throughout the County (Riverside County, 2014a, Appendix I). The nearest rail corridor to the Project site is estimated as being located less than 1,000 feet to the south from Planning Area 2 and less than 3,000 feet from Planning Areas 67 and 68 (Google Earth Pro, 2018); accordingly, future residences on-site could be exposed to noise from railroad operations that exceed County standards. Accordingly, further analysis of this topic is required in the EIR.

Mitigation: Mitigation would not be required.

Monitoring: Monitoring would not be required.

**3.4.12.3. Highway Noise**

NA  A  B  C  D

Sources: Project Application Materials; County General Plan Update EIR No. 521 (SCH No. 2009041065) Section 4.13, “Noise” (Riverside County, 2015a); Google Earth (Google Earth Pro, 2018).

Findings of Fact: The Project site (PAs 1, 2, 4A and 4B) are located approximately 1.5 mile south of Highway 74/Florida Avenue and PA 69 is located approximately 0.25 mile west of Highway 79/Winchester Road (Google Earth Pro, 2018). As such, future residences and commercial uses may be exposed to highway-related noise levels that exceed the County’s significance thresholds for noise, as established by the County’s General Plan Noise Element. Accordingly, highway-related noise represents a potentially significant impact for which a Project-specific noise impact analysis will be prepared to evaluate the Project’s potential to expose future on-

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

site residential and commercial land uses to noise levels exceeding the County's standards. The results of the noise study will be disclosed in the required EIR.

Mitigation: Mitigation measures, if required, will be set forth in the required EIR.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

**3.4.12.4. Other Noise**

NA  A  B  C  D

Sources: Project Application Materials.

Findings of Fact: The Project does not contain any other aspects that would qualify as "other noise" that have not been addressed by the other thresholds. Accordingly, no impact would occur. Nevertheless, all impacts associated with noise will be fully evaluated in the EIR.

Mitigation: Mitigation would not be required.

Monitoring: Monitoring would not be required.

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

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

Sources: County General Plan Update EIR No. 521 (SCH No. 2009041065) Section 4.15, Noise (Riverside County, 2015a); Project Application Materials; Riverside County Ordinance No. 847 (Riverside County, 2007).

Findings of Fact:

a) Construction of the Project as proposed could produce noise levels that could temporarily expose any nearby sensitive receptors to noise levels exceeding the County's standards. Additionally, build-out and long-term operation of the Project would generate increased vehicular traffic, which has the potential to cause an increase in ambient noise levels. A site-specific acoustical study will be prepared for the proposed Project to identify potential increases in ambient noise during both construction and operation, and to analyze the potential for Project-related noise to increase ambient noise to a level that would be considered substantial and

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

permanent compared to existing conditions and/or would result in noise levels in excess of those permitted by the County's General Plan Noise Element. The results of the acoustical study will be summarized and incorporated into the required EIR.

b) During Project-related construction activities, there would be a temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels due to construction traffic and the operation of construction equipment. Riverside County Ordinance No. 847 regulates noise throughout unincorporated Riverside County, but explicitly exempts construction-related noise provided construction does not occur between the hours of 6:00 pm and 6:00 am during the months of June through September or between the hours of 6:00 pm and 7:00 am during the months of October through May (Riverside County, 2007). Regardless, a site-specific acoustical study will be prepared for the Project to identify the potential for temporary or periodic increases in ambient noise levels and whether the projected increase would be considered substantial compared to existing conditions. The results of the acoustical study will be summarized and incorporated into the required EIR.

c) Project-related construction activities, as well as long-term operational activities (including proposed building operations and the Projected increases in vehicular travel along area roadways), may expose persons in the vicinity of the Project site to noise levels in excess of standards established by the County's General Plan and County Ordinance No. 847, *Regulating Noise*. An acoustical analysis will be prepared and the required EIR will analyze the potential for the Project to expose people, on- or off-site, to noise levels in excess of established noise standards.

d) Construction activities on the Project site may produce ground-borne vibration or ground-borne noise levels during earthwork/grading and/or during the operation of heavy machinery. The required EIR will analyze the potential of the Project to expose persons to excessive ground-borne vibration during construction and operation.

Mitigation: Potentially significant impacts regarding noise and ground-borne vibration will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

### 3.4.13 Paleontological Resources

Would the Project:

#### 3.4.13.1. Paleontological Resources

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

Sources: Riverside County GIS (RCIT, 2018); County General Plan Update EIR No. 521 (SCH No. 2009041065) Section 4.9 "Cultural Resources" (Riverside County, 2015a).

Findings of Fact: According to Riverside County GIS, the Project site is identified as having a "High Sensitivity (High B)" for paleontological resources, which indicates possible occurrence of fossils at a specified depth below the surface (generally, at or below four feet of depth) (Riverside County, 2015a, Figure 4.9.3; RCIT, 2018).

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

Accordingly, grading activities associated with Project development have the potential to result in significant impacts to subsurface paleontological resources within these geologic formations. The required EIR will evaluate the Project’s potential to result in impacts to paleontological resources that may be buried beneath the site’s surface.

**Mitigation:** Potentially significant impacts to paleontological resources will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

### 3.4.14 Population and Housing

Would the Project:

#### 3.4.14.1. Housing

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

**Sources:** Project Application Materials; Riverside County GIS (RCIT, 2018); Riverside County General Plan No. 960 (Riverside County, 2015b)

#### Findings of Fact:

a & c) Under existing conditions, the Project site is predominantly undeveloped, with the exception of an existing two single family residences located on assessor’s parcel numbers 461-030-002 and 461-030-013 (RCIT, 2018). As such, while the Project would require the displacement of the residents within the two existing homes, the implementation of the proposed Project would not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. Additionally, development of the proposed Project would increase the number of available housing units in Riverside County. Accordingly, a less than significant impact would occur and further analysis of this topic is not required.

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

b) The Project proposes to develop the Project site with 2,932 residential units and 37.2 acres of commercial retail space. The additional job opportunities offered by the Project would not create the need for new housing construction in areas not already planned for housing development by Riverside County and local governments in the surrounding area because the Project’s approximately 2,932 residential units would be more than sufficient to off-set the incremental increase in demand for housing associated with the Project’s proposed commercial uses. Also, implementation of the proposed Project would create approximately 2,932 dwelling units, which would help meet housing demands for western Riverside County. Accordingly, a less than significant impact would occur and further analysis of this topic is not required.

d) The Project site is not located within a County Redevelopment Area (RCIT, 2018). Thus, no impact would occur and further discussion of this impact is not required.

e) Implementation of the proposed Project would result in an increase of approximately 2,932 dwelling units. Thus, the required EIR will discuss whether or not the Project has the potential to cumulatively exceed official regional or local population projections.

f) The Project proposes residential units which would provide housing and commercial retail space which would provide jobs, including nearly 3,000 residential units and over 37 acres of commercial retail land uses. Additionally, the Project would install infrastructure improvements such as paved roads and access to improved and expanded water and sewer lines that could indirectly induce growth in the local area. The potential for the Project to induce substantial population growth will be evaluated in the required EIR.

Mitigation: Potentially significant impacts to population and housing will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

### 3.4.15 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:

<b>3.4.15.1. Fire Services</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------------	-------------------------------------	--------------------------	--------------------------	--------------------------

Sources: Project Application Materials.

Findings of Fact: With over approximately 51.8 acres of commercial retail land uses proposed, as well as approximately 2,932 dwelling units, the Project would result in an increased demand for fire services. The increase in buildings and population on-site has the potential to directly or cumulatively impact the County’s existing fire protection services, and could result in the need for new or physically altered facilities as necessary to maintain acceptable service ratios, response times, or other performance objectives. Accordingly, impacts to fire protection facilities will be evaluated in the required EIR.

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

**Mitigation:** Potentially significant impacts to public service facilities will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.15.2. Sheriff Services**

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

**Sources:** Project application materials.

**Findings of Fact:** With over approximately 51.8 acres of commercial retail land uses proposed, as well as approximately 2,932 dwelling units. As such, the required EIR will determine the adequacy of existing Sheriff service facilities to service the proposed Project and will evaluate whether the Project would necessitate the development of new or physically altered government facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

**Mitigation:** Potentially significant impacts to public service facilities will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.15.3. Schools**

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

**Sources:** Project application materials; Senate Bill No. 50 (SB 50, 1998); Ordinance No. 575 (Riverside County, 1984);

**Findings of Fact:** With approximately 2,932 dwelling units, the proposed Project would result in an increase in population and would result in an increase in demand for educational services and facilities. The Project would be subject to mandatory payment of school impact fees pursuant to Senate Bill 50, the Greene School Facilities Act to mitigate Project impacts. Nonetheless, students generated by the Project have the potential to adversely affect the County's school system, possibly resulting in the need for new or expanded school facilities the construction of which could result in a significant environmental effect. The required EIR will evaluate the Project's potential impacts to existing school facilities to determine whether new or expanded school facilities are necessary to accommodate future students generated by Project development, the construction of which could result in significant environmental effects.

**Mitigation:** Potentially significant impacts to public service facilities will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

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

<b>3.4.15.4. Libraries</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
----------------------------	-------------------------------------	--------------------------	--------------------------	--------------------------

**Source:** Riverside County General Plan No. 960 (Riverside County, 2015b); County General Plan Update EIR No. 521 (SCH No. 2009041065) (Riverside County, 2015a); Valley-Wide Recreation and Parks District Master Plan (VWRPD, 2010).

**Findings of Fact:** Residents accommodated by the Project have the potential to adversely affect the County’s library system, possibly resulting in the need for new or expanded facilities the construction of which could result in a significant environmental effect. The required EIR will disclose the Project’s demand for library space, and will evaluate whether any new or expanded facilities are needed to meet that demand, the construction of which could result in significant environmental effects.

**Mitigation:** Potentially significant impacts to public service facilities will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

<b>3.4.15.5. Health Services</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	-------------------------------------	--------------------------	--------------------------	--------------------------

**Source:** Riverside County General Plan No. 960 (Riverside County, 2015b); County General Plan Update EIR No. 521 (SCH No. 2009041065) (Riverside County, 2015a).

**Findings of Fact:** Future workers and residents accommodated by the Project have the potential to adversely affect the County’s health services system, possibly resulting in the need for new or expanded facilities the construction of which could result in a significant environmental effect. The required EIR will disclose the Project’s demand for health services space, and will evaluate whether any new or expanded facilities are needed to meet that demand, the construction of which could result in significant environmental effects.

**Mitigation:** Potentially significant impacts to public service facilities will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.16 Recreation**

**3.4.16.1. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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

**Sources:** Riverside County GIS (RCIT, 2018); Ordinance No. 460, Section 10.35, *Regulating the Division of Land – Park and Recreation Fees and Dedications* (Riverside County, 2014c); Riverside County General Plan No. 960 (Riverside County, 2015b); Valley-Wide Recreation and Parks District Master Plan (VWRPD, 2010).

**Findings of Fact:**

a) The Valley-Wide Recreation and Parks District (VWRPD) Master Plan requires the provision of a minimum of 5.0 acres of parkland per 1,000 persons. The Project proposes 56.1 acres of open space-recreation land uses. Accordingly, the Project has the potential to result in physical impacts associated with the provision of recreational areas, and the required EIR will evaluate whether the Project’s parkland demand in off-site locations would result in any reasonably foreseeable physical impacts to the environment. Additionally, construction of the 6.8-acre park site on-site is inherent in the Project’s construction phase, and will be evaluated throughout the required EIR under the appropriate environmental issue areas (e.g., biological resources, cultural resources, construction-related air quality impacts, etc.).

b) The VWRPD Master Plan requires the provision of a minimum of 5.0 acres of parkland per 1,000 persons. The Project’s future residents would result in the demand for additional parkland acreage. Accordingly, the required EIR will evaluate whether future Project residents would result in the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

c) According to Riverside County GIS, the Project site is located within Community Service Area (CSA) 146 and CSA 152 (RCIT, 2018). The Winchester area of CSA 146 is annexed into Valley-Wide Recreation and Park District for park and recreation and park and landscaping maintenance services (County of Riverside EDA, 2004). CSA 152 pertains to street sweeping (County of Riverside Transportation Department, 2016). The Project site also is located in the VWRPD. This issue will be further evaluated in the required EIR.

**Mitigation:** Potentially significant impacts to public services will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

<b>3.4.16.2. Recreational Trails</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------------------	-------------------------------------	--------------------------	--------------------------	--------------------------

**Source:** Riverside County General Plan - Harvest Valley/Winchester Area Plan (Riverside County, 2015c); Google Earth Pro (Google Earth Pro, 2018).

**Findings of Fact:** According to General Plan Amendment 960, which incorporates trails requirements from approved County Design Guidelines, community trails are planned along Simpson Road and Olive Avenue and within the Project site (Riverside County, 2015c, Figure 9). The required EIR will evaluate whether the Project

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

would conflict with any planned recreational trail alignments within the Project area, and also will evaluate the physical impacts to the environment resulting from the construction of such trails.

**Mitigation:** Potentially significant impacts to public services will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

### 3.4.17 Transportation/Traffic

Would the Project:

3.4.17.1. Circulation	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the Project's construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sources:** Project Application Materials; Riverside County Congestion Management Program (RCTC, 2011); Google Earth (Google Earth Pro, 2018); Riverside County Transportation Department, *Traffic Impact Analysis*

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

*Preparation Guide* (Riverside County, 2008); Riverside County General Plan - Harvest Valley/Winchester Area Plan (Riverside County, 2015c); Riverside Transit Agency (RTA) (RTA, 2016); Riverside County Airport Land Use Commission March Airforce Base/Inland Port Airport Land Use Compatibility Plan (ALUC, 2014).

Findings of Fact:

a) The proposed Project would add vehicular traffic to the local and regional roadway network, which has the potential to adversely affect the performance of the circulation system on a direct and/or cumulatively considerable basis. A site-specific traffic study will be prepared according to the Riverside County Transportation Department's *Traffic Impact Analysis Preparation Guide* (Riverside County, 2008). The traffic study will quantify the volume of vehicular traffic that would travel to and from the Project site. The traffic study will model the effects of Project-related traffic on the local circulation system, taking all modes of transportation into account. The traffic analysis study area for local roads will be defined as intersections of collector roads or higher that receive 50 or more Project-related peak hour trips in accordance with the Riverside County Transportation Department *Traffic Impact Analysis Preparation Guide* (Riverside County, 2008). The required EIR will disclose the findings of the site-specific traffic study and evaluate the Project's potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for the local circulation system.

b) Traffic generated by the proposed Project has the potential to impact the Riverside County Congestion Management Program (CMP) roadway network. Nearby CMP facilities that could be impacted by Project-related traffic include State Route 74 and State Route 79 (RCTC, 2011, Exhibit 2-1). Potential effects to the CMP roadway system will be evaluated in a site-specific traffic study, and the results of this study will be used in the required EIR to determine the Project's consistency with the Riverside County CMP, including applicable level of service standards and travel demand/congestion management measures.

c) The Project site is located approximately four miles southwest of the nearest runway at the Hemet Ryan Airport. According to Riverside County GIS the Project site is not within the AIA for the Hemet Ryan Airport (RCIT, 2018) (Riverside County, 2015c, Figure 5). The Project site is located approximately 11.2 miles southeast of the March Air Reserve Base (Google Earth Pro, 2018). Per the March Air Reserve Base Land Use Compatibility Plan (ALUC, 2014), the Project site is within the following airport influence area: Compatibility Zone E of the March Air Reserve Base (RCIT, 2018, Map MA-1 Compatibility Map). Compatibility Zone E is beyond the 55-CNEL contour for the airport, with a low risk level (within outer or occasionally used portions of flight corridors), where occasional overflights would be intrusive to some outdoor activities. (ALUC, 2014). The Project does not include any prominent features that would have the ability to affect air traffic patterns within the Project area. Accordingly, impacts associated with air traffic patterns would be less than significant.

d) As noted under Threshold c), above, the proposed Project would not require review by the Riverside County ALUC for consistency with the Hemet-Ryan ALUCP or the March Join Air Reserve Base ALUCP. There are no waterborne traffic routes in the Project vicinity that could be affected by the proposed Project. An existing rail corridor exists adjacent to the northern boundary of Planning Areas 1 and 4B. The potential for the Project to impact this rail corridor will be analyzed in the EIR.

e) Any proposed Project-related improvements within the public rights-of-way would be installed in conformance with County design standards. Nonetheless, a site-specific traffic impact analysis will be prepared

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

for the Project and will evaluate the potential of hazards due to design features on the Project site. The results will be disclosed in the EIR.

f) The proposed Project would install public roadway improvements that would require long-term maintenance. There are no components of the proposed Project that would require altered maintenance of public roads, such that environmental degradation would occur. Accordingly, the impact would be less than significant and further analysis of this issue is not required.

g) There are no improved roadway facilities traversing the Project site under existing conditions, indicating that construction on the Project site is unlikely to affect traffic in the local vicinity (Google Earth Pro, 2018). Analysis of the Project’s construction-related impacts will be included in the required EIR to evaluate the Project’s potential to affect local circulation during construction.

h) During the course of the County of Riverside’s required review of the Project’s applications, the Project’s design will be reviewed to ensure that adequate access to and from the site and around the proposed development is provided for emergency vehicles. Nonetheless, an analysis of the Project’s emergency access and access to nearby uses will be evaluated. The results will be disclosed in the EIR.

i) According to the 2015 HVWAP’s Figure 9, *Trails and Bikeway System*, which is part of the corresponding General Plan (and thus, reflects trails requirements pursuant to County-adopted design guidelines), the Project site does not abut roadways (Olive Avenue and Simpson Road) that are planned for designated bicycle routes by the HVWAP (Riverside County, 2015c; Riverside County, 2014b, ; Google Earth Pro, 2016). However, community trails are planned along Olive Avenue, Simpson Road and within the Project site (Riverside County, 2015c, Figure 9; Riverside County, 2014b, Figure 9).

Bus service in the Project vicinity is provided along Routes 74 and 79 (RTA, 2016). The nearest stop to the Project site is located at the intersection of Simpson Road and Winchester Road (79), approximately 0.36 mile east of the Project site. This bus stop serves bus routes 74 and 79. (RTA, 2016, Google Earth Pro, 2016) Implementation of the proposed Project would not affect the operation of the bus route.

Nonetheless, there is potential that the Project could conflict with the HVWAP designations for a community trail or other adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or could decrease the performance or safety of such facilities. As such, the impacts to adopted plans, policies, or programs regarding public transit, bikeways, or pedestrian facilities will be discussed and evaluated in the Project’s required EIR.

**Mitigation:** Potentially significant impacts to transportation/traffic will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.4.17.2. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Sources:** Current Riverside County General Plan - Harvest Valley/Winchester Area Plan (Riverside County, 2014b); Riverside County General Plan - Harvest Valley/Winchester Area Plan (Riverside County, 2015c).

**Findings of Fact:** According to both the 2003 and 2015 HVWAP Figure 9, which is part of the corresponding General Plan (and reflects the most current trail alignments associated with County-approved Design Guidelines), the only trail alignments planned in the Project area are a Regional Trail along Case Road and Community Trails along Simpson Road to the north of the Project site and Olive Road to the south of the Project site. The Project site is not identified by the HVWAP for any bike trails, however a Class 1 bike path is identified along Salt Creek, south of the Project site (Riverside County, 2015c, Figure 9). Accordingly, the proposed Project would not conflict with any policies supporting the creation of bike trails, and further analysis of this issue is not required.

**Mitigation:** Mitigation would not be required.

**Monitoring:** Monitoring would not be required.

### 3.4.18 Tribal Cultural Resources

#### 3.4.18.1. Tribal Cultural Resources

Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe that is:

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). or,  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 for the criteria set forth in (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Sources:** Project Application Materials; Senate Bill 18 (SB 18, 2004); Assembly Bill 52 (AB 52, 2014); Riverside County GIS System (RCIT, 2018); Phase I Cultural Resources Assessment by L&L Environmental, Inc (L&L, 2015a); Phase I Cultural Resources Assessment (L&L, 2015b)

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

**Findings of Fact:**

a & b) The provisions of Public Resources Code § 21074 were established pursuant to California Assembly Bill 52 (AB 52) and the provisions of AB 52 apply to projects, such as the proposed Project, that have a notice of preparation (NOP) or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. Pursuant to AB 52 as well as the provisions of Senate Bill 18 (SB 18), Riverside County as Lead Agency is required to conduct consultation with any interested Tribes regarding the Project’s potential impacts to tribal cultural resources, including tribal cultural resource as defined in Public Resources Code § 21074. The required EIR will document the results of the AB52 and SB18 consultation processes and will evaluate whether implementation of the Project would result in adverse effects to tribal cultural resources

**Mitigation:** Potentially significant impacts to tribal cultural resources will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.19 Utility/ Service Systems**

Would the Project:

**3.4.19.1. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sources:** EMWD Service Area (EMWD, 2015); Riverside County GIS (RCIT, 2018)

**Findings of Fact:**

a) The Project site is in the service area of EMWD (EMWD, 2015). The proposed Project would install connections to existing EMWD water conveyance lines. Off-site improvements also may be necessary to provide adequate service to the site. The required EIR will describe the Project’s proposed water and wastewater conveyance facilities, and will evaluate whether the construction of such facilities would result in significant environmental effects.

b) The operation of the proposed Project would result in an increase in potable water demand from the local water purveyor, EMWD (RCIT, 2018). Pursuant to CEQA Guidelines § 15155(a)(1), the proposed Project is considered a “water-demand Project” because it involves a residential development with more than 500 dwelling units. The Project also may increase the site’s demand for potable water as compared to what is described in the EMWD’s 2010 Urban Water Management Plan (UWMP). In order to evaluate whether EMWD’s current and planned water supplies are adequate to serve the Project, a Water Supply Assessment (WSA) will be prepared for the Project. The results of the WSA will be documented in the required EIR.

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

**Mitigation:** Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.19.2. 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a determination by the wastewater treatment provider that serves or may service the Project that it has adequate capacity to serve the Project’s Projected demand in addition to the provider’s existing commitments? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Source:** EMWD Service Area (EMWD, 2015)

**Findings of Fact:**

a & b) Wastewater service is provided to the Project site by EMWD (EMWD, 2015). The proposed Project would install connections to EMWD wastewater conveyance lines. Off-site improvements also may be necessary to provide adequate service to the site. The required EIR will evaluate whether the Project’s demand for sewer service and/or the construction of necessary infrastructure would result in impacts to the environment, including capacity of the receiving wastewater treatment facility.

**Mitigation:** Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.19.3. Solid Waste**

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

**Sources:** Project Application Materials.

**Findings of Fact:**

a & b) The construction and operation of approximately 2,932 residential units and 481,338 square feet of commercial retail space on the Project site would generate solid waste requiring off-site disposal. The required EIR will evaluate whether the Project’s incremental contribution of solid waste to landfill facilities would result, on a direct or cumulatively considerable basis, in an exceedance to the available capacity of the landfills. The

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

required EIR also will evaluate whether any new or expanded solid waste facilities would be required to serve the Project. The required EIR also will evaluate whether the Project complies with federal, state, and local statutes and regulations related to solid wastes.

**Mitigation:** Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.19.4. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source:** Project Application Materials.

**Findings of Fact:**

a – g) Development of the Project site with construction and operation of approximately 2,932 residential units and 481,338 square feet commercial retail space would require the construction of a variety of utilities on- and/or off-site, including electrical, natural gas, communications systems, storm water drainage facilities, street lighting, and other facilities. The environmental impacts associated with on- or off-site construction of these facilities will be evaluated in the required EIR.

**Mitigation:** Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

**3.4.19.5. Energy Conservation**

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

**Source:** County General Plan Update EIR No. 521 (SCH No. 2009041065) Section 4.10 “Energy Resources” (Riverside County, 2015a);

**Findings of Fact:** Title 24, Part 6 of the CCR, forms the California Energy Code, (often referred to simply as “Title 24,” for short). Also known as “California’s Energy Efficiency Standards for Residential and Nonresidential



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

Buildings,” this code was established in 1978 in response to a legislative mandate to reduce California’s energy consumption. These standards are updated periodically by the CEC to allow consideration and possible incorporation of new energy efficiency technologies and methods. In 2008, the State of California adopted Part 11 into CCR Title 24 to establish the “California Green Building Standards Code,” (CGBSC) as well as a variety of related changes throughout the other parts of Title 24. These changes were adopted, effective August 1, 2009. (Riverside County, 2014a, p. 4.10-24) The required EIR will evaluate the Project’s consistency with applicable energy conservation regulations and will address whether the Project would involve the wasteful, inefficient, and/or unnecessary consumption of energy during construction and/or long-term operation.

**Mitigation:** Potentially significant impacts to energy conservation will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be significant.

**Monitoring:** Monitoring, if required, will be set forth in the required EIR.

### 3.4.20 Mandatory Findings of Significance

<b>3.4.20.1. 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?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------	--------------------------	--------------------------

**Sources:** Project Application Materials.

**Findings of Fact:** The proposed Project has the potential to alter the quality of the existing physical environment. The introduction of residential, open space, mixed use, and commercial land uses to the Project site would restrict the range of sensitive animal species with a potential to occur on-site and/or could reduce habitat for sensitive plant or animal species. A site-specific biological investigation will be conducted to determine whether any sensitive animals, sensitive plant species, and/or sensitive plant communities occur on the Project site. With respect to archeological and paleontological resources, conversion of portions of the site from undeveloped to developed property has the potential to impact and possibly eliminate important examples of the major periods of California prehistory. No historic resources have been identified on the site. These issues will be evaluated in the required EIR.

<b>3.4.20.2. 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)?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	-------------------------------------	--------------------------	--------------------------	--------------------------

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

Sources: Project Application Materials.

Findings of Fact: The proposed Project has the potential to result in cumulatively considerable impacts, particularly with respect to the following issue areas: air quality; biological resources; greenhouse gas emissions; traffic and transportation; land use and planning; hydrology and water quality; noise; and public services. The required EIR will evaluate the Project’s potential to result in cumulatively considerable impacts.

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

Source: Project Application Materials.

Findings of Fact: The potential for the proposed Project to directly or indirectly affect human beings will be evaluated in the required EIR, particularly with respect to the following issue areas; air quality, greenhouse gas emissions, and noise.

### **3.5 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, § 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

County General Plan Program EIR, October 7, 2003

General Plan Amendment No. 960, EIR No. 521 (SCH No. 2009041065), February 2015

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

County of Riverside Planning Department  
 4080 Lemon Street, 12th Floor  
 Riverside, CA 92505  
<http://www.rctlma.org/genplan/default.aspx>

### **3.6 Authorities Cited**

Authorities cited: Public Resources Code Sections 21000-2177 and 21178.1; References: California Government Code Sections 15155, 15162, 15063, 15064.5; 51104(g), and 65962.5; California Health and Safety Code § 7050.5; and Public Resources Code Sections 21074, and 12220(g).

## **4.0 REFERENCES**

---

## 4.0 References

---

*The following information sources were used during the preparation of this IS:*

<b>Cited As:</b>	<b>Citation:</b>
AB 32, 2006	AB 32. 2006. AB 32. Retrieved March 21, 2016, from <a href="http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf">http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf</a>
AB 52, 2014	AB 52. 2014. AB 52. Retrieved April 11, 2016 from <a href="http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB52">http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB52</a>
AirNav, 2016	AirNav. 2016. Pines Park. Retrieved March 23, 2016, from <a href="http://www.airnav.com/airport/8CA5">http://www.airnav.com/airport/8CA5</a>
ALUC, 2014	ALUC. 2014. 2014 March Airforce Base/Inland Port Airport Land Use Compatibility Plan. Retrieved March 23, 2016, from <a href="http://www.rcaluc.org/Plans/2014-March-AEB">http://www.rcaluc.org/Plans/2014-March-AEB</a>
CalEPA, 2016a	CalEPA. 2016a. Cortese List Data Resources. Retrieved March 16, 2016, from <a href="http://www.calepa.ca.gov/SiteCleanup/CorteseList/">http://www.calepa.ca.gov/SiteCleanup/CorteseList/</a>
CalEPA, 2016b	CalEPA. 2016b. State Water Resources Control Board State and Regional Water Boards Map. Retrieved March 23, 2016, from <a href="http://www.waterboards.ca.gov/waterboards_map.shtml">http://www.waterboards.ca.gov/waterboards_map.shtml</a>
CalTrans, 2013	CalTrans. 2013. Officially Designated State Scenic Highways. Retrieved April 11, 2016 from <a href="http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm">http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm</a>
CARB, 2014	CARB. 2014. NAAQS/CAAQS. Retrieved March 16, 2016, from <a href="http://www.arb.ca.gov/desig/adm/adm.htm">http://www.arb.ca.gov/desig/adm/adm.htm</a>
CDC, 2016a	CDC. 2016a. Important Farmland Map. Retrieved June 26, 2018 from <a href="ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/riv16_w.pdf">ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/riv16_w.pdf</a>
CDC, 2016b	CDC. 2016b. Williamson Act. Retrieved June 26,, 2018, from <a href="ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Riverside_w_15_16_WA.pdf">ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Riverside_w_15_16_WA.pdf</a>
CGS, 2008	CGS. 2008. Mineral Land Classification Map. Retrieved March 28, 2016, from <a href="ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_206/">ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_206/</a>
City of Menifee, 2016	City of Menifee. 2016. Retrieved March 28, 2016, from <a href="http://www.cityofmenifee.us/231/Land-Use-Element">http://www.cityofmenifee.us/231/Land-Use-Element</a>
County of Riverside, 2014	County of Riverside. 2014. Harvest Valley/Winchester Area Plan. Retrieved December 21, 2015, from <a href="http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/2%20Area%20Plan%20Volume%201/HVWAP_clean_112414.pdf">http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/2%20Area%20Plan%20Volume%201/HVWAP_clean_112414.pdf</a>
County of Riverside EDA, 2004	County of Riverside EDA. 2004. Resolution No. 2004-0478 Reactivation of County Service Area 146. Retrieved March 28, 2016, from <a href="http://www.rivcocob.org/agenda/2004/2004_04_06/03.13.pdf">http://www.rivcocob.org/agenda/2004/2004_04_06/03.13.pdf</a>

<b>Cited As:</b>	<b>Citation:</b>
County of Riverside Transportation Department, 2016	County of Riverside Transportation Department. 2016. CSA 152. Retrieved March 28, 2016, from <a href="http://rctlma.org/trans/Road-Maintenance/Street-Sweeping">http://rctlma.org/trans/Road-Maintenance/Street-Sweeping</a>
EMWD, 2015	EMWD. 2015. Service Area Map. Retrieved March 22, 2016, from <a href="http://www.emwd.org/meet-emwd/emwd-service-area">http://www.emwd.org/meet-emwd/emwd-service-area</a>
EO S3-05, 2005	EO S-3-05. 2005. Executive Order S-3-05. Retrieved April 11, 2016 from <a href="http://gov.ca.gov/news.php?id=1861">http://gov.ca.gov/news.php?id=1861</a>
FEMA, 2008a	FEMA. 2008a. FEMA Flood Map 06065C2060H. Retrieved March 28, 2016, from <a href="http://map1.msc.fema.gov/idms/IntraView.cgi?KEY=54599863&amp;IFIT=1">http://map1.msc.fema.gov/idms/IntraView.cgi?KEY=54599863&amp;IFIT=1</a>
FEMA, 2008b	FEMA. 2008). 06065C2080G Flood Map. Retrieved March 28, 2016, from <a href="http://map1.msc.fema.gov/idms/IntraList.cgi?displ=wsp/item_06065C2080G.txt">http://map1.msc.fema.gov/idms/IntraList.cgi?displ=wsp/item_06065C2080G.txt</a>
Google Earth Pro, 2016	Google Earth Pro. (2016). Aerial Imagery.
GSI, 2015	GSI. 2015. GeoSoils, Inc. Update Phase I Environmental Site Assessment and Limited Phase II Agricultural Residue Screening.
GSI, 2016	GSI. 2016. GeoSoils, Inc. Phase I Environmental Assessment and Limited Phase II Agricultural and Chemical Residue Characterization.
Hemet, 2012	Hemet. 2012. General Plan Land Use Element. Retrieved April 11, 2016 from <a href="http://www.cityofhemet.org/index.aspx?NID=534">http://www.cityofhemet.org/index.aspx?NID=534</a>
L&L, 2015a	L&L. 2015a. Phase I Cultural Resources Assessment: Winchester Hills 109, Menifee Area, Riverside County, California.
L&L, 2015b	L&L. 2015b. Phase I Cultural Resources Assessment: Winchester Hills 210, Menifee Area, Riverside County, California.
RCALUC, 2009	RCALUC. 2009. Hemet Ryan Comprehensive Airport Land Use Plan. Retrieved March 28, 2016, from <a href="http://www.rcaluc.org/Portals/0/PDFGeneral/plan/2009/Second%20Edition%20Hemet-Ryan%20Airport%20Comprehensive%20ALUP.pdf">http://www.rcaluc.org/Portals/0/PDFGeneral/plan/2009/Second%20Edition%20Hemet-Ryan%20Airport%20Comprehensive%20ALUP.pdf</a>
RCIT, 2016	RCIT. 2016. County GIS (Riverside County Information Technology). Retrieved March 14, 2016, from <a href="http://mmc.rivcoit.org/MMC_Public/Viewer.html?Viewer=MMC_Public">http://mmc.rivcoit.org/MMC_Public/Viewer.html?Viewer=MMC_Public</a>
RCIT, 2011	RCTC. 2011. 2011 Riverside County Congestion Management Program. Retrieved March 21, 2016, from <a href="http://www.rctc.org/uploads/media_items/congestionmanagementprogram.original.pdf">http://www.rctc.org/uploads/media_items/congestionmanagementprogram.original.pdf</a>
Riverside, 2014	Riverside. 2014. Riverside County General Plan. Retrieved April 11, 2016 from <a href="http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx">http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx</a>
Riverside, 2015a	Riverside. 2015a. General Plan Update DEIR. Retrieved December 21, 2015, from

<b>Cited As:</b>	<b>Citation:</b>
	<a href="http://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAFebruary2015.aspx">http://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAFebruary2015.aspx</a>
Riverside, 2015b	Riverside. 2015b. Zoning Ordinance. Retrieved April 11, 2016 from <a href="http://planning.rctlma.org/Portals/0/zoning/ordnance/Ord_348_clean_version.pdf">http://planning.rctlma.org/Portals/0/zoning/ordnance/Ord_348_clean_version.pdf</a>
Riverside County, 1984	Riverside County. 1984. Ord. 575- School Fees. Retrieved March 28, 2016, from <a href="http://www.rivcocob.org/ords/500/575.1.pdf">http://www.rivcocob.org/ords/500/575.1.pdf</a>
Riverside County, 1988	Riverside County. 1988. Light Pollution Ordinance. Retrieved March 16, 2016, from <a href="http://www.rivcocob.org/ords/600/655.htm">http://www.rivcocob.org/ords/600/655.htm</a>
Riverside County, 1994	Riverside County. 1994. Ord. 625: Agricultural Activities for Nuisance Defenses. Retrieved April 11, 2016 from <a href="http://www.rivcocob.org/ords/600/625.1.pdf">http://www.rivcocob.org/ords/600/625.1.pdf</a>
Riverside County, 2003a	Riverside County. 2003a. 2003 General Plan. Retrieved March 21, 2016, from <a href="http://planning.rctlma.org/ZoningInformation/GeneralPlan/RiversideCountyGeneralPlan2003.aspx">http://planning.rctlma.org/ZoningInformation/GeneralPlan/RiversideCountyGeneralPlan2003.aspx</a>
Riverside County, 2003b	Riverside County. (003b. MSHCP. Retrieved April 4, 2016, from <a href="http://wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/">http://wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/</a>
Riverside County, 2006	Riverside County. 2006. Ord. 754 - Stormwater Control. Retrieved March 23, 2016, from <a href="http://www.rivcocob.org/ords/700/754.2.pdf">http://www.rivcocob.org/ords/700/754.2.pdf</a>
Riverside County, 2007	Riverside County. 2007. Ord. 847 Regulating Noise. Retrieved March 22, 2016, from <a href="http://www.rivcocob.org/ords/800/847.pdf">http://www.rivcocob.org/ords/800/847.pdf</a>
Riverside County, 2008	Riverside County. 2008. Traffic Impact Analysis Preparation Guide. Retrieved March 21, 2016, from <a href="http://www.cityofhemet.org/DocumentCenter/Home/View/784">http://www.cityofhemet.org/DocumentCenter/Home/View/784</a>
Riverside County, 2012	Riverside County. 2012. Ordinance No. 915 - Outdoor Lighting. Retrieved March 16, 2016, from <a href="http://www.rivcocob.org/ords/900/915.pdf">http://www.rivcocob.org/ords/900/915.pdf</a>
Riverside County, 2014a	Riverside County. 2014a. Current GP. Retrieved March 16, 2016, from <a href="http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx">http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx</a>
Riverside County, 2014b	Riverside County. 2014b. 2014 HVWAP. Retrieved March 21, 2016, from <a href="http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/2%20Area%20Plan%20Volume%201/HVWAP_clean_112414.pdf">http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/2%20Area%20Plan%20Volume%201/HVWAP_clean_112414.pdf</a>
Riverside County, 2014c	Riverside County. 2014c. Retrieved March 21, 2016, from <a href="http://www.rivcocob.org/ords/400/460.pdf">http://www.rivcocob.org/ords/400/460.pdf</a>
Riverside County, 2015a	Riverside County. 2015a. GP update DEIR. Retrieved April 11, 2016 from <a href="http://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAFebruary2015/DraftEnvironmentalImpactReportNo521.aspx">http://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAFebruary2015/DraftEnvironmentalImpactReportNo521.aspx</a>
Riverside County, 2015b	Riverside County. 2015b. County General Plan. Retrieved April 11, 2016 from <a href="http://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAFebruary2015/GeneralPlanAmendmentNo960.aspx">http://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAFebruary2015/GeneralPlanAmendmentNo960.aspx</a>

<b>Cited As:</b>	<b>Citation:</b>
Riverside County, 2015c	Riverside County. 2015c. HVWAP. Retrieved March 22, 2016, from <a href="http://planning.rctlma.org/Portals/0/genplan/general_plan_2015/GPA%20960/Area%20Plans/HVWAP_6_2014-01-20.pdf">http://planning.rctlma.org/Portals/0/genplan/general_plan_2015/GPA%20960/Area%20Plans/HVWAP_6_2014-01-20.pdf</a>
Riverside County, 2015d	Riverside County. 2015d. Zoning Ordinance. Retrieved April 11, 2016 from <a href="http://planning.rctlma.org/Portals/0/zoning/ordnance/Ord_348_clean_version.pdf">http://planning.rctlma.org/Portals/0/zoning/ordnance/Ord_348_clean_version.pdf</a>
Riverside County, 2015e	Riverside County. 2015e. MSHCP Conservation Report Generator. Retrieved April 4, 2016, from <a href="http://onlineservices.rctlma.org/content/rcip_report_generator.aspx">http://onlineservices.rctlma.org/content/rcip_report_generator.aspx</a>
RTA, 2016	RTA. 2016. Retrieved March 23, 2016, from <a href="http://www.riversidetransit.com/index.php/riding-the-bus/maps-schedules">http://www.riversidetransit.com/index.php/riding-the-bus/maps-schedules</a>
RWQCB, 2010	RWQCB. 2010. Order No. R8-2010-0033. Retrieved April 11, 2016 from <a href="http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/phase1r8_2010_0033.pdf">http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/phase1r8_2010_0033.pdf</a>
RWQCB, 2011	RWQCB. 2011. Water Quality Control Plan. Retrieved April 11, 2016 from <a href="http://www.swrcb.ca.gov/santaana/water_issues/programs/basin_plan/index.shtml">http://www.swrcb.ca.gov/santaana/water_issues/programs/basin_plan/index.shtml</a>
SAWPA, 2014	SAWPA. 2014. Integrated Regional Water Management Plan. Retrieved March 23, 2016, from <a href="http://www.sawpa.org/owow-2-0-plan-2/">http://www.sawpa.org/owow-2-0-plan-2/</a>
SB 18, 2004	SB 18. 2004. SB 18. Retrieved April 11, 2016 from <a href="http://www.leginfo.ca.gov/pub/03-04/bill/sen/sb_0001-0050/sb_18_bill_20040930_chaptered.html">http://www.leginfo.ca.gov/pub/03-04/bill/sen/sb_0001-0050/sb_18_bill_20040930_chaptered.html</a>
SB 50, 1998	SB 50. 1998. SB 50. Retrieved March 28, 2016, from <a href="http://www.leginfo.ca.gov/pub/97-98/bill/sen/sb_0001-0050/sb_50_bill_19980827_chaptered.pdf">http://www.leginfo.ca.gov/pub/97-98/bill/sen/sb_0001-0050/sb_50_bill_19980827_chaptered.pdf</a>
SB 97, 2007	SB 97. 2007. CEQA and GHG. Retrieved April 11, 2016 from <a href="https://www.opr.ca.gov/docs/SB_97_bill_20070824_chaptered.pdf">https://www.opr.ca.gov/docs/SB_97_bill_20070824_chaptered.pdf</a>
SCAQMD, 2013	SCAQMD. 2013. Final 2012 AQMP. Retrieved March 16, 2016, from <a href="http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-2012-air-quality-management-plan">http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-2012-air-quality-management-plan</a>
State Water Resources Control Board, 2016	State Water Resources Control Board, 2016. Retrieved June 13, 2016, from: <a href="http://www.waterboards.ca.gov/waterboards_map.shtml">http://www.waterboards.ca.gov/waterboards_map.shtml</a>
VWRPD, 2010	VWRPD. 2010. Valley Wide Parks Master Plan. Retrieved March 28, 2016, from <a href="http://www.vwrpd.org/userimages/Master%20Plan%202010.pdf">http://www.vwrpd.org/userimages/Master%20Plan%202010.pdf</a>