



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

DECEMBER 18, 2017

## 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

**NOTE:** Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at [esarabia@rivco.org](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 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32782** – Applicant: Daniel Rosa – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Nuevo Valley Drive, easterly of Menifee Road, westerly of Olivas Avenue, and southerly of Blanik Avenue – 2.07 Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – Approved Project Description: Schedule "H" Subdivision of 2.07 gross acres into two (2) – one (1) acre single family lots – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 32782, extending the expiration date to April 17, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 34252** – Applicant: Maria Calderon – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Southerly of Santa Rosa Mine Road and easterly of Via Refugio – 10.53 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – Approved Project Description: A Schedule "H" Subdivision of 10.53 gross acres into two (2) residential parcels. Parcel one (1) is 5.17 gross acres and parcel two (2) is 5.36 gross acres – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 34252, extending the expiration date and to reflect SB1185 and AB333 benefits to October 22, 2020. 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.

- 2.1 **PLOT PLAN NO. 25776 – Intent to Adopt a Mitigated Negative Declaration** – EA42777– Applicant: J7 Architecture – Engineer Representative: Terry Jacobson – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Southerly of Lawson Road, westerly of Temescal Canyon Road, northerly of Trilogy Parkway, and easterly of Warm Springs Road – Zoning: Mountain Springs Specific Plan, Planning Area 18 (SP 221, PA 18) – **REQUEST:** Plot Plan to permit the phased development of a 14.53-acre site that will include the construction and operation of a 58-foot-tall 31,500 sq. ft. worship center (with a 50-foot roof height and an additional eight-foot architectural element), a two (2) story 17,500 sq. ft. multipurpose hall with classrooms and meeting space, a two (2) story 16,800 sq. ft. classroom and office building, a two (2) story 19,800 sq. ft. elementary school building, a two (2) story 16,250 sq. ft. preschool building with adult education classrooms, a parking lot with 605 parking stalls, a playground and separate tot lot area, and all other improvements necessary and required for the development of the project site, including three (3) water quality basins. Continued from November 27, 2017. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).

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

- 3.1 **PLOT PLAN NO. 25987 – Intent to Adopt a Negative Declaration** – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas – Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Community Development: Medium Density Residential (CD-MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Drive, southerly of North Circle Drive, easterly of Village Center Drive, and westerly of River Drive – 3.18 Acres – Zoning: Scenic Highway Commercial (C-P-S) – Village Tourist Residential (R-3A) – **REQUEST:** Plot Plan No. 25987 proposes to install a 70-foot-high disguised wireless communication facility designed as a pine tree (monopine) with 12 antennas, 15 RRUs, one (1) 4-foot-diameter microwave dish, three (3) RAYCAPS, one (1) GPS antenna, and one (1) DC generator on a concrete pad with outdoor equipment cabinets enclosed inside a 568 sq. ft. lease area surrounded by a 6-foot-high block wall. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).
- 3.2 **TENTATIVE PARCEL MAP NO. 37172 – Exempt from the California Environmental Quality Act (CEQA)**, Section 15061 – Applicant: Robert Nicorici – Engineer/ Representative: Gomez Daneying & Mapping Inc. – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Betty Road, southerly of Mountain Avenue, easterly of Highway 74, and westerly of Sophie Street – 2.23 Gross Acres – Zoning: Rural Residential (R-R) **REQUEST:** The Parcel Map proposes a Schedule “H” Subdivision to create two (2) parcels. The parcels will be a minimum of 1.1 gross acres. **EXCEPTION** to Ordinance No. 460 is also proposed to allow lot depths of lots 1 and 2 to exceed four (4) times the lot width. Project Planner: Desiree Bowdan at (951) 955-8254 or email at [dbowie@rivco.org](mailto:dbowie@rivco.org).

**4.0 PUBLIC COMMENTS:**



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


Agenda Item No.:

1.1

Director's Hearing: December 18, 2017

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PM32782	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Lakeview/Nuevo	<b>Applicant(s):</b>	Daniel Rosa
<b>Zoning Area/District:</b>	Nuevo Area	<b>Representative(s):</b>	
<b>Supervisory District:</b>	Fifth District		
<b>Project Planner:</b>	Gabriel Villalobos		



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 2.07 gross acres into two (2) – one (1) acre single family lots.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 32782**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 17, 2020, 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. 32782 was originally approved at Director's Hearing on April 17, 2006. It proceeded to the Board of Supervisors where it was approved on August 28, 2007.

The Second Extension of Time was received March 28, 2017, ahead of the expiration date of April 17, 2017. The applicant and the County discussed conditions of approval and reached consensus on November 28, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (November 28, 2017) 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 .

*Riverside County Map Extensions*

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

*State Bills*

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

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

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

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

Therefore, upon an approval action by the Planning Director , subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 17, 2020. If a final map has not been recorded prior 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**

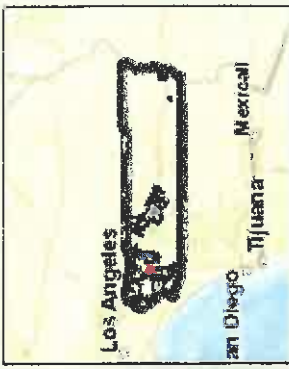
**In order for the County to approve a proposed project, the following findings are required to be made:**

### *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 (Zoning Code) 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 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.

# Vicinity Map

2nd EOT for PM32782



## Legend

- Parcels
- County Centerlines
- Blue-line 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.



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# Extension of Time Environmental Determination

Project Case Number: PM32782  
 Original E.A. Number: Notice of Exemption per CEQA Section 15315  
 Extension of Time No.: 2<sup>nd</sup> EOT  
 Original Approval Date: April 17, 2006  
 Project Location: North of Nuevo Valley Dr., east of Menifee Rd., west of Olivas Ave., and south of Blanik Ave.  
 Project Description: Schedule H - to subdivide 2.07 gross acres into two (2) - one (1) acre single family lots.

On April 17, 2006, 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 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 checked="" 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, Project Planner

Date: December 4, 2017  
 For Charissa Leach, Assistant TLMA Director



## Villalobos, Gabriel

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**From:** Miguel Villasenor <pls8509@yahoo.com>  
**Sent:** Monday, November 27, 2017 5:34 PM  
**To:** Villalobos, Gabriel; Odenbaugh, Dennis  
**Cc:** Wheeler, Timothy; Danny Rosa  
**Subject:** Re: RE: Fwd: 1st EOT PM32782 Recommended Conditions For Acceptance

Hi Gabriel,

The Owner Daniel Rosa hereby approves all the proposed conditions for 2nd Extension of Time for Parcel Map 32782 please proceed with the EOT and put on the agenda for December 18th Directors Hearing. If you have any questions please do not hesitate and give me a call.

Thank you,

Miguel A. Villasenor, PLS  
President  
Inland Valley Surveying, Inc.  
130 West Walnut Avenue Suite A-5  
Perris, CA. 92571  
951-657-1200 Office  
951-956-8736 Cell  
[pls8509@yahoo.com](mailto:pls8509@yahoo.com)

On Monday, November 27, 2017, 12:39:56 PM PST, Odenbaugh, Dennis <DODENBAU@RIVCO.ORG> wrote:

Miguel,

Please give me a call. There are time constraints and options to proceed that we should discuss.

Thank you,

Dennis Odenbaugh

Principal Engineering Tech.

Riverside County Transportation,

Survey Division

04/03/17  
17:24

Riverside County LMS  
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM32782

Parcel: 309-170-024

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. 35 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 #: PM32782

Parcel: 309-170-024

50. PRIOR TO MAP RECORDATION

50.TRANS. 35                      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 #: PM32782

Parcel: 309-170-024

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2

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.

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2

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 #: PM32782

Parcel: 309-170-024

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 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. 4 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

04/03/17  
17:24

Riverside County LMS  
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM32782

Parcel: 309-170-024

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND

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

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



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


**Agenda Item No.:**

**1.2**

**Director's Hearing: December 18, 2017**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PM34252	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Lake Mathews/Woodcrest	<b>Applicant(s):</b>	Maria Gabaldon
<b>Zoning Area/District:</b>	Gavilan Hills Area	<b>Representative(s):</b>	
<b>Supervisory District:</b>	First District	<b>Representative(s):</b>	Ian Wilson Land Surveying
<b>Project Planner:</b>	Gabriel Villalobos		

  
 Charissa Leach, P.E.  
 Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 10.53 gross acres into two residential parcels. Parcel 1 is 5.17 gross acres and parcel 2 is 5.36 gross acres.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 34252**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 22, 2020, 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. 34252 was originally approved at Director's Hearing on October 22, 2007. It proceeded to the Board of Supervisors for receive and file on April 29, 2008.

The First Extension of Time was received October 19, 2017, ahead of the expiration date of October 22, 2017. The applicant and the County discussed conditions of approval and reached consensus on November 14, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (November 14, 2017) 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.

### *Riverside County Map Extensions*

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

### *State Bills*

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

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

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

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand



for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become October 22, 2020. If a final map has not been recorded prior 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 (Zoning Code) 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 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.

# Vicinity Map

1st EOT for PM34252



### Legend

- Parcels
- County Centerlines
- Blue Line Streams
- City Areas



\*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... 11/28/2017 10:47:04 AM

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### Notes



# Extension of Time Environmental Determination

Project Case Number: PM34252  
 Original E.A. Number: EA41045  
 Extension of Time No.: 1<sup>st</sup> EOT  
 Original Approval Date: October 22, 2007  
 Project Location: Northerly of El Nido Road, Southerly of Santa Rosa Mine Road, Easterly of Via Refugio, Westerly of Juniper Road.  
 Project Description: A Schedule H subdivision of 10.53 gross acres into 2 residential parcels. Parcel 1 is 5.17 gross acres and parcel 2 is 5.36 gross acres.

On October 22, 2007, 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, Project Planner

Date: 11/28/17  
 For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Gilbert Gabaldon <ggabaldon69@gmail.com>  
**Sent:** Tuesday, November 14, 2017 12:05 AM  
**To:** Villalobos, Gabriel  
**Subject:** Re: 1st EOT PM34252 Recommended Conditions

Mr. Villalobos:

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 34252

The following seven conditions are acceptable to us, and they are as follows:

1. 50. REQ E HEALTH DOCUMENTS
2. 50. FINAL ACCESS AND MAINT
3. 60. REQ BMP SWPPP WQMP
4. 60. FINAL WQMP FOR GRADING
5. 80. WQMP AND MAINTENANCE
6. 90. WQMP REQUIRED
7. 90. WQMP COMP AND BNS REG

I am the applicant of the first extension of time and I accept the previously stated seven conditions.

Thank you.

Maria Gabaldon

On Fri, Oct 27, 2017 at 3:48 PM, Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)> wrote:

Attn: G&M Gabaldon & R&T Calderon

c/o Maria Gabaldon

34086 Ladyfern Court

Lake Elsinore, CA 92532

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 34252.

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

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

50. REQ E HEALTH DOCUMENTS

80. WQMP AND MAINTENANCE

50. FINAL ACCESS AND MAINT

90. WQMP REQUIRED

60. REQ BMP SWPPP WQMP

90. WQMP COMP AND BNS REG

60. FINAL WQMP FOR GRADING

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

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

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

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

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

**Gabriel Villalobos**

Riverside County Planning

4080 Lemon Street 12th Floor

Riverside, CA 92501

[951-955-6184](tel:951-955-6184)



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**[County of Riverside California](#)**

10/27/17  
15:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM34252

Parcel: 321-180-017

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

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

RECOMMND

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

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

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

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

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

TRANS DEPARTMENT

50.TRANS. 20 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

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



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Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM34252

Parcel: 321-180-017

50. PRIOR TO MAP RECORDATION

50.TRANS. 20 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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15:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM34252

Parcel: 321-180-017

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](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 EOT1 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

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15:32

Riverside County LMS  
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM34252

Parcel: 321-180-017

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 EOT1 - WQMP REQUIRED .

RECOMMND

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

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

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

TRANS DEPARTMENT

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

RECOMMND

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

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Riverside County LMS  
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM34252

Parcel: 321-180-017

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

EOT1 - WQMP COMP AND BNS REG (cont.)

RECOMMND

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

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

Agenda Item No.: 2.1  
Area Plan: Temescal Canyon  
Zoning Area: Glen Ivy  
Supervisory District: First  
Project Planner: Dionne Harris  
Director Hearing: December 18, 2017  
Continued From: November 27, 2017

ENVIRONMENTAL ASSESSMENT NO. 42777  
PLOT PLAN NO. 25776  
Applicant: J7 Architecture, Inc  
Engineer/Representative: Terry Jacobson



Charissa Leach P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**PLOT PLAN NO. 25776** proposes the phased development of a 14.53-acre site that will include the construction and operation of a: a 58-foot-tall, 31,500-square-foot worship center (with a 50-foot roof height and an additional eight-foot architectural element); a two-story 17,500-square-foot multipurpose hall with classrooms and meeting space; a two-story 16,800-square-foot classroom and office building, two-story 19,800 square foot elementary school building; a two-story 16,250 square foot preschool building with adult education classrooms; parking lot with 605 parking stalls, playground and separate tot lot area, and all other improvements necessary and required for the development of the project site, including three water quality basins.

The project site is located on the northwest corner of Trilogy Parkway and Temescal Canyon Road within the Temescal Canyon Area Plan, in a Specific Plan (SP) No. 221, the Mountain Springs Specific Plan.

### **BACKGROUND:**

Olive Branch Community Church has been in operation in Corona for approximately 17 years. The church is looking to expand their facilities to grow with the future demands of the surrounding community, in a new location. Olive Branch Community Church was previously approved under Plot Plan No. 16486 on September 11, 2000, located on the corner of El Cerrito Road and Temescal Canyon Parkway. The proposed project will be an additional Olive Branch Church location off the corner of Temescal Canyon Parkway and Trilogy Parkway. The ultimate build-out of the church will be completed in three phases. The final phase will include, a worship center seating 1,250 people, a Multi-Purpose fellowship hall with seating for 800 people, a Pre-school with an anticipated enrollment of 96 children, and an Elementary School with an anticipated enrollment of 216 children. There will be two access point to the facility, one off Temescal Canyon Parkway and the other off Trilogy Parkway.

The proposed Project is expected to be completed in three phases: Year 2020, 2023, and 2028.

Project Phase I includes the development of a 43,972-square-foot church, composed of a 14,500-square-foot multi-purpose worship center and 29,472 square feet of Sunday school classroom/church office space, as well as relocation of the existing 140-student private school and 80-student preschool from their current site in Corona. The proposed Project Phase I is anticipated to be completed by Year 2020.

Project Phase II includes the expansion of the private school to 216 students and the preschool to 96 students. The proposed Project Phase II is anticipated to be completed by Year 2023.

Project Phase III includes expanding the church by 29,628 square feet, which includes a new worship center building, conversion of the 14,500-square-foot worship center to a multipurpose fellowship hall, and additional multi-purpose rooms. The proposed Project Phase III is anticipated to be completed by Year 2028.

Worship services will be held at various times on the weekends with proposed services at 9:00 AM, 10:45 AM, and the latest service beginning at 6:00 PM. Church offices will be open Monday through Friday and various ministry groups will be meeting on the property in the evenings from 7:00 PM, until 9:30 PM. The Elementary School will serve children from Kindergarten to Eighth Grade. Both the preschool and elementary school will be open during the week from 7:00 AM to 3:00 PM, with after school programs ending at 6:00 PM.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development: Commercial Retail (CD: CR) as reflected in the Land Use Plan for Specific Plan No. 221.  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) to the north, south, and east and Open Space: Conservation (OS: C) to the west as reflected in the Land Use Plan for Specific Plan No. 221. |
| 3. Existing Zoning (Ex. #2):                   | Specific Plan No. 221 (SP Zone), Planning Area No. 18.  |
| 4. Surrounding Zoning (Ex. #2):                | Scenic Highway Commercial (C-P-S) to the north, south and east, Specific Plan No. 221 (SP Zone) to the west.  |
| 5. Existing Land Use (Ex. #1):                 | Vacant  |
| 6. Surrounding Land Use (Ex. #1):              | Vacant to the north, south and east. Open Space and golf course to the west.  |
| 7. Project Data:                               | Total Acreage: 14.53  |
| 8. Environmental Concerns:                     | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42777**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE PLOT PLAN NO. 25776**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site has a General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR) (0.25-0.35 FAR) as reflected in the Land Use Plan for Specific Plan No. 221. The Commercial Retail land use designation allows for local and regional serving retail and service uses. The church use provides multiple services to the community. The project site is also located within the Temescal Canyon Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR) to the north, south, and east and Open Space: Conservation (OS: C) to the west as reflected in the Land Use Plan for Specific Plan No. 221.
3. The Zoning for the project site is Specific Plan No. 221 (Mountain Springs) Zone. The proposed project, as designed and conditioned, complies with the development standards set forth in the Specific Plan No. 221 (Mountain Springs), Planning Area No. 18 zoning classification, as demonstrated below.
4. The project site is surrounded by properties which have a zoning classification of Scenic Highway Commercial (C-P-S) to the north, south and east, Specific Plan No. 221 (Mountain Springs), Planning Area No. 17 to the west.
5. The proposed use, a church, is a permitted use, subject to the approval of a Plot Plan in the Specific Plan No. 221 (Mountain Springs) Planning Area No. 18 zoning classification. Planning Area No. 18 of Specific Plan No. 221 is equivalent to Article IXB, Section 9.50 of Ordinance No. 348, which defers to the Zoning Classification of Scenic Highway Commercial (C-P-S). Within the Scenic Highway Commercial (C-P-S) Zoning Classification of the Ordinance No. 348, Section 9.50 Subsection A.102, "Churches, temples and other places of religious worship." Therefore, proposed use of a church is permitted subject to the approval of a Plot plan.
6. The proposed use, Olive Branch Community Church, is consistent with the development standards set forth in Planning Area No. 18 of Specific Plan No. 221, Amendment No. 2, which are the same as those identified in article IXb, Section 9.53 of Ordinance No. 348, the Scenic Highway Commercial (C-P-S) Zoning Classification, pursuant to the following:
  - a. The project site is comprised of 14.53 acres. There is no minimum lot area requirement. This project meets the development standard requirements.
  - b. Based on the C-P-S Zoning Classification, structures may be located on the property line, if they do not exceed 35 feet in height. The church is 58 feet in height and is consistent with the setback requirements of section 9.53, B, Any portion of which exceeds the 35 feet in height must be set back from the front, rear and side lots lines not less than two feet for each property line by which the height exceeds 35 feet. The church building is setback over 400 feet from the front property line, 168 feet from the side property line and 118 from the rear property line. Therefore, the project meets the development standard.
  - c. The maximum structure height allowed within the C-P-S zoning classification is 50 feet. All of the proposed buildings are 35 feet except for the church building, which is proposed to be 58 feet high (a 50-foot roofline with an additional eight-foot decorative cross architectural element). Pursuant to Ordinance No. 348 section 9.53.C. no building or structure may exceed 50 feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348, and in no event may the height exceed 75 feet. Pursuant to Section 18.34, when any zone classification provides that

an application for a greater height limit may be made pursuant to Section 18.34, "The specific height limit requested shall be included in all notices regarding the permit, and if granted, the permit shall specifically state the allowed height limit." Because the project description, Conditions of Approval 10.EVERY.1 and all noticing for the proposed project note the proposed 58-foot height (for a 50-foot roofline with an additional eight-foot decorative cross architectural element), the proposed project complies with Sections 9.53.C. and 18.34, and the greater height is being considered as part of the proposed project under Plot Plan No. 25776. The Project meets the development standards.

- d. Pursuant to Section 18.12 of Riverside County Ordinance No. 348, the parking standards utilized for the proposed facility fell within the parking standards for churches, chapels and other places of worship: which requires one (1) parking space per every 35 square feet of net assembly area used simultaneously for assembly purposes. The net assembly area is 12,500 square feet which would require 357 parking spaces. In total, the church structure will have four hundred and seventeen (417) parking spaces, fourteen (14) of which will be designated as handicapped spaces. The parking standards for a day care centers, including nurseries and pre-schools requires one (1) space for every 500 square feet. The proposed preschool will provide seventeen (17) parking spaces. The parking standards utilized for elementary and intermediate institutions requires one (1) parking for every three (3) seats. The proposed elementary school is providing fifteen (15) parking spaces. Overall, the proposed parking will be utilized to serve the church, education facilities and Multi-Purpose Fellowship Hall. The education facilities and Multi-Purpose Fellowship Hall will operate during different days and times than the church facility. The proposed develop will provide six hundred and five parking spaces, will be sufficient to serve the proposed use.
- e. All applicable mechanical equipment will be adequately screened from public view, meeting the development standard (90.Planning.2.).
7. The church has been in continuous operation for 17 years, at a different location than the proposed project. The Olive Branch Community Church was previously approved under Plot Plan No. 16486 on September 11, 2000.
8. Worship services will be held at various times on the weekends with the latest service beginning at 6:00 PM. Church offices will be open Monday through Friday and various ministry groups will be meeting on the property in the evenings until 9:30PM. The Elementary School will serve children from Kindergarten to Eighth Grade. Both, the preschool and elementary school will be open every day from 7:00 AM to 3:00 PM and with after school programs ending at 6:00 PM.
9. The project is located within the City Sphere of Influence of the City of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city, if applicable. During the initial review period, the project was sent to the City of Corona for review and comments. No response has been received during the writing of this staff report from the City of Corona, and because the MOU requirements pertain primarily to a Change of Zone, which the proposed project does not have, the MOU that is inapplicable.
10. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on July 14, 2015. Consultations were requested by the Soboba Band of Luisiño Indians and Pechanga Band of Mission Indians. The Rincon Band of Luiseno Indians deferred to closer tribes and there was no response from either Agua Caliente Band of Cahuilla Indiansthe Gabrieleño Band of Mission Indians Kizh Nation, the Cahuilla Band of Indians Tribes. Consultation with Soboba was held on March 15, 2016 and February 16, 2017.



Consultation was conducted with Pechanga on March 10, 2017. At this meeting the Tribe asked for a copy of the cultural report and this was supplied on February 16, 2017. On January 4, 2017 the conditions of approval and the Geology Report were sent to Pechanga. On March 8, 2017 consultation was formally concluded with both tribes.

Based upon analysis of records and a survey of the property by the County Archaeologist, it has been determined that there will be no impacts to significant cultural historic resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. An Archaeologist and Tribal Monitor will be present to ensure any unanticipated resources are managed according to procedures identified in the Cultural Resources Management Plan (CRMP). The project shall comply with the conditional of approval for unanticipated resources (10 Planning. 2).

11. The project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). The WRCMSHCP is a comprehensive, multi-jurisdictional Habitat Conservation Plan which focuses on conservation of species and their associate habitats in Western Riverside County, which includes the unincorporated Riverside County land west of the crest of the San Jacinto Mountains to the Orange County line. When a project site is located within a Criteria Area/Criteria Cell, additional review would be required. Criteria Areas/ Cells are land that has been identified as an area where conservation potentially needs to occur. The Project site is not located within a Criteria Area/Cell of the WRCMSHCP; therefore, the project is considered consistent with the MSHCP and no further evaluation is needed.
12. The project site is in located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP
13. The project site is partially located within a Very High fire hazard area and is within the State Responsibility Area ("SRA") for fire protection services. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development within SRA's. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside's County Assistant Fire Marshall Swarouth stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
  - a. Development of this project is in compliance sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding, emergency access and egress, fire hydrant placement, interior sprinkler system, fuel modification, driveway access, address numbering, and emergency water standards. Fire protection services can easily access the site, from Temescal Canyon Parkway and Trilogy Parkway.

The church is located within CAL FIRE state responsibility area. It is also located in the moderate fire severity zone for the majority of the parcel and very high fire hazard severity zone at the southern part of the parcel in the State Responsibility Area. Building setbacks and vegetation management plan shall be in accordance with the California Public Resources Code. Buildings constructed on lots created on this land shall comply with the special construction requirements of the California Building Code (COA 50.FIRE 1.)

- b. This church has been designed is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each building of 100 feet from each side, 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.
  - c. Fire protection and suppression services will be available for the church through the Riverside County Fire Department.
  - d. 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. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 503.2.1 Dimension of the and Riverside County Fire Ordinance No. 787 that road access shall be unobstructed with a width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). The project meets this requirement by providing primary access on Temescal Canyon Parkway and secondary access on Trilog Parkway to the property.
14. In accordance with Section 18.30 C. 2, of Ordinance No. 348, No plot plan shall be approved unless it complies with the following standards: 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.
- a. As shown on Exhibit A and Plot Plan No. 25776, the Plot Plan is consistent with the development standards provided in the SP No. 221 zone classification which defers to the C-P-S zone classification because it complies with no the minimum lot size requirement. The buildings are setback approximately 86'-9" to 118'-4" feet whereby meeting the height requirements and the setback requirements. The parking and trash enclosures are adequately screened. The Parking complies with section 18.12 of Ordinance No. 348.
  - b. With the Project's design, conditions of approval and compliance with applicable County ordinances, State laws and regulations the overall development of the land is designed for the protection of the public health, safety and general welfare.
  - c. With the Project's design and conditions of approval related to landscape screening, setbacks from the street, rural design and location, the Project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property.

- d. Based on findings in the staff report, the Project conforms to the future logical development of the area. The proposed Project is compatible with surrounding land uses, as the surrounding land uses consist of the vacant land to the north, east, and south. A golf course and open space to the west.
- e. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

14. Environmental Assessment No. 42777 identified the following potentially significant impacts:

- A. Biological Resources
- B. Transportation/Traffic
- C. Flood/Hydrology

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

#### **CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Retail Land Use Designation as reflected in the Land Use Plan for SP No. 221, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the development standards and uses permitted with an entitlement in Planning Area No. 18 of Specific Plan No. 221, which defers to the C-P-S zoning classification of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

#### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. Airport Influence Area;
  - b. A County Fault Zone;
  - c. County Service Area; and,

- d. 100 year flood plain or dam inundation area.
3. The project site is located within:
- a. The City of Corona Sphere of Influence;
  - b. A Moderate and High Fire Area
  - c. The Stephens Kangaroo Rat Fee Area;
  - d. The boundaries of the Corona-Norco Unified School District;
  - e. An area susceptible to subsidence; and
  - f. An area with moderate liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number 290-190-077.

Y:\Planning Master Forms\Staff Report.doc

Date Prepared: 03/22/16

Date Revised: 03/22/16

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25776

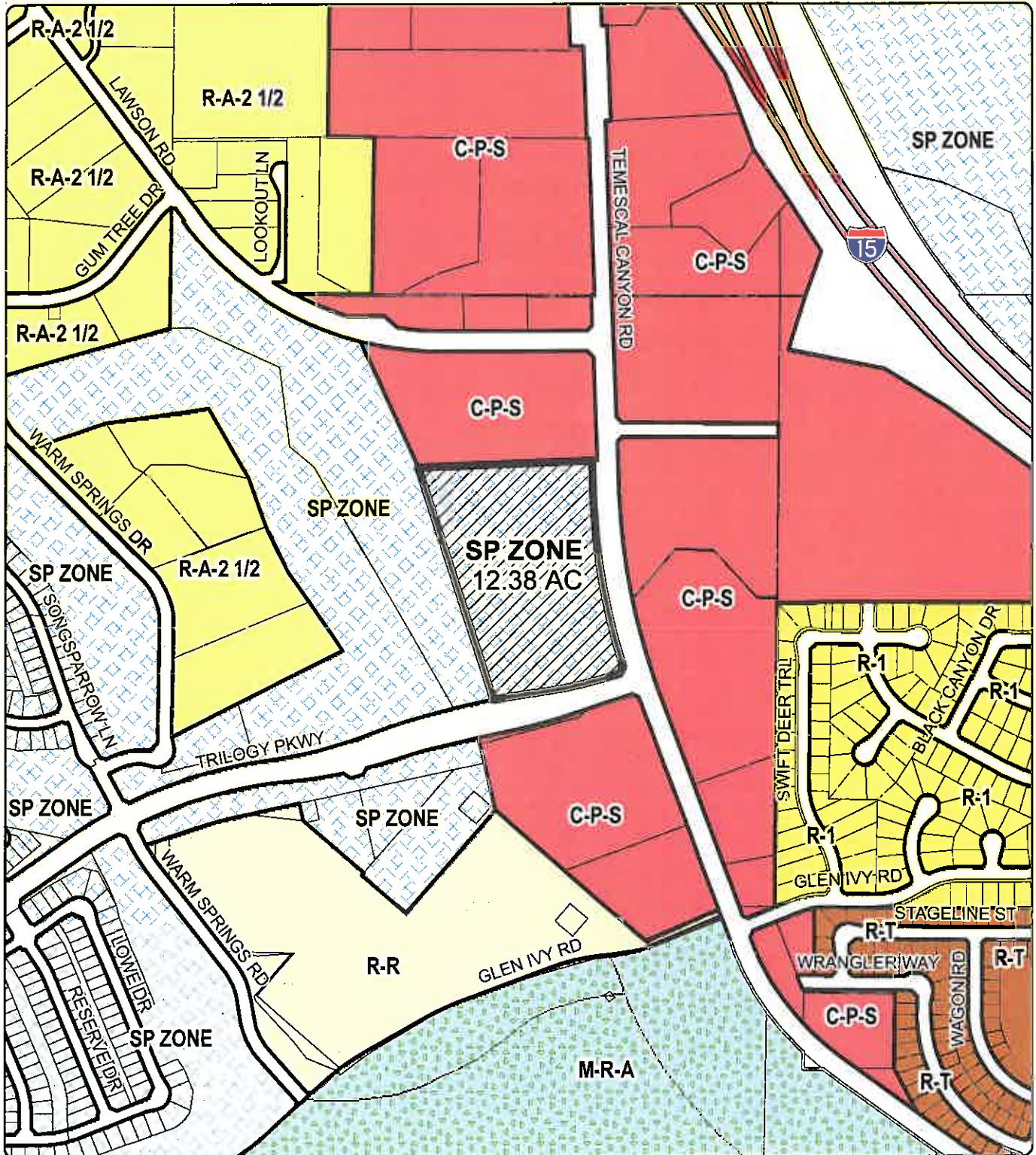
EXISTING ZONING

Supervisor: Jeffries

District 1

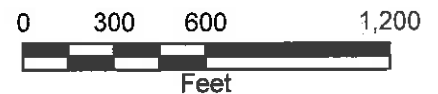
Date Drawn: 03/07/2016

Exhibit 2



Zoning Area: Glen Ivy

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)955-9200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://planning.rctima.org>

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
PP25776  
VICINITY/POLICY AREAS**

Supervisor: Jeffries  
District 1

Date Drawn: 03/07/2016  
Vicinity Map



Zoning Area: Glen Ivy

Author: Vinnie Nguyen

DISTRICT BOARD: On October 7, 2003, the County of Riverside adopted a new General Plan, pending use and see designations for unincorporated Riverside County. For more information, please contact the Riverside County Planning Department at (951) 955-5000 (Western County) or in Pointe du Lac at (951) 955-5077 (Western County) or Website: <http://www.riversideca.gov>

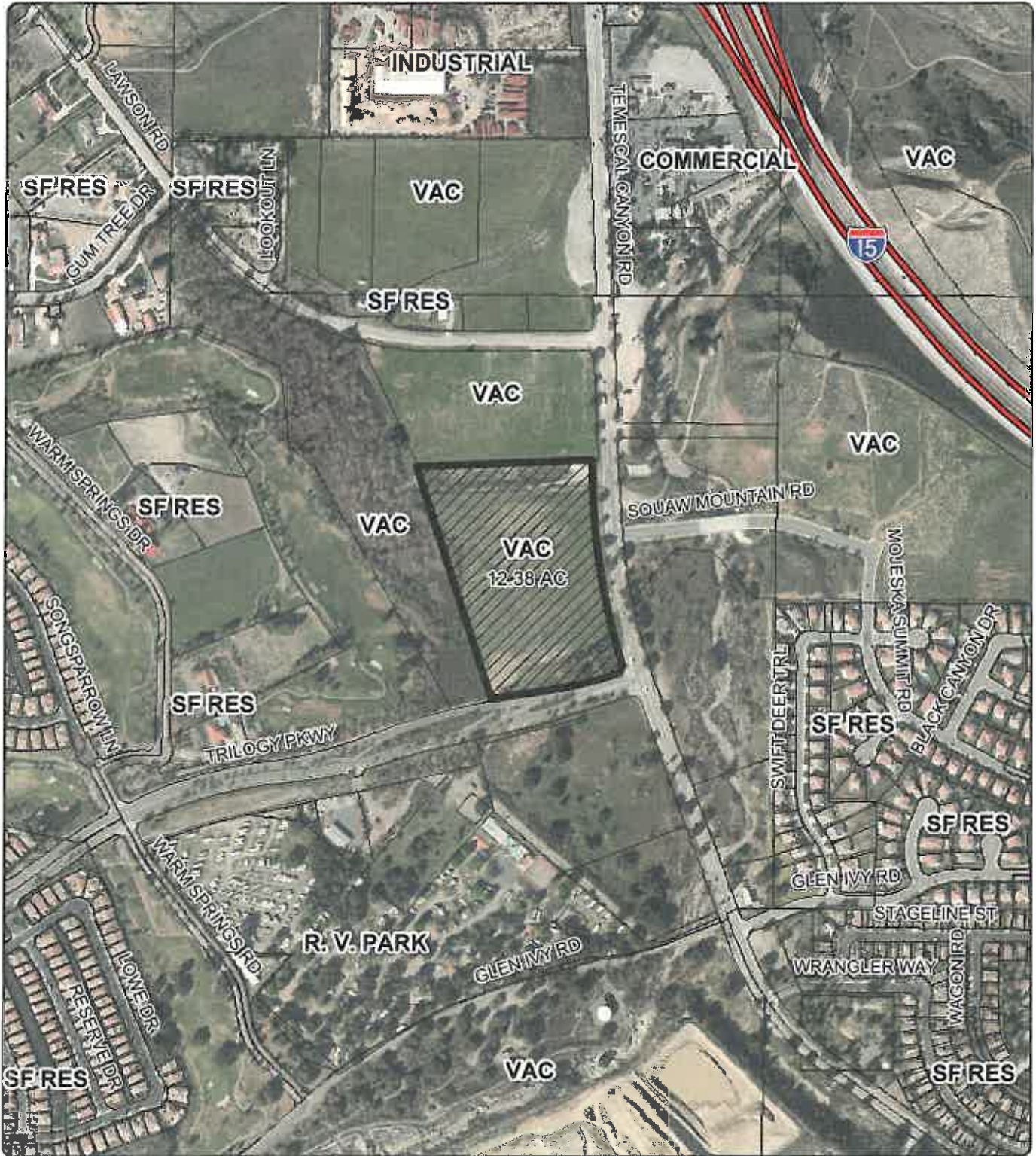
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25776

LAND USE

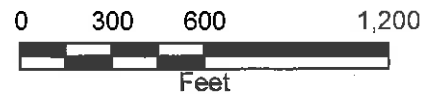
Supervisor: Jeffries  
District 1

Date Drawn: 10/24/13  
Exhibit 1



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



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

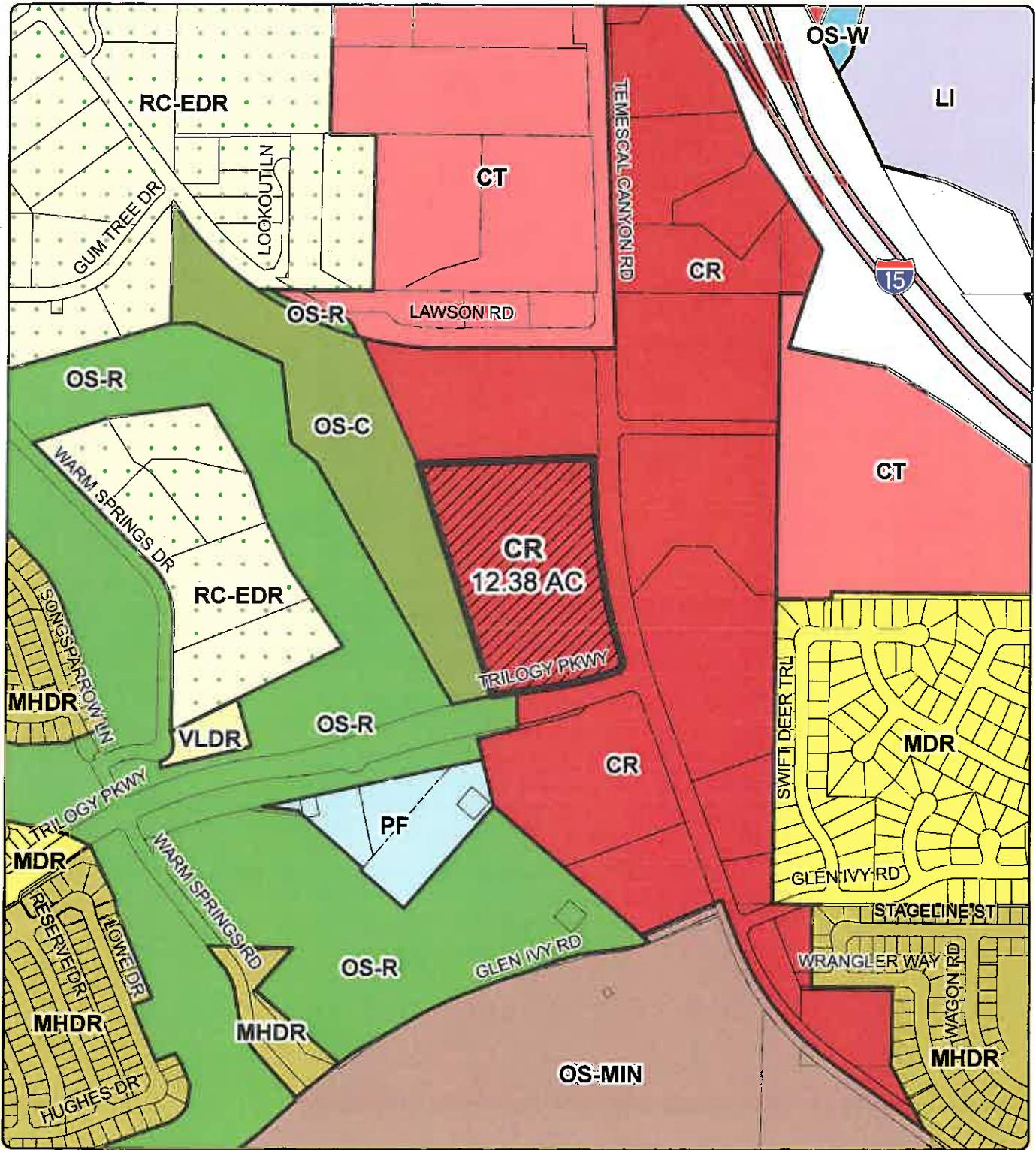
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PP25776

### EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 03/07/2016  
Exhibit 5



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



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



**COMMITMENT LEGEND**

Proposed	Existing
...	...

**TABULATION**

SITE AREA	12.99 ACRES
NET (EPC) DRAINAGE EASEMENT	
BUILDING AREA	
FIRST FLOOR	
BLDG D WORSHIP CENTER	31,500
BLDG B YOUTH/MEETING ROOMS	14,400
BLDG C1 ELEMENTARY CLASSROOMS	10,200
BLDG C2 ELEMENTARY CLASSROOMS	6,850
BLDG C3 PRESCHOOL	7,350 S.F.
SUBTOTAL	
SECOND FLOOR	
BLDG A CLASSROOMS / MEETING RMS	5,000
BLDG C4 ELEMENTARY CLASSROOMS	6,900
BLDG C5 ELEMENTARY CLASSROOMS	7,800
BLDG C1, 2, 3, 4, 5	26,800 S.F.
SUBTOTAL	
TOTAL BUILDING AREA	101,850 S.F.
F.A.R.	.180
PARKING REQUIRED WEEKEND	417 STALLS
ASSEMBLY 13 SEATS 1250 SEATS =	
PARKING PROVIDED	
OFFICE 1,200 NET S.F. 5,275 S.F. =	26
PRESCHOOL 1,600 S.F. 8,450 S.F. =	17
ELEMENTARY SCHOOL CLASSROOMS =	85 STALLS
TOTAL	
PARKING PROVIDED	
STADIUM (8 X 10)	469 STALLS
STADIUM (12 X 14)	14 STALLS
STADIUM (12 X 14)	14 STALLS
TOTAL	699 STALLS

USE OF ALL CONCEPTS IS SUBJECT TO THE CITY OF CORONA AND CALIFORNIA COUNTY HEALTH DEPARTMENT APPROVAL. THE SEPARATION OF PARKING FROM THE BUILDING IS REQUIRED BY THE CITY OF CORONA AND CALIFORNIA COUNTY HEALTH DEPARTMENT. THE SEPARATION OF PARKING FROM THE BUILDING IS REQUIRED BY THE CITY OF CORONA AND CALIFORNIA COUNTY HEALTH DEPARTMENT.

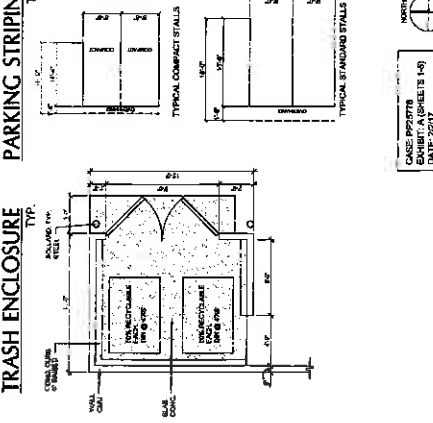
SEE PLAN SHEET FOR THE EXISTING UTILITIES AND EASEMENTS.

SEE CITY OF CORONA AND CALIFORNIA COUNTY HEALTH DEPARTMENT APPROVAL.

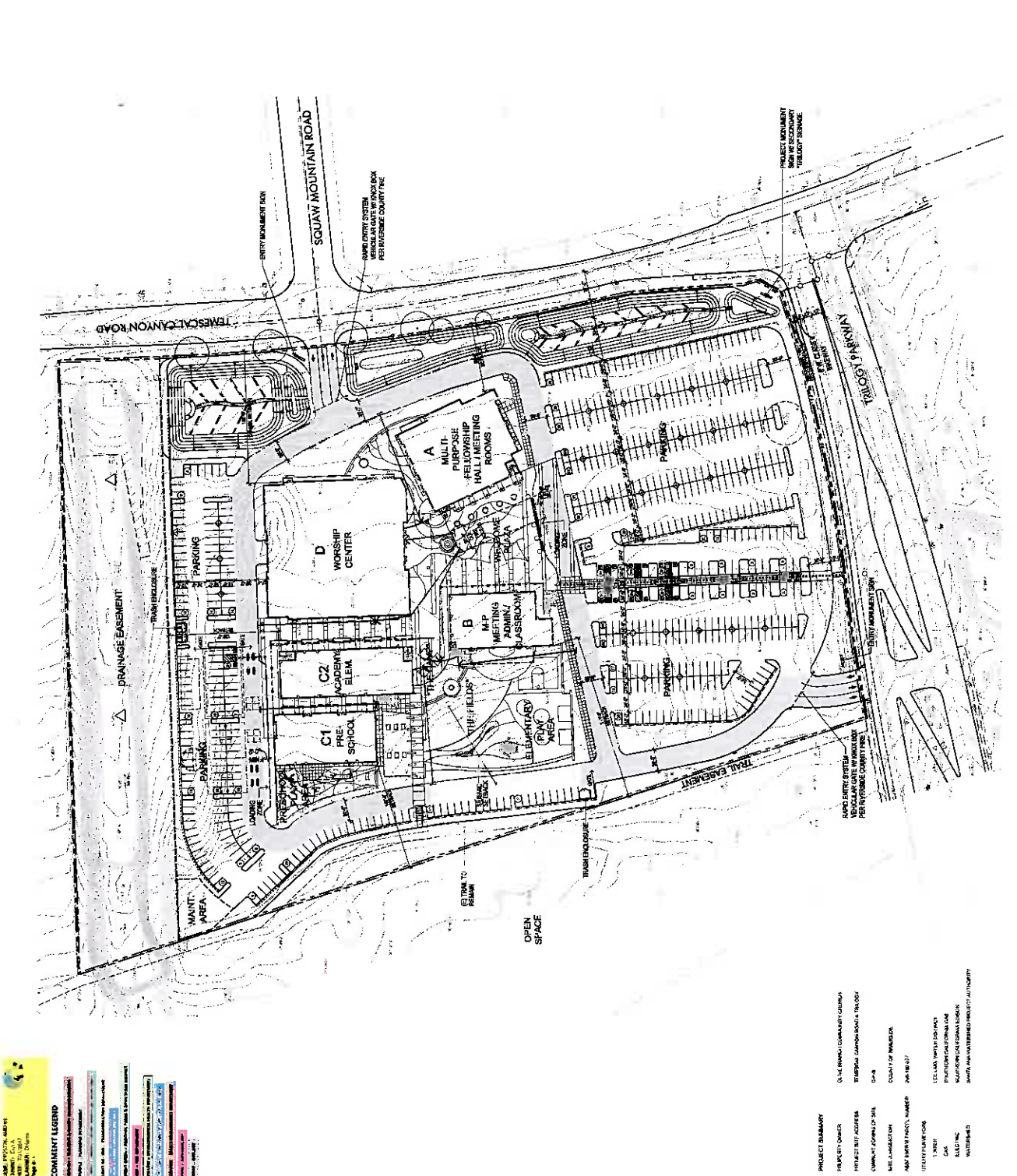
SEE CITY OF CORONA AND CALIFORNIA COUNTY HEALTH DEPARTMENT APPROVAL.

**TRASH ENCLOSURE PARKING STRIPING**

BUILDING NAME OR NO.	CONST TYPE	F.S.	F.LRS	OCCUP	S.F.
BLDG A MS. PURPOSE	II B	YES	2	A3	17,500
BLDG B YOUTH/MEETING/ADMIN	II B	YES	2	A3/B	16,800
BLDG C1 PRESCHOOL	II B	YES	2	E	10,200
BLDG C2 ELEM. CR.	II B	YES	2	E	19,800
BLDG C3 PRESCHOOL	II B	YES	2	E	19,800
MAINTENANCE BLDG	V/A	NO	1	D	3,450
TOTAL					100,100



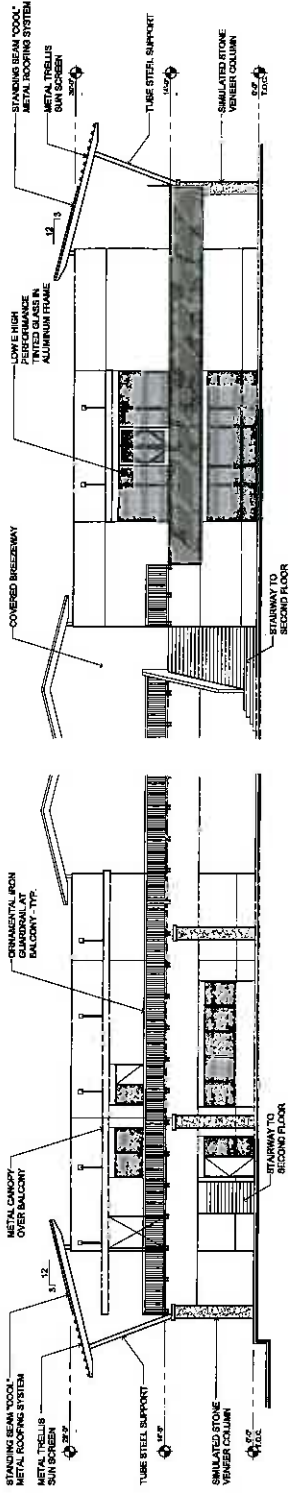
DATE: PROJECT NO.: 14-02  
 DATE: 2-16-18  
 SCALE: 1"=50'  
 SHEET NO.: 1



**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881

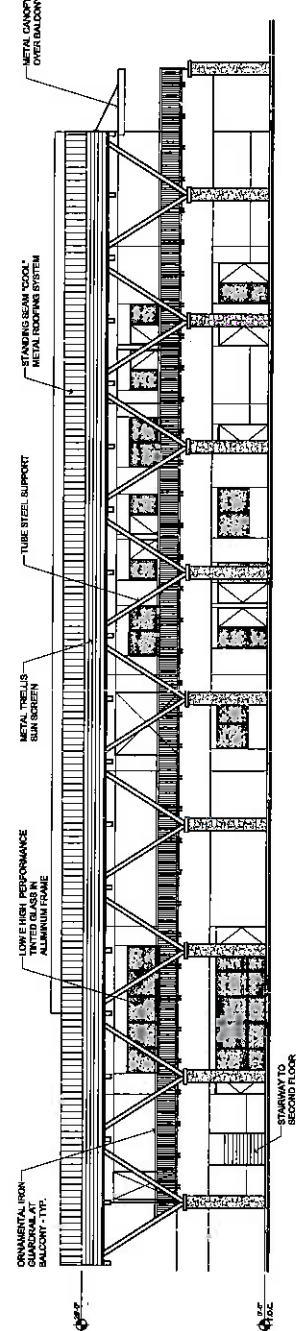
**J7 Architecture**  
 Creating space. Inspiring people.  
 3281 Lake Avenue, Suite 303  
 Newport Beach, California 92660  
 949.756.4397 FAX 949.756.0381

**MASTER SITE PLAN**  
**ULTIMATE**

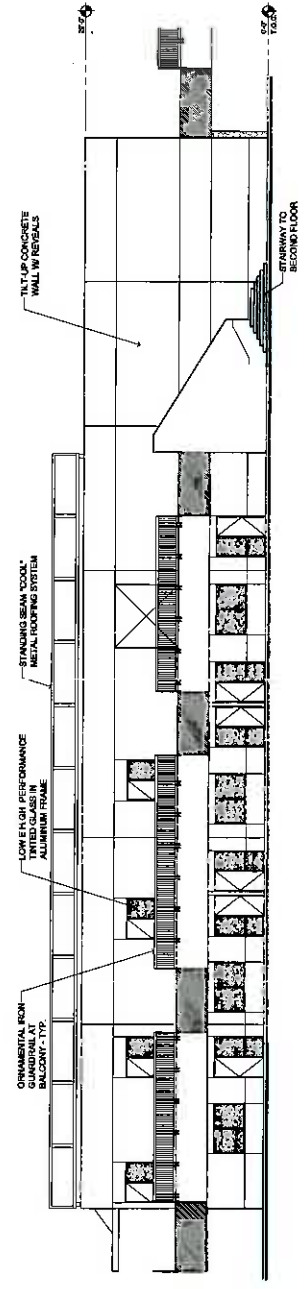


**SOUTH ELEVATION**

**NORTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**

CASE: P05679 AND 2  
 SUBMIT: B (1/7)  
 DATE: 02-26-15  
 PLANNER: J. Edgar  
 J7 ARCHITECTURE

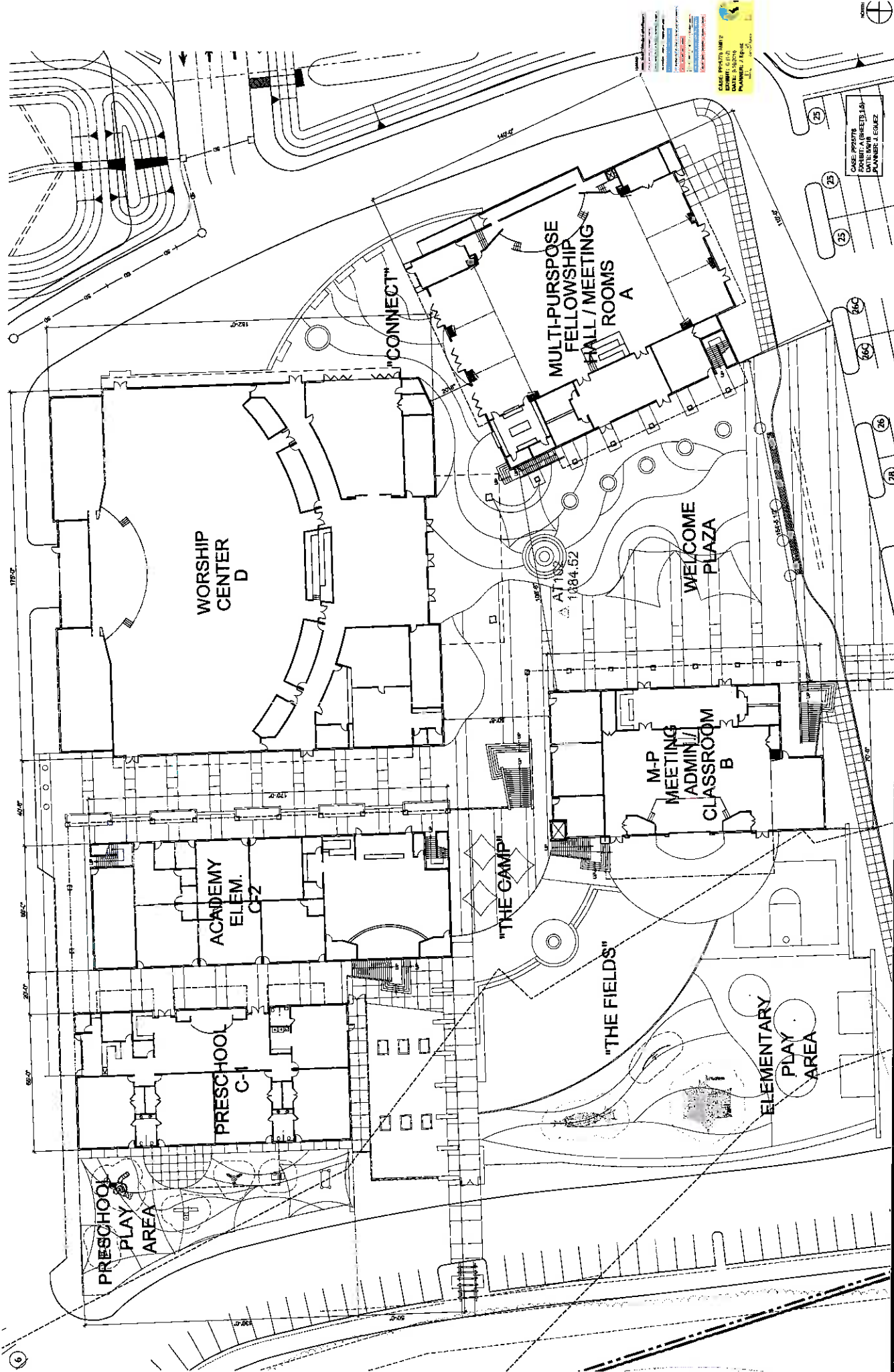
FORWARDER SHEET B0  
 PLOT PLAN P207A  
 EXHIBIT B0, FLOOR PLAN  
 AND EXHIBIT B1, SECTION  
 DATED 02/26/15 SHEETS B-41

PROJECT NO: 14-02  
 DATE: 02-26-15  
 SCALE: 1/8"=1'-0"  
 SHEET NO: 11

**BUILDING C-2  
 ACADEMY BUILDING  
 ELEVATIONS**

**J7 Architecture**  
 Creating spaces. Inspiring people.  
 2081 1/2th Avenue, Suite 205  
 Newport Beach, California 92660  
 949.706.6187 FAX 949.706.0081

**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881



PROJECT NO: 14-02  
 DATE: 2-26-16  
 SCALE: 1/16"=1'-0"  
 SHEET NO.: 1

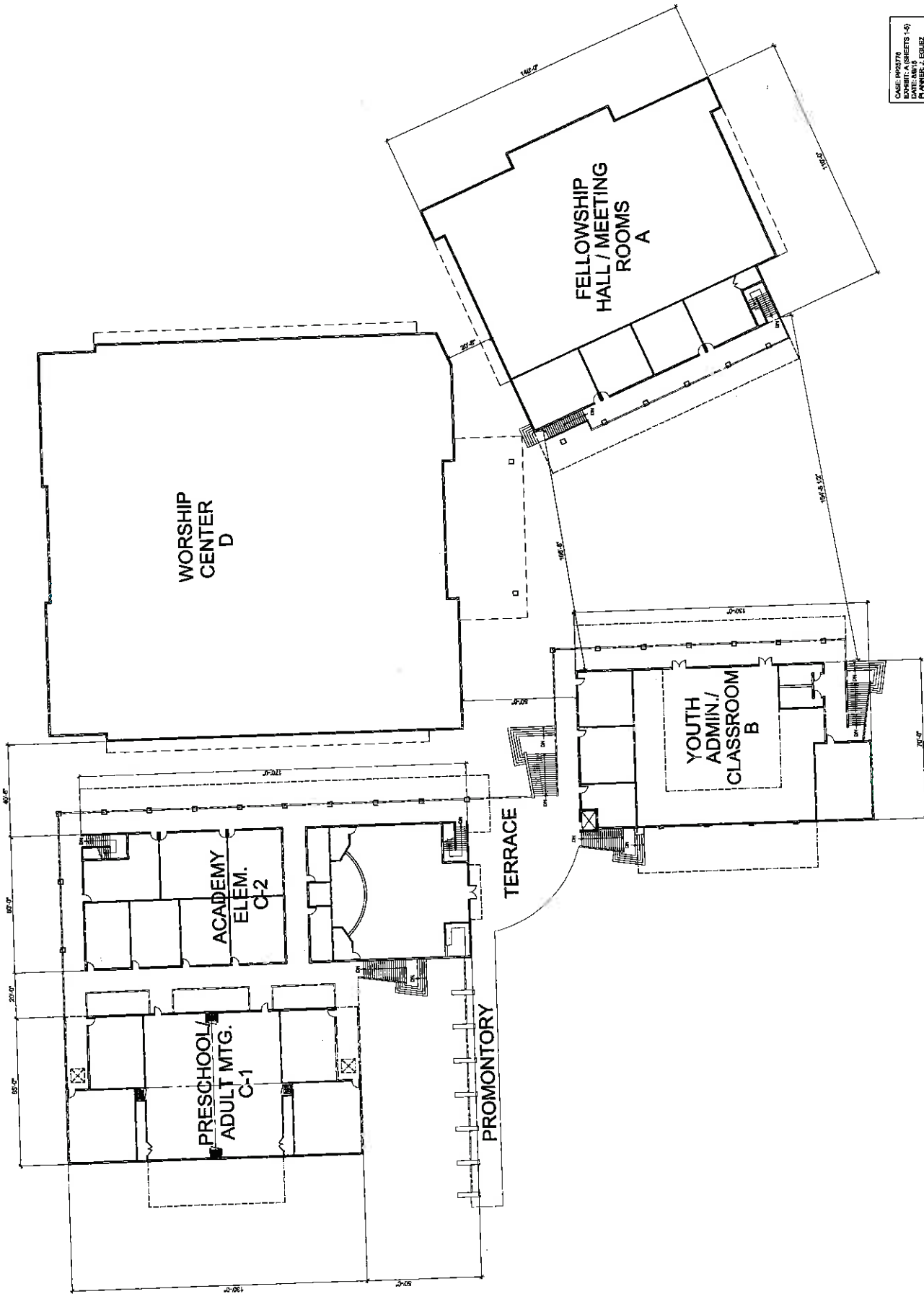
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	02/26/16
2	FOR RECORD	02/26/16
3	FOR RECORD	02/26/16

**CONCEPTUAL FIRST FLOOR PLANS**

**J7 Architecture**  
 Creating space, inspiring people.  
 2081 Pine Avenue, Suite 203  
 Newport Beach, California 92660  
 949.756.5077 FAX 949.756.5081



**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881



CASE: 14-02  
 SHEET: A (SHEETS 4-9)  
 DATE: 2-26-18  
 DRAWN: J. ESQUE



PROJECT NO.: 14-02  
 DATE: 2-26-18  
 SCALE: 1/16"=1'-0"  
 SHEET NO.: 7

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

**J7 Architecture**  
 CONCEPTUAL SECOND FLOOR PLANS

Creating space. Inspiring people.  
 10051 Folsom Avenue, Suite 105  
 Newport Beach, California 92660  
 949.709.4507 FAX 949.728.0041

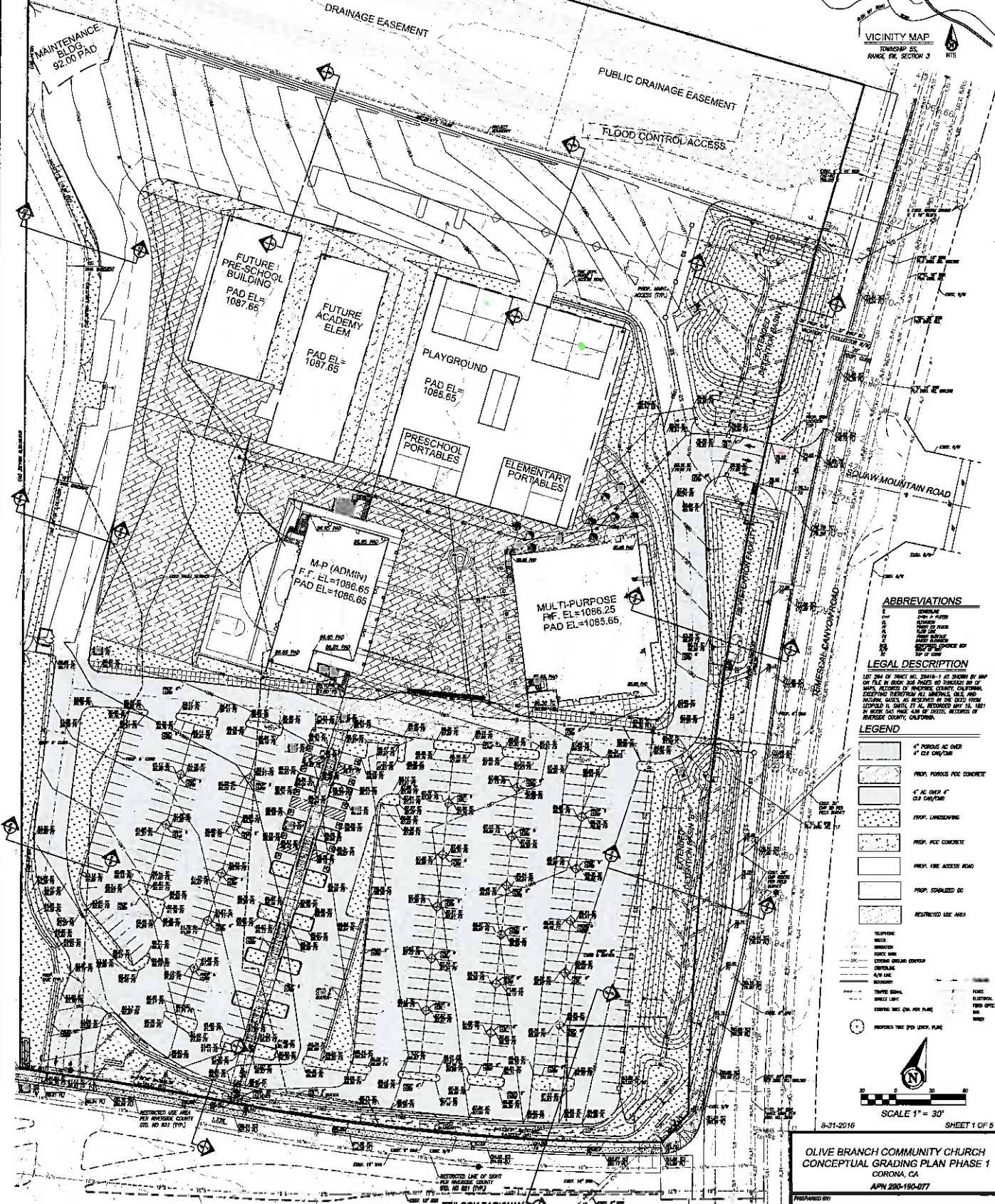
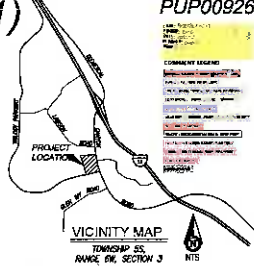


**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881

# OLIVE BRANCH COMMUNITY CHURCH-(PHASE 1)

CONCEPTUAL GRADING PLAN  
CORONA, CA

PUP00926



### ABBREVIATIONS

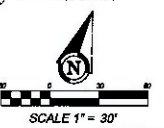
GENERAL	CONCRETE
ASPH	PAV
GRASS	LANDSCAPING
...	...

### LEGAL DESCRIPTION

LOT 204 OF TRACT NO. 28414-1 AS SHOWN BY MAP ON FILE IN BOOK 284 PAGES 20 THROUGH 29 OF MAPS RECORDED BY IMPERIAL COUNTY, CALIFORNIA, EXCEPTING THEREFROM ALL INTERESTS, EASES AND INCUMBRANCES AS DESCRIBED BY THE DEED FROM LOT 204 TO TRACT NO. 28414-1, RECORDED MAP 10, 1981, IN BOOK 284 PAGE 24 AND ALL OTHER INTERESTS OF IMPERIAL COUNTY, CALIFORNIA.

### LEGEND

[Symbol]	4" POROUS AC OVER 4" C&G CR&G
[Symbol]	PROP. POROUS PCC CONCRETE
[Symbol]	4" AC OVER 4" C&G CR&G
[Symbol]	PROP. LANDSCAPING
[Symbol]	PROP. PCC CONCRETE
[Symbol]	PROP. FINE ACCESS ROAD
[Symbol]	PROP. SPALLLED DC
[Symbol]	RESTRICTED USE AREA
[Symbol]	...



3-31-2016 SHEET 1 OF 5

**OLIVE BRANCH COMMUNITY CHURCH  
CONCEPTUAL GRADING PLAN PHASE 1  
CORONA, CA**

APN 280-190-077

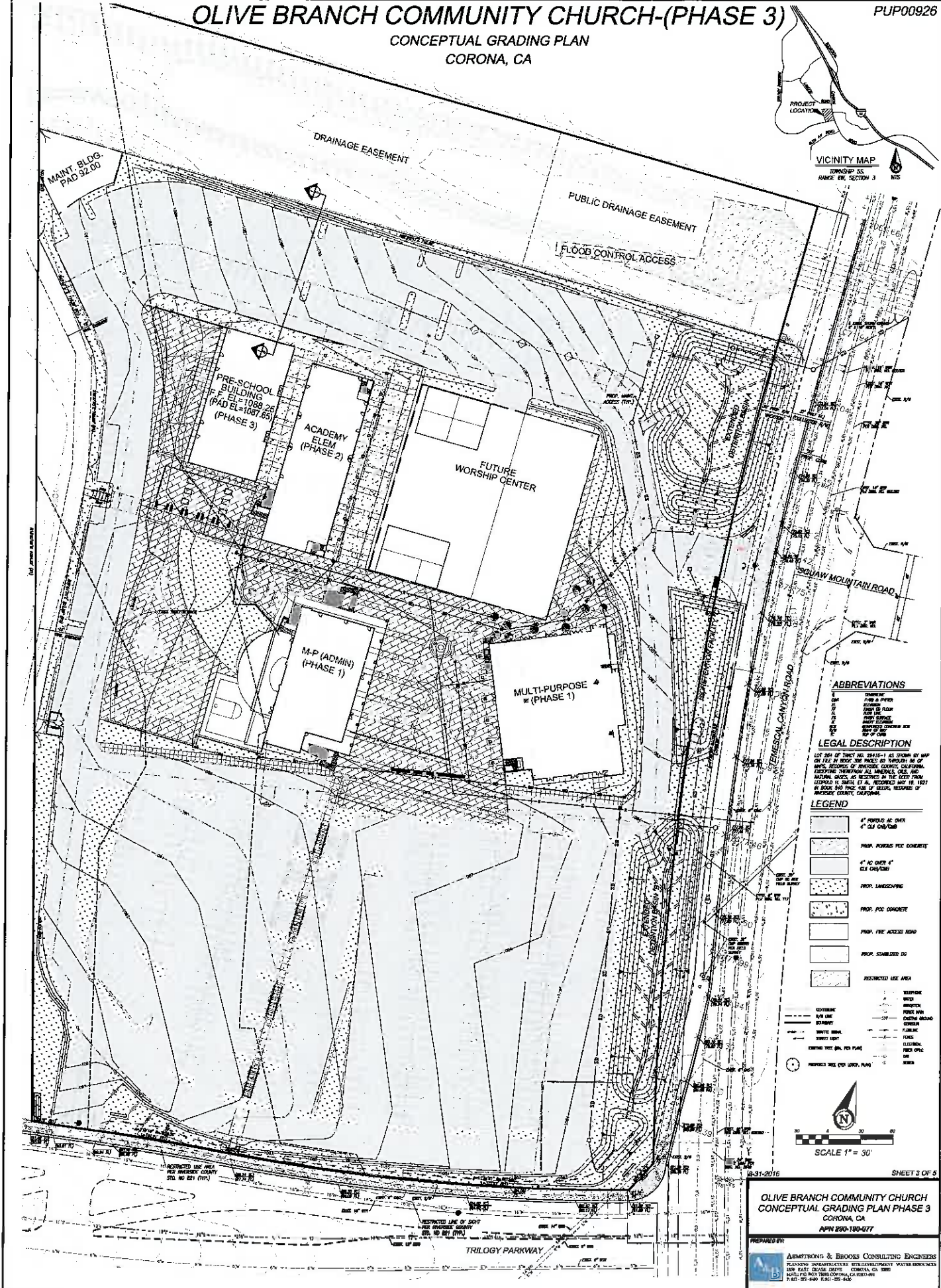
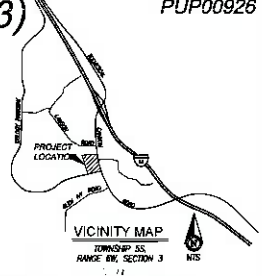
PREPARED BY:  
**ARMSTRONG & BROOKS CONSULTING ENGINEERS**  
PLANNING, INFRASTRUCTURE, SITE DEVELOPMENT, WATER RESOURCES  
2200 LAUREL CANYON DRIVE, CORONA, CA 92626  
TEL: 951.261.7888 FAX: 951.261.7889  
WWW.ABCE.COM



# OLIVE BRANCH COMMUNITY CHURCH-(PHASE 3)

PUP00926

## CONCEPTUAL GRADING PLAN CORONA, CA



**ABBREVIATIONS**

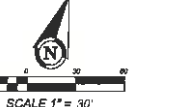
SYMBOL	DESCRIPTION
[Symbol]	PROPOSED PAVED DRIVE
[Symbol]	PROPOSED DRIVE
[Symbol]	EXISTING DRIVE
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED CONCRETED SIDEWALK
[Symbol]	TOP OF CURB

**LEGAL DESCRIPTION**  
LOT 263 OF TRACT NO. 24418-1 AS SHOWN BY MAP ON FILE IN BOOK 2191 PAGES 89 THROUGH 96 OF PUBLIC RECORDS OF SHERIFF COUNTY, CALIFORNIA. EXCEPTING THEREFROM ALL INTERESTS, OIL AND GAS RIGHTS, AS RESERVED BY THE DEED FROM LOT 263 TO STATE OF CALIFORNIA. BEING 0.04 AC. MORE OR LESS. BEING ALL OF TRACT NO. 24418-1, BEING PART OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 8 WEST, SHERIFF COUNTY, CALIFORNIA.

**LEGEND**

[Symbol]	4" PORTLAND CEMENT CONCRETE OVER 4" OLD CURB/CMU
[Symbol]	PROP. PORTLAND CEMENT CONCRETE
[Symbol]	4" AC OVER 4" OLD CURB/CMU
[Symbol]	PROP. LANDSCAPING
[Symbol]	PROP. PCC CONCRETE
[Symbol]	PROP. FIN. ACCESS ROAD
[Symbol]	PROP. STABILIZED DG
[Symbol]	RESTRICTED USE AREA

[Symbol]	EXISTING	[Symbol]	EXISTING
[Symbol]	PROP. DRIVE	[Symbol]	PROP. DRIVE
[Symbol]	PROP. DRIVE	[Symbol]	PROP. DRIVE
[Symbol]	PROP. DRIVE	[Symbol]	PROP. DRIVE
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[Symbol]	PROP. DRIVE	[Symbol]	PROP. DRIVE

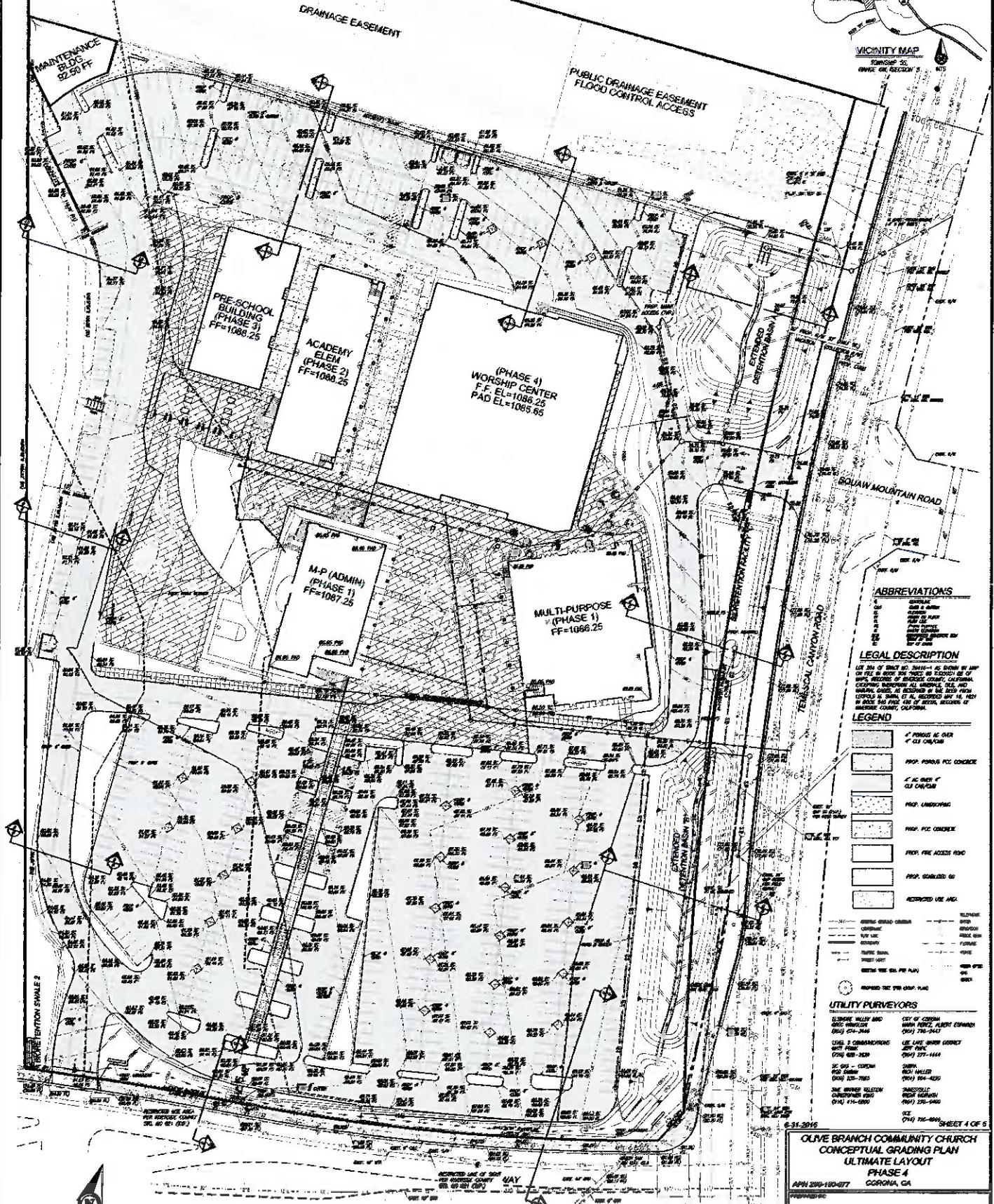


18-31-2018 SHEET 3 OF 5  
OLIVE BRANCH COMMUNITY CHURCH  
CONCEPTUAL GRADING PLAN PHASE 3  
CORONA, CA  
APP# 200-190-017

PREPARED BY:  
ARMSTRONG & BROOKS CONSULTING ENGINEERS  
PLANNING INFRASTRUCTURE SITE DEVELOPMENT WATER RESOURCES  
1000 W. 11th St., Suite 1000, Corona, CA 92626  
MAIL: P.O. BOX 2008, CORONA, CA 92626-0208  
TEL: 951-525-4000 FAX: 951-525-4001

# OLIVE BRANCH COMMUNITY CHURCH (ULTIMATE LAYOUT)/PHASE 4 CONCEPTUAL GRADING PLAN CORONA, CA

PUP00926



**ABBREVIATIONS**

Legend symbols for various site features including proposed parking, underground utilities, and easements.

**LEGAL DESCRIPTION**

LOT 20 & 21, SHIRLEY ST. SUBDIVISION, COMMUNITY OF... [Detailed legal description of the land parcel]

**LEGEND**

- PROPOSED AC OVER
- EXISTING AC OVER
- PROPOSED FORMER PCC CONCRETE
- EXISTING AC OVER PCC CONCRETE
- PROPOSED UNDERDRAIN
- PROPOSED PCC CONCRETE
- PROPOSED FIRE ACCESS ROAD
- PROPOSED GRAVELLED SD
- RESERVED USE AREA

**UTILITY PURVEYORS**

CLARKSON & SULLIVAN	CITY OF CORONA
6060 HUNTERS LANE	4001 WILSON STREET, ELBERT SQUARE
(916) 784-2444	(916) 738-2447
CHS & COMPANY	U&L LANE
1000 LEE STREET	1000 LEE STREET
(916) 628-2838	(916) 277-1644
CHS & COMPANY	CHS & COMPANY
1000 LEE STREET	1000 LEE STREET
(916) 628-2838	(916) 628-2838
ONE WILSON STREET	ONE WILSON STREET
(916) 414-6887	(916) 414-6887

**UTILITY PURVEYORS**

CLARKSON & SULLIVAN	CITY OF CORONA
6060 HUNTERS LANE	4001 WILSON STREET, ELBERT SQUARE
(916) 784-2444	(916) 738-2447
CHS & COMPANY	U&L LANE
1000 LEE STREET	1000 LEE STREET
(916) 628-2838	(916) 277-1644
CHS & COMPANY	CHS & COMPANY
1000 LEE STREET	1000 LEE STREET
(916) 628-2838	(916) 628-2838
ONE WILSON STREET	ONE WILSON STREET
(916) 414-6887	(916) 414-6887

DATE: 06-31-2016  
SHEET 4 OF 5







PARKING

MULTI-PURPOSE BUILDING 'A'

'CONNECT COURTYARD'  
EAST ELEVATION

'WORSHIP CENTER BUILDING 'D''

PARKING



PARKING

PRESCHOOL / CLASSROOM BUILDING 'C1'

'THE CAMP'  
WEST ELEVATION

'M-P MEETING / ADMINISTRATION BUILDING 'B''

PARKING

CASE: 000078  
EXHIBIT: 8 (SHEETS 8-14)  
DATE: 06-17-15  
DRAWN BY: M. CORCORAN

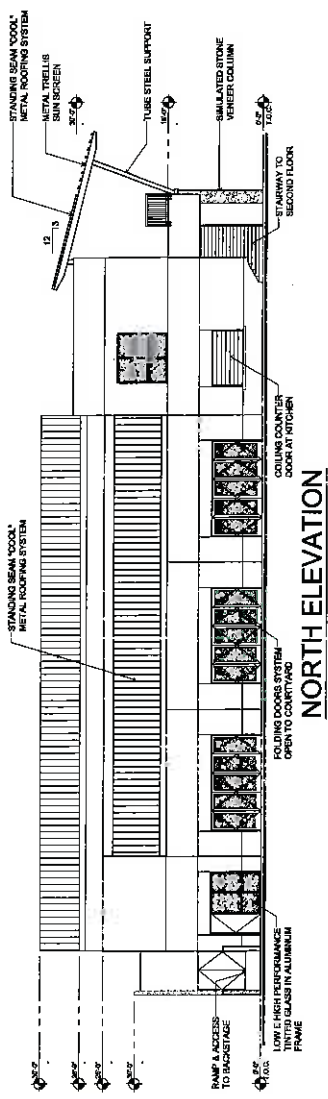
NO.	DESCRIPTION	DATE

PROJECT NO.: 14-02  
DATE: 06-17-15  
SCALE: N.T.S.  
SHEET NO.: 14

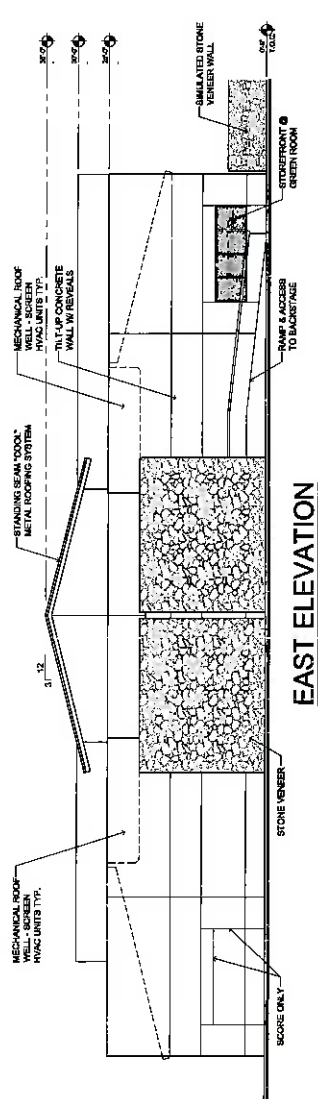


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415.321.8244

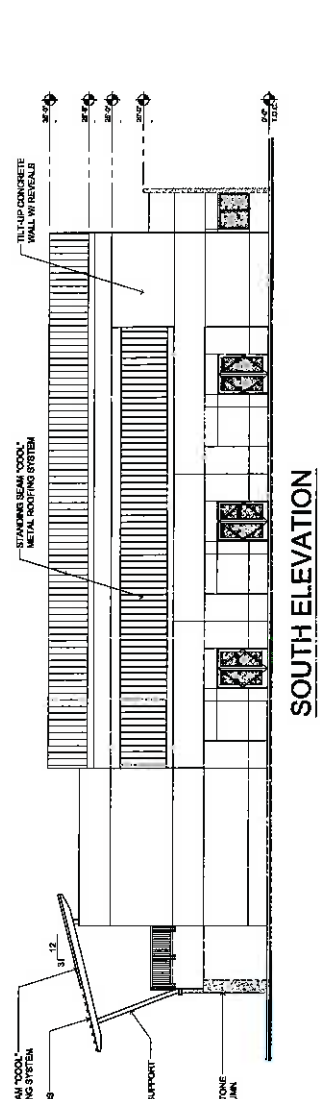
**OLIVE BRANCH COMMUNITY CHURCH**  
7702 EL CERRITO  
CORONA, CA 92881



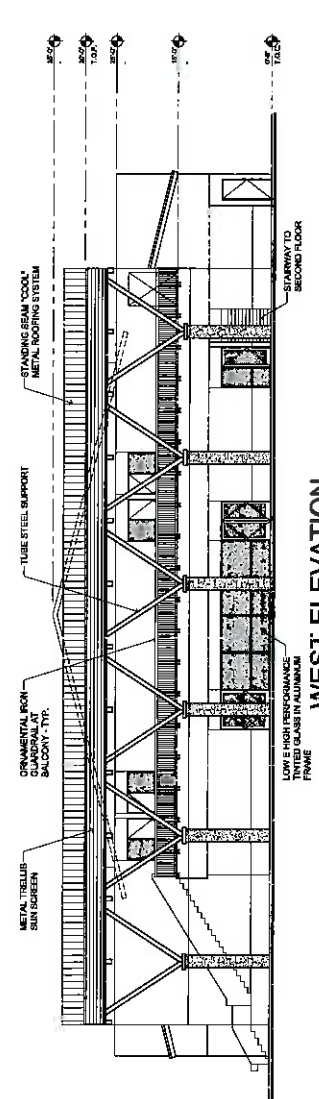
**NORTH ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**

**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881



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 Newport Beach, California 92660  
 949.775.8007 FAX 949.401.0087

**BUILDING A**  
**MULTI-PURPOSE**  
**ELEVATIONS**

DATE	14-02
PROJECT NO.	2-26-11
DATE	1/8"=1'-0"
SCALE	
SHEET NO.	1

PROVIDED SHEET NO. 14-02  
 IN PART 1 & 2 OF THE  
 EXHIBIT B.C. FLOOR PLANS  
 AND ELEVATIONS  
 DATED 02/26/11 SHEETS 1-10



WORSHIP CENTER - BUILDING 'D'

CLASSROOMS  
BUILDING 'C2'

PRESCHOOL / CLASSROOMS  
BUILDING 'C1'

PLAY AREA

**NORTH ELEVATION**



THE FIELDS' / PLAY

M-P MEETING/ADMINISTRATION  
BUILDING 'B'

WELCOME PLAZA

MULTI-PURPOSE  
BUILDING 'A'

**SOUTH ELEVATION**

**OLIVE BRANCH COMMUNITY CHURCH**  
7702 EL CERRITO  
CORONA, CA 92881

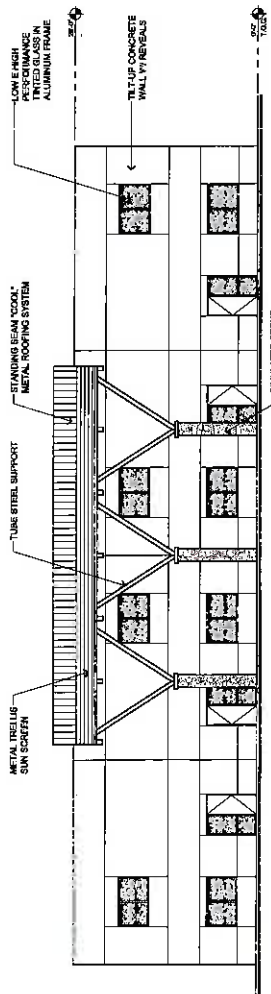


**COLOR  
ELEVATIONS**

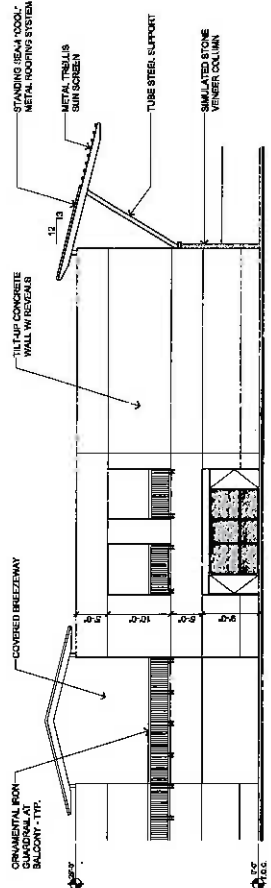
NO.	DESCRIPTION	DATE	BY

PROJECT NO.: 14-02  
DATE: 06-17-15  
SCALE: 1/8"=1'-0"  
SHEET NO.: 13

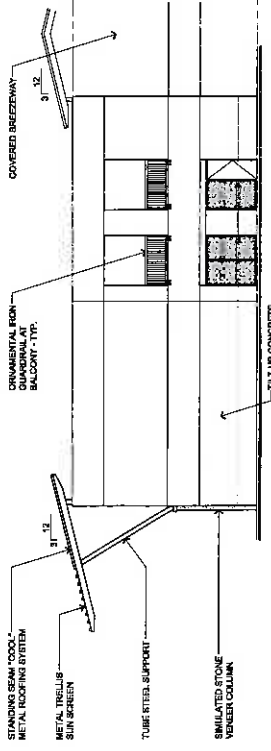
CASE: 1925276  
EXHIBIT: B (SHEETS 5-14)  
DRAWN BY: J. M. HARRIS  
CHECKED BY: P. M. CONROY



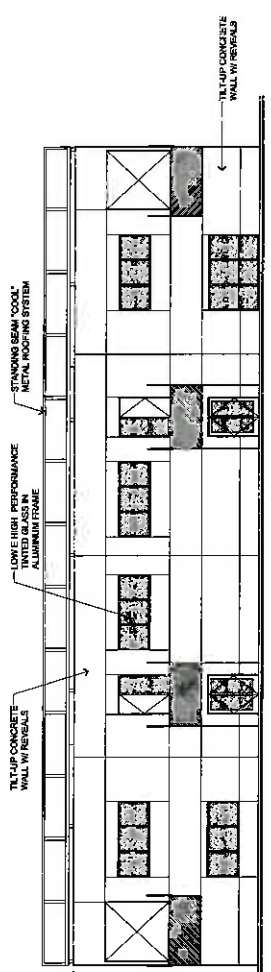
**WEST ELEVATION**



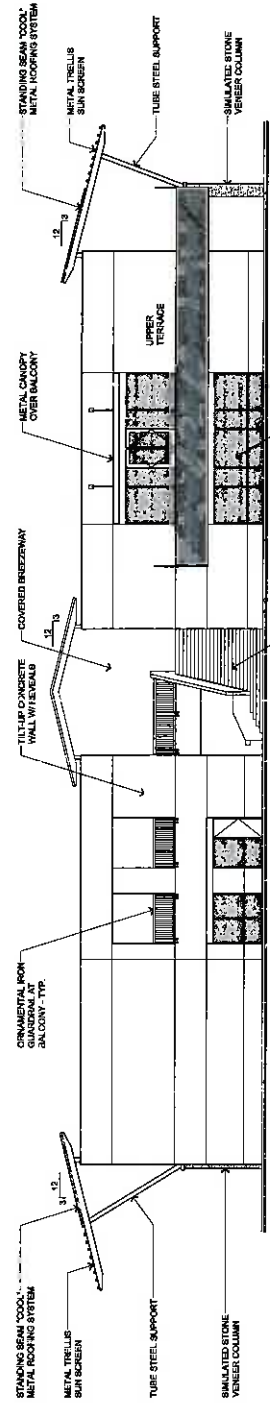
**NORTH ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**

**OLIVE BRANCH COMMUNITY CHURCH**  
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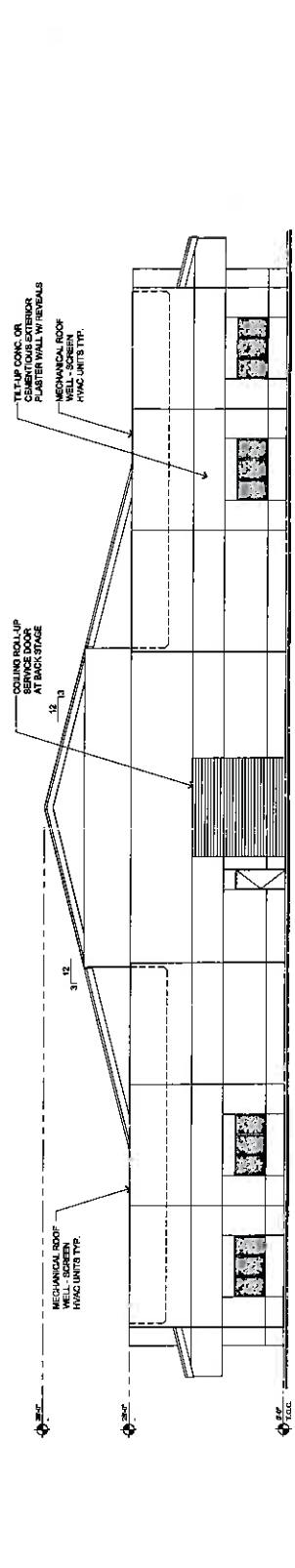
**BUILDING C-1  
 PRESCHOOL BUILDING  
 ELEVATIONS**

NO.	DESCRIPTION	DATE	PROJECT NO.:	DATE:	SCALE:	SHEET NO.:
			14-02	02-26-11	1/8"=1'-0"	11

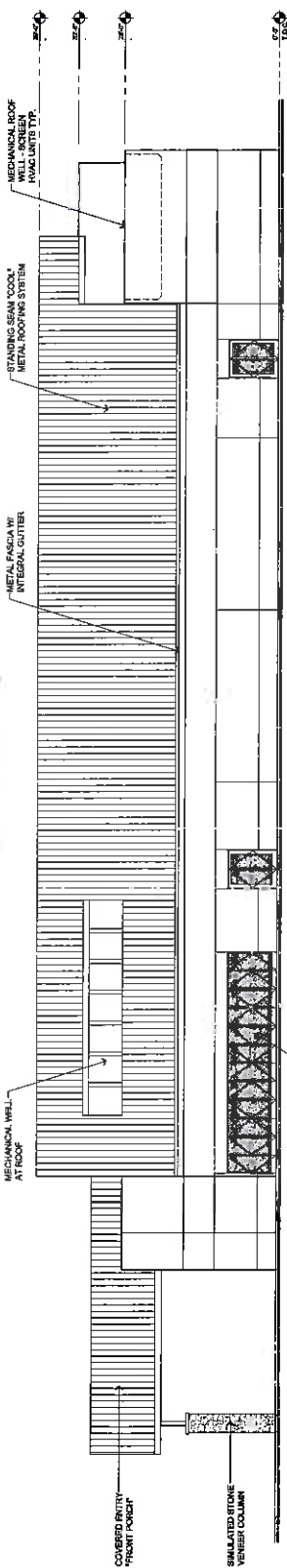
APPROVED EXHIBIT BOOK  
 PLOT PLAN # 03776  
 AND ELEVATIONS  
 DATED 08/01/07 SHEETS E-10

APPROVED EXHIBIT 160  
 EXHIBIT 160, FLOOR PLANS,  
 AND ELEVATIONS  
 UNITED STATES OF CALIFORNIA

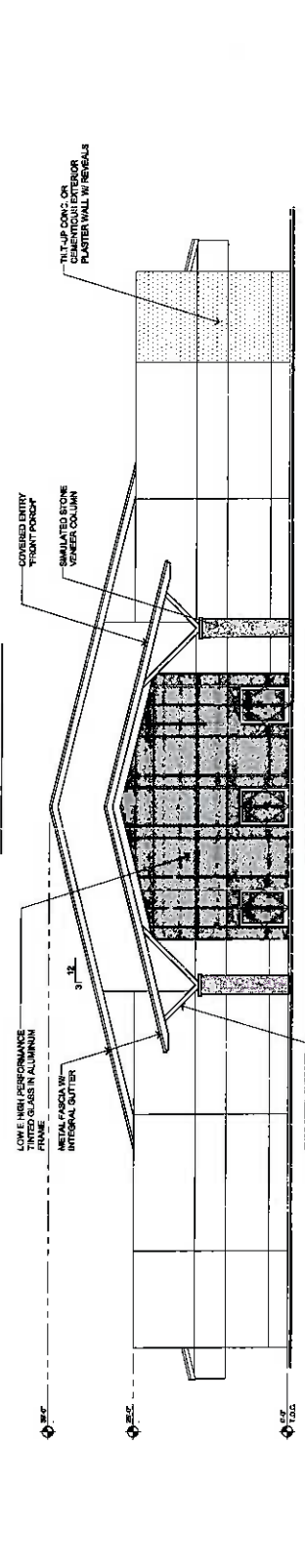
PROJECT NO.: 14-02  
 DATE: 02-26-11  
 SCALE: 1/8"=1'-0"  
 SHEET NO.: 1



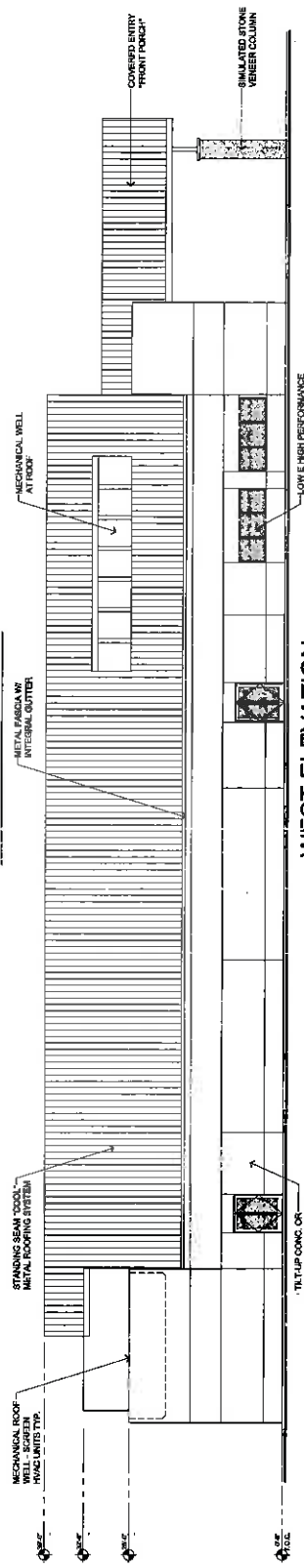
**NORTH ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**



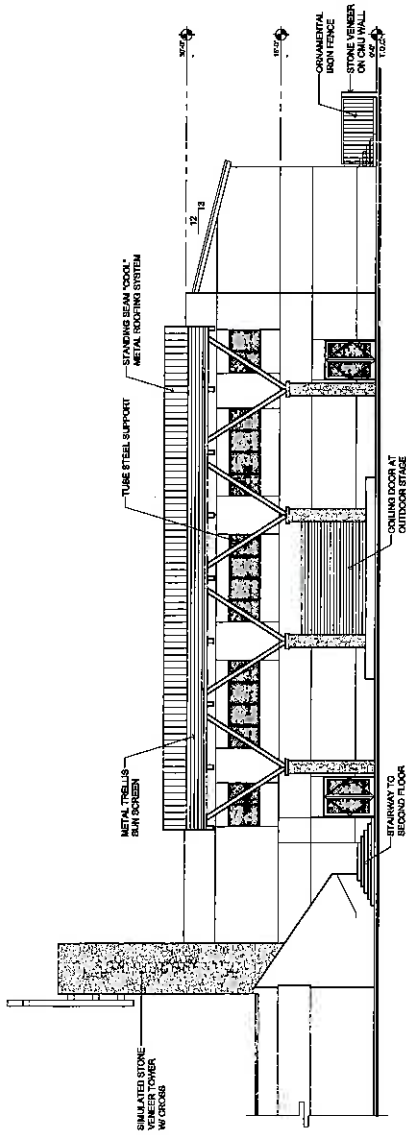
**WEST ELEVATION**

**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881

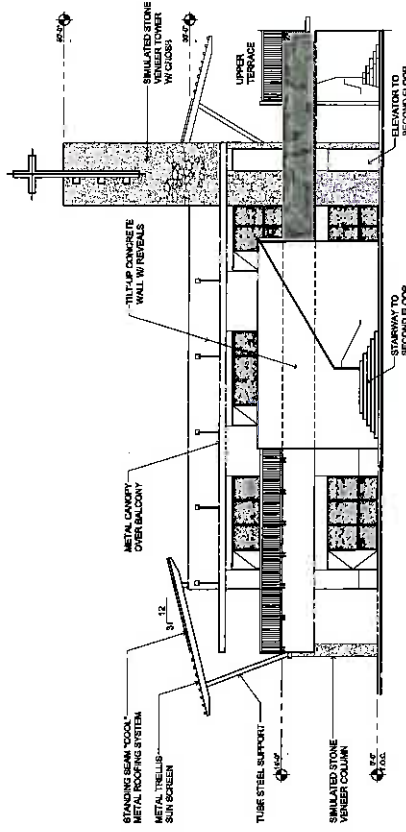
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 Newport Beach, California 92660  
 949795-8078 FAX 949795-0331

**BUILDING D**  
**WORSHIP BUILDING**  
**ELEVATIONS**

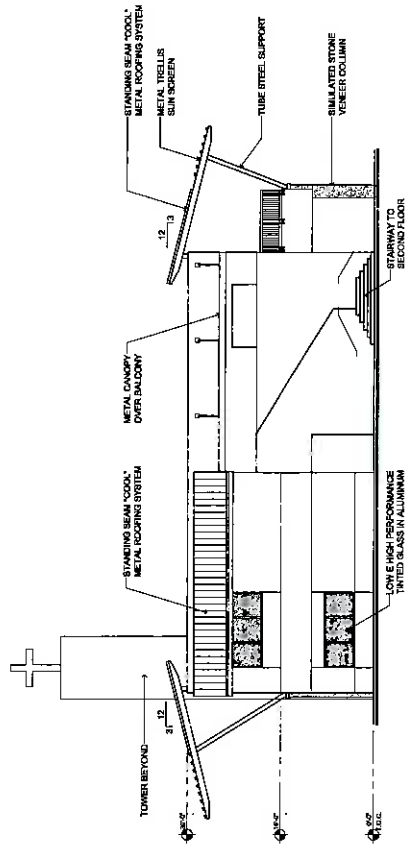
DATE	DESCRIPTION



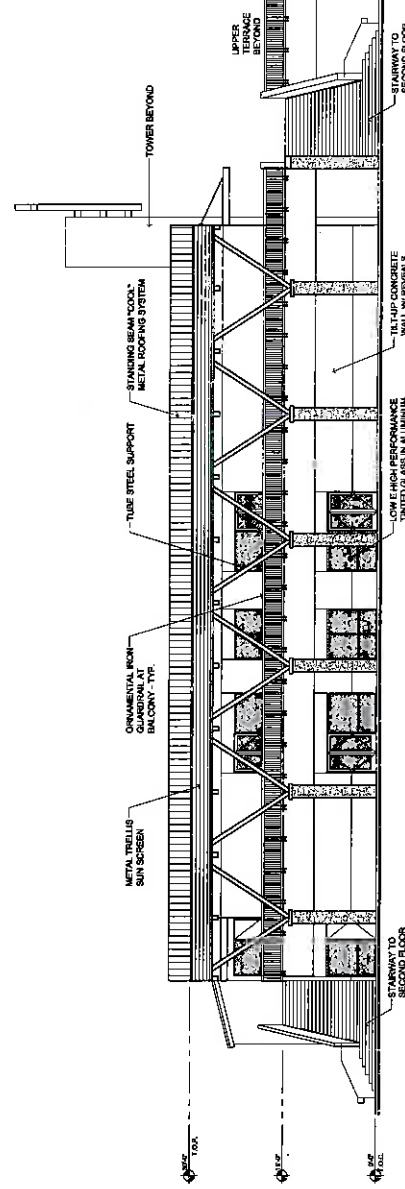
**WEST ELEVATION**



**NORTH ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**

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 7702 EL CERRITO  
 CORONA, CA 92881

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**BUILDING B**  
**YOUTH ADMINISTRATION BUILDING**  
**ELEVATIONS**

APPROVED FOR PERMITTING AND ELEVATIONS  
 SHEETS 5-A  
 PROJECT NO: 14-02  
 DATE: 02-26-11  
 SCALE: 1/8"=1'-0"  
 SHEET NO: 1

SITE AREA NET (EXCL. DRAINAGE EASEMENT) 12.98 ACRES

BUILDING AREA  
 FIRST FLOOR 7,000  
 MULTIPURPOSE - PH 1A WORSHIP CTR 12,240  
 MODULAR CLASSROOMS / ADMIN. / M.P. 19,240 S.F.  
 SUBTOTAL 38,480 S.F.

TOTAL BUILDING AREA 19,240 S.F.  
 F.A.R. .034

PARKING REQUIRED WEEKEND ASSEMBLY 165 S.F. 4,720 S.F. = 135 STALLS

PARKING REQUIRED MIDWEEK OFFICE 1,200 NET S.F. 1,440 S.F. = 7 STALLS  
 NOTE: NO MIDWEEK SCHOOL IN PH 1A = 0

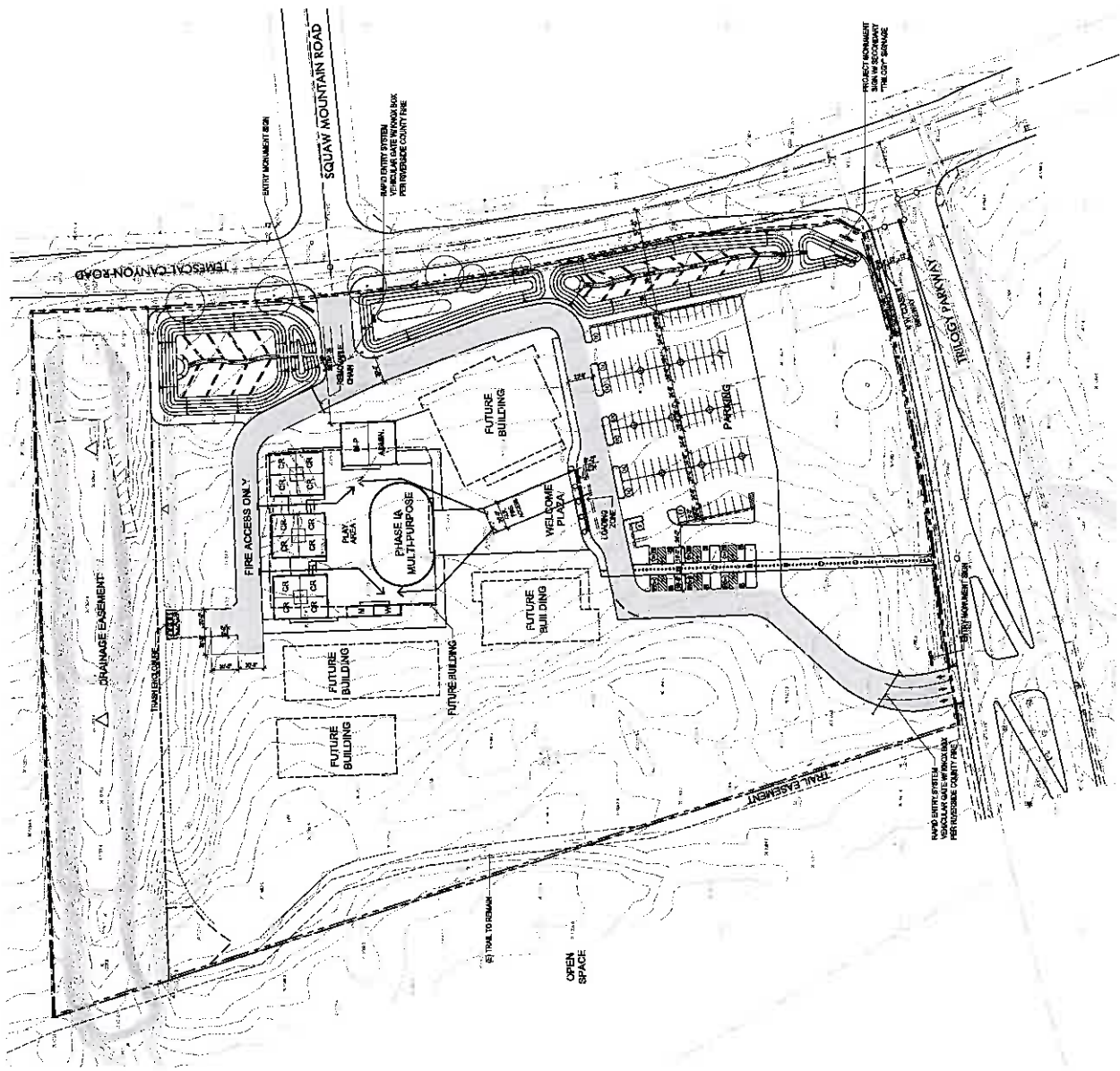
PARKING PROVIDED  
 STANDARD (9' X 18') 84 STALLS  
 COMPACT (8'6" X 16') 24 STALLS  
 H.C. (8' X VAN) 12 STALLS  
 TOTAL 140 STALLS

FOR LIVE JAPANESE GARDEN, CONTACT TO MEET REQUIREMENTS TO SUPPORT THE AMERICANIZATION OF JAPANESE CULTURE AND TO PROVIDE A PLACE FOR THE JAPANESE COMMUNITY TO GATHER AND CELEBRATE.

VERTICAL CLEARANCE OF NOT LESS THAN 10 FEET TO BE MAINTAINED.

DO NOT EXCEED 10% SLOPE.

ACCURATE POINTS OF STATION, TO BE SURVEYED, IN EACH CORNER BLOCK OF THIS PLAN.



PROJECT: OLIVE BRANCH COMMUNITY CHURCH  
 DATE: 2/27/17  
 PLANNER: D. HARRIS

DATE	DESCRIPTION
14-02	PROJECT NO.
8-15-16	DATE
1"=50'	SCALE
	SHEET NO.

# MASTER SITE PLAN PHASE 1A

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 Newport Beach, California 92660  
 949.755.8277 FAX 949.755.8301

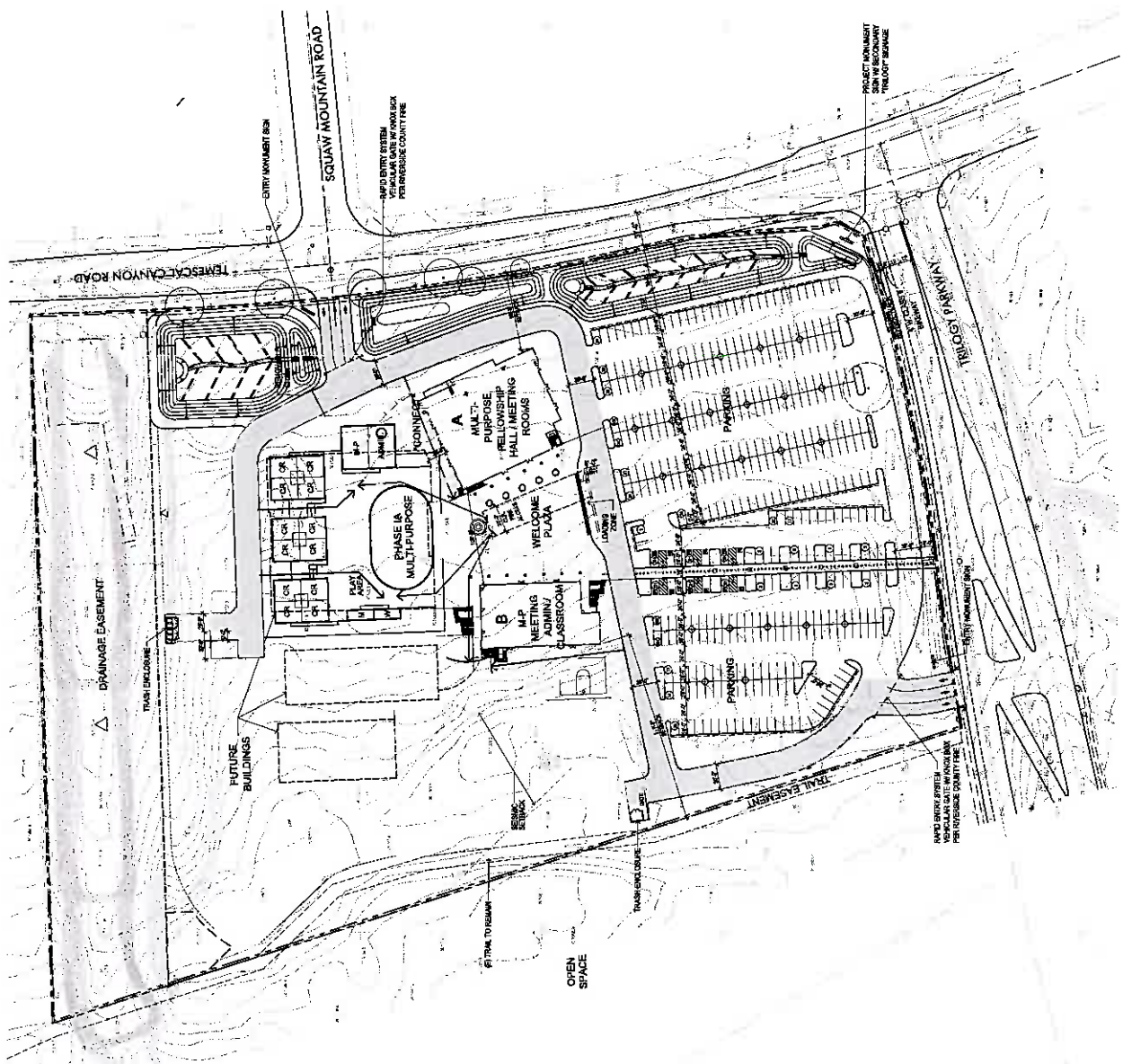
**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881



**TABULATION**

SITE AREA NET (EXCL. DRAINAGE EASEMENT)	12.86 ACRES
BUILDING AREA	
FIRE STATION	
BLDG A MULTI-PURPOSE - PH. 1B WORSHIP CTR.	14,500
BLDG B M-PC CLASSROOMS - PH. 1C	8,400
MULTI-PURPOSE - PH. 1A	7,000
BLDG C CLASSROOMS / ADMIN. / M.P.	12,500
SUB-TOTAL	42,740 S.F.
SECOND FLOOR	8,400
BLDG B CLASSROOMS / CHURCH OFFICE	
TOTAL BUILDING AREA	50,540 S.F.
F.A.R.	.089
PARKING REQUIRED WEEKEND	249 STALLS
ASSEMBLY 1/25 S.F. 8,700 S.F. =	
PARKING REQUIRED MIDWEEK	28 STALLS
OFFICE 1,200 NET S.F. 5,275 S.F. =	
TOTAL	277 STALLS
PARKING PROVIDED	275 STALLS
STANDARD (9' X 18')	128 STALLS
COMPACT (6.5' X 18')	147 STALLS
TOTAL	275 STALLS

THE PLAN SHALL BE CONSIDERED AS PROPOSED TO MEET THE PURPOSES OF THE PROJECT AND SHALL BE SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL. THE CITY ENGINEER'S REVIEW AND APPROVAL SHALL BE LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND SHALL NOT BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW AND APPROVAL SHALL NOT BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW AND APPROVAL SHALL NOT BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



CASE: PP077A  
 EXHIBIT A (SHEETS 1-5)  
 DATE: 2/27/17  
 DRAWN BY: J7 ARCHITECTURE

DATE	14-02
PROJECT NO.:	6-15-16
DATE:	1"-50
SCALE:	
SHEET NO.:	

**MASTER SITE PLAN  
 PHASE I**

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 Newport Beach, California 92660  
 949.759.8337 FAX 949.759.9341

**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881

DATE PLOTTED	2/27/17
DATE PRINTED	2/27/17
PROJECT NAME	OLIVE BRANCH COMMUNITY CHURCH
PROJECT LOCATION	7702 EL CERRITO, CORONA, CA 92881
PROJECT NUMBER	6-15-16
PROJECT SHEET NUMBER	1-5
PROJECT SHEET TOTAL	5
PROJECT SHEET SCALE	1"=50'
PROJECT SHEET DATE	2/27/17
PROJECT SHEET DRAWN BY	J7 ARCHITECTURE
PROJECT SHEET CHECKED BY	J7 ARCHITECTURE
PROJECT SHEET APPROVED BY	J7 ARCHITECTURE



**TABULATION**

SITE AREA (EXCL. DRAINAGE EASEMENT)	12.26 ACRES
BUILDING AREA	
PHASE A	14,500
BLDG B MULTI-PURPOSE - PH. 1B WORSHIP CTR	8,400
BLDG C ELEMENTARY CLASSROOMS	10,000
BLDG D ELEMENTARY CLASSROOMS	10,000
MODULAR CLASSROOMS / ADMIN. / M.P.	8,800
SUBTOTAL	48,740 S.F.
SECOND FLOOR	
BLDG B CLASSROOMS / CHURCH OFFICE	8,400
BLDG C ELEMENTARY CLASSROOMS	16,000 S.F.
SUBTOTAL	24,400 S.F.
TOTAL BUILDING AREA	73,140 S.F.
F.A.R.	.116
PARKINGS REQUIRED WEEKEND	248 STALLS
ASSEMBLY 1,100 S.F. 1,700 S.F. *	
PARKINGS REQUIRED MINUTEK	29
PHASE A 1,100 S.F. 1,700 S.F. *	
PRESCHOOL 1,000 S.F. 3,700 S.F. *	
ELEMENTARY SCHOOL CLASSROOMS 5	12
TOTAL	50 STALLS
PARKING PROVIDED	
STANDARD (6 X 18)	392 STALLS
MINUTEK (6 X 18)	14 STALLS
MINUTEK (8 X 16)	14 STALLS
T.C. (8 X 16)	14 STALLS
TOTAL	522 STALLS

PER LAND APPLICANT, COMPLETELY TO BE USED FOR THE PURPOSES OF THE COUNTY FIRE DEPARTMENT.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE COUNTY OF SAN DIEGO. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF SAN DIEGO AND THE CITY OF CORONA. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF SAN DIEGO AND THE CITY OF CORONA.

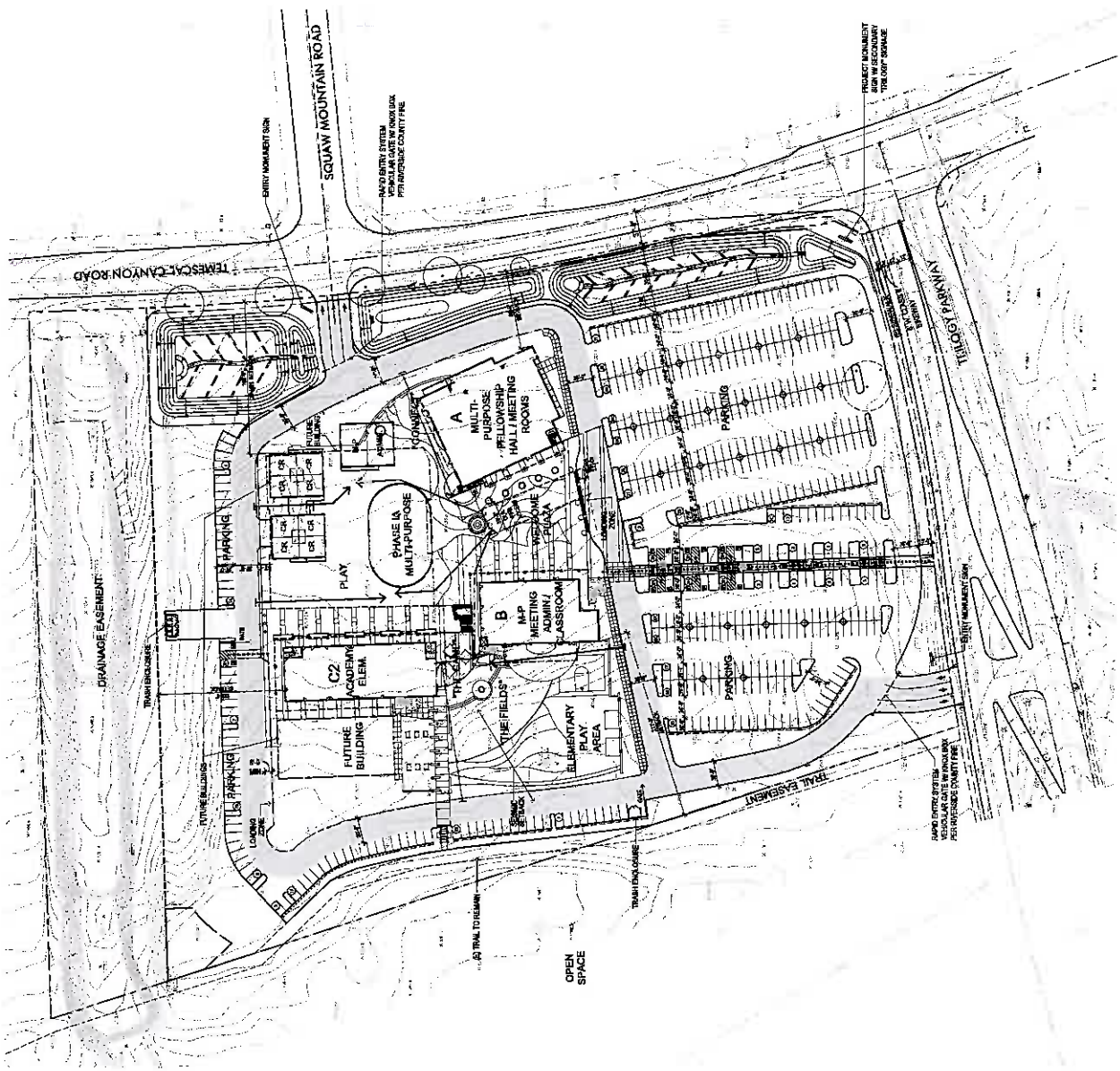
VERTICAL CLEARANCE OF FACT LINES SHALL BE 13 FEET 6 INCHES.

NOISE LEVELS OF TOTAL IN THIS BLOCK SHALL BE CONSIDERED AT THE MAX.

NUMBER OF PARKING SPACES BY ZONE

IN PART TO BE REMOVED

AS SHOWN ON DRAWING



**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881

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 949.755.5557 j7a5.com/j7a5.com

**MASTER SITE PLAN  
 PHASE II**

PROJECT NO.: 14-02  
 DATE: 6-15-16  
 SCALE: 1"=50'  
 SHEET NO.: 4

CASE: 17P02719  
 SHEETS: 1-40  
 DATE: 2/27/17  
 PLANNER: D. HARRIS

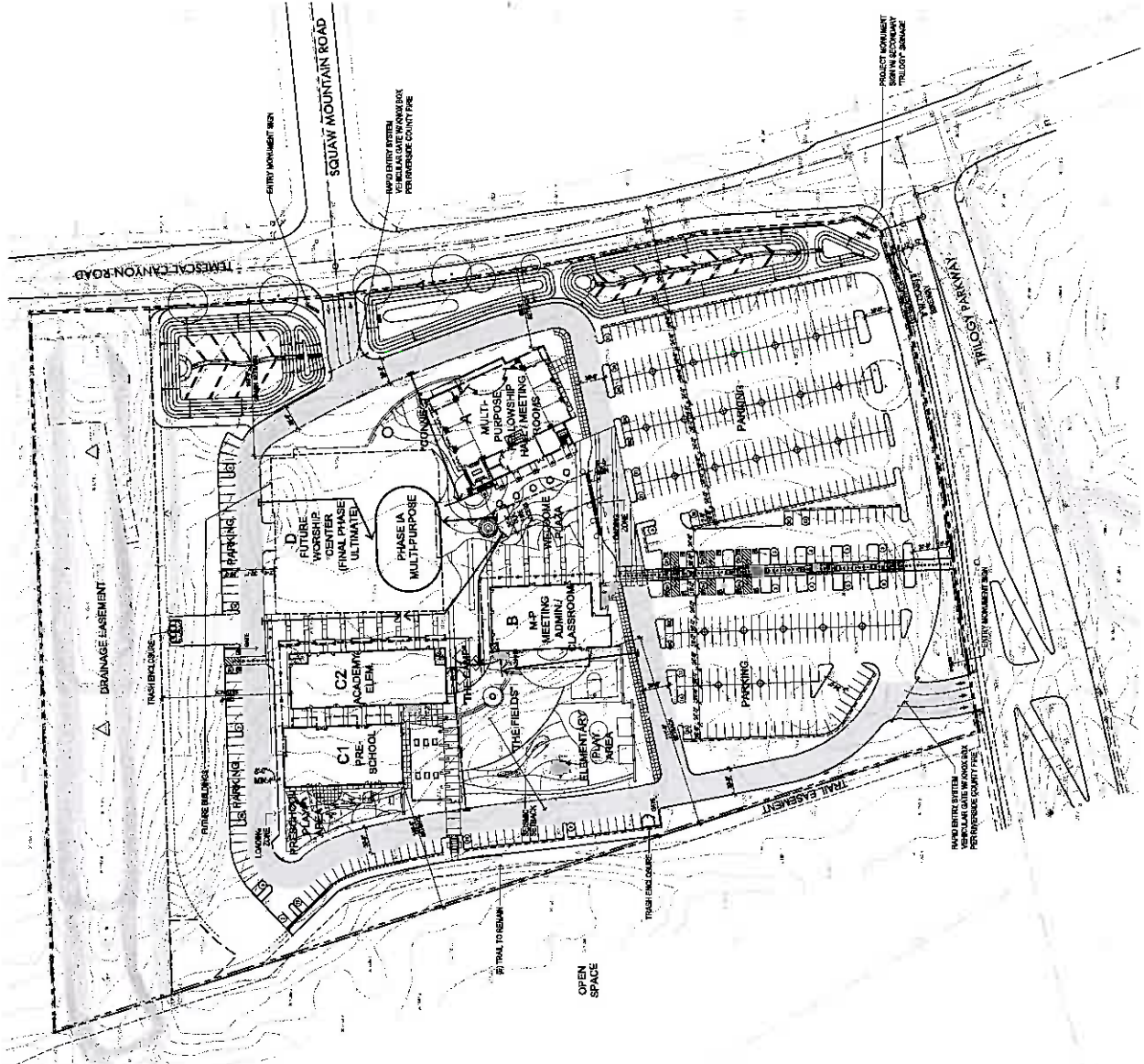


NO.	DESCRIPTION	DATE
1	PRELIMINARY	6-15-16
2	PERMITS	6-15-16
3	PERMITS	6-15-16
4	PERMITS	6-15-16

**TABULATION**

SITE AREA	12.06 ACRES
NET EXCL. DRAINAGE EASEMENT	
BUILDING AREA	
BLDG A MULTI-PURPOSE - PH 1 WORSHIP CTR	14,500
BLDG B MULTI-PURPOSE - CLASSROOMS	8,400
BLDG C1 PRESCHOOL	7,000
BLDG C2 PRESCHOOL	8,450
MULTI-PURPOSE - PH 1A	7,000
SUBTOTAL	48,350 S.F.
SECOND FLOOR	
BLDG C CLASSROOMS / CHURCH OFFICE	8,400
BLDG C2 CLASSROOMS	7,000
BLDG C1 MULTI-PURPOSE CLASSROOMS	7,000
SUBTOTAL	25,800 S.F.
TOTAL BUILDING AREA	74,350 S.F.
F.A.R.	1.32
PARKING REQUIRED WEEKEND ASSEMBLY	195 S.F. @ 770 S.F. = 249 STALLS
PARKING REQUIRED MIDWEEK	
OFFICE 1,210 NET S.F. @ 275 S.F. = 438 STALLS	29
MULTI-PURPOSE 6,450 S.F. @ 275 S.F. = 234 STALLS	17
ELEMENTARY SCHOOL 10,000 S.F. @ 275 S.F. = 363 STALLS	17
TOTAL	59 STALLS
PARKING PROVIDED	
STANDARD (8.5 X 18)	363 STALLS
COMPACT (6.5 X 16)	128 STALLS
TOTAL	491 STALLS

THESE PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS SHALL BE CONSIDERED TO BE THE ENTIRE AGREEMENT BETWEEN THE ARCHITECT AND THE OWNER. NO PART OF THESE DOCUMENTS SHALL 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 THE ARCHITECT. ANY SUCH REPRODUCTION OR TRANSMISSION WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT SHALL BE PROHIBITED. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



PROJECT NO.: 14-01  
 DATE: 6-15-16  
 SCALE: 1"=50'  
 SHEET NO.: 4

NO.	DESCRIPTION	DATE
1	PRELIMINARY	6/15/16
2	REVISED	6/15/16
3	REVISED	6/15/16
4	REVISED	6/15/16

**MASTER SITE PLAN  
 PHASE III**

**J7 Architecture**  
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 20001 Penn Avenue, Suite 105  
 Newport Beach, California 92660  
 (949) 424-1111

**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881

NO.	DESCRIPTION	DATE
1	PRELIMINARY	6/15/16
2	REVISED	6/15/16
3	REVISED	6/15/16
4	REVISED	6/15/16



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach P.E.  
Assistant TLMA Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25776

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

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

**COMPLETED/REVIEWED BY:**

By: Dionne Harris Title: Project Planner Date: November 2, 2017

Applicant/Project Sponsor: J7 Architecture Inc. c/o Terry Jacobson  
Date Submitted: August 29, 2017

**ADOPTED BY:** Planning Director

Person Verifying Adoption: Planning Director 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 Dionne Harris at (951)955-6836.

Revised: 09/26/17  
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42777 ZCFG6161

**FOR COUNTY CLERK'S USE ONLY**

**COUNTY OF RIVERSIDE  
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** 42777  
**Project Case Type (s) and Number(s):** Plot Plan No. 25776  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Dionne Harris  
**Telephone Number:** 951-955-6836  
**Applicant's Name:** J7 Architecture, Inc.  
**Applicant's Address:** 20361 Irvine Avenue, Suite B, Newport Beach, CA 92660

**I. PROJECT INFORMATION**

**A. Project Description:** The phased development of a 14.53-acre site that will include the construction and operation of a: a 58-foot-tall, 31,500-square-foot worship center (with a 50-foot roof height and an additional eight-foot architectural element); a two-story 17,500-square-foot multipurpose hall with classrooms and meeting space; a two-story 16,800-square-foot classroom and office building, two-story 19,800 square foot elementary school building; a two-story 16,250 square foot preschool building with adult education classrooms; parking lot with 605 parking stalls, playground and separate tot lot area, and all other improvements necessary and required for the development of the project site, including three water quality basins.

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

**C. Total Project Area:** 14.53

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> 12.38	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b> 101,850	<b>Est. No. of Employees:</b> 50
<b>Industrial Acres:</b>	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 290-190-077

**E. Street References:** The project site is located on the northwest corner of Trilogy Parkway and Temescal Canyon Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 3, Township 5 South, Range 6 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant and lies west of a natural open space and the Glen Ivy Golf Course. There is vacant land to the north, south and east.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

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

**1. Land Use:** The General Plan Land Use designation is Community Development: Commercial Retail (CD: CR) as reflected in the Land Use Plan for the SP No. 221. The project is consistent with the commercial retail land use designation and all other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for a church facility, therefore, there are no impacts to housing as a direct result of this project.
7. **Air Quality:** The proposed project meets all applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Temescal Canyon

**C. Foundation Component(s):** Community Development (CD)

**D. Land Use Designation(s):** Commercial Retail (CR)

**E. Policy Area(s), if any:** None

**F. Adjacent and Surrounding:**

1. **Area Plan(s):** Temescal Canyon

2. **Foundation Component(s):** Community Development (CD) and Open Space (OS)

3. **Land Use Designation(s):** Commercial Retail (CR) to the north, south, and east and Conservation to the west.

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

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

**G. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Mountain Springs Specific Plan No. 221

2. **Specific Plan Planning Area, and Policies, if any:** Planning Area No. 18

3. **Existing Zoning:** Specific Plan No. 221

**H.**

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

**J. Adjacent and Surrounding Zoning:** Scenic Highway Commercial (C-P-S) to the north, south and east, Specific Plan No. 221 (SP-221) to the west.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Dionne Harris Project Planner  
\_\_\_\_\_  
Printed Name

For Charissa Leach P.E., Assistant TLMA  
Director  
\_\_\_\_\_

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a). The nearest County Eligible Scenic Highways are Interstate 15 and Temescal Canyon Road. The project site is not visible from Interstate 15 due to the mountains obscuring the view. The project site is directly off Temescal Canyon Road. Surrounding hills, scattered development and the distance from Temescal Canyon Road would ensure that the project site would not be visible from this scenic roadway. Therefore, no impact will occur.

b). The project is located within the Temescal Canyon Area Plan and is characterized by surrounding hills, scattered development. Development surrounding the area is scattered and can be characterized by rural and estate type development. Future development of the project site will result in short term visual impacts to the area due to grading and construction activity. Visual impacts once the project site is ultimately developed will be subject to the Development Standards of the County of Riverside Zoning Ordinance as it pertains to the Mountain Springs (Specific Plan number 221) zoning as well as the Architectural Design Guidelines explicit to the SP No. 221. Therefore, less than significant impacts will occur regarding the aesthetic value of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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 approximately 66 miles northwest from the Mt. Palomar Observatory and not located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory. Regardless, the project is still required to comply with Riverside County Ordinance No. 655 which regulates methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. With adherence to project conditions of approval and specifically adherence to Ordinance No. 655, any negative impacts to the nighttime use of the Mt. Palomar Observatory can be reduced to a less than significant level. A note will be made on the Environmental Constraints Sheet of the Final Map that the properties are located within Zone B of County Ordinance No. 655 and are subject to outdoor lighting restrictions (COA 10.PLANNING 23). This is a standard condition of approval and not considered mitigation for CEQA purposes. With regards to the interference of the nighttime use of Mt. Palomar Observatory, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b). The proposed church facility will not create a substantial light or glare nor will it expose residential property to unacceptable light levels. The majority of the church activities will take place during the day time hours, with various ministry group meetings during the evening from 7:00 PM to 9:30 PM. In addition, the project site is adjacent to a natural open space and the Glen Ivy Golf Course which acts as a buffer to the existing residential to the west.

The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because they must comply to obtain project approval, they are not considered mitigation. While the project will contain a lighted parking, anticipated light disturbance to the area that would affect views or expose residential property to unacceptable light levels is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

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

Findings of Fact:

a). The proposed project will not convert farmland, unique farmland, or farmland of statewide importance. As indicated on Riverside County General Plan Figure OS-2 "Agricultural Resources", the project is located on land that is designated "Other Lands" and "Farmland of Local Importance". The project will have no impact with converting designated farmland.

b). The project site does not have an agriculture zoning designation/use subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. The closest Agriculture Preserve is the Glen Ivy Agriculture Preserve and is located approximately 2.33 miles to the southeast of the project site. The project will have no impact.

c). The project site is surrounded primarily by Specific Plan (SP) and Scenic Highway Commercial (C-P-S) zoning classifications and is not located within 300 feet of agriculturally zoned property. The project will have no impact.

d). As previously addressed, the project is not located within close vicinity to properties that are designated unique farmland or for agricultural uses. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**5. Forest**

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code sec-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
tion 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the Temescal Canyon Area Plan Land Use Map, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) At this location there is no forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, Environmental Concepts Company (EC2)

**Findings of Fact:**

a) The Project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP on December 7, 2012. The 2012 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the 2012 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2012 Regional Transportation Plan (RTP). The 2012 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Implementation of the Project would result in a less than significant impact that would not conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation; or, 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). The Project would result in consistency with the area's existing development pattern. Any impacts are considered less than significant.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations. Implementation of the Project would result in a less than significant impact that would expose sensitive receptors which are located within .14 of a mile from the Project site to the project's substantial point source emissions; or, involve the construction of a sensitive receptor located within .14 of a mile from an existing substantial point source emitter.

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 regular population at large. Sensitive receptors, and the facilities that house them, in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding uses include vacant and residential uses. The residential uses are considered sensitive receptors; however, due to the nature of the proposed Project, it is not anticipated to generate substantial point source emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, implementation of the proposed Project will not expose sensitive receptors which are located within .14 of a mile from the Project site to project substantial point source emissions. Any impacts are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptors are the Glen Ivy RV Park at, 23890 Trilogy Parkway, Corona, CA 92881 at approximately .10 miles southeast of the Project site and the developed Tract Map No. 23188 at approximately .14 miles west of the Project site.

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

e) Under existing conditions, land uses within one mile of the Project site largely consist of residential uses, undeveloped land and open space. There are no existing land uses within one mile of the Project site that include stationary emissions sources (e.g., refineries, industrial plants, etc.) or would attract/generate diesel trucks that may spend long periods of time queuing or idling at the Project site (e.g., warehouses, transfer facilities, etc.). Accordingly, implementation of the proposed Project would not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter, and no impact would occur.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed development does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project-

**7. Wildlife & Vegetation**

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

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003); Riverside County Oak Tree Management Guidelines (Adopted 1993); General Biological Resources Assessment prepared HELIX Environmental Planning, Inc. dated January 20, 2016 (PDB06296); Focused Burrowing Owl Survey prepared by HELIX dated May 4, 2016 (PDB06387); Oak Tree Preservation Study prepared by Arbogate Consulting, Inc. dated January 8, 2014 (PDB06387)

Findings of Fact:

a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Temescal Canyon Area Plan. The project site is not located within an MSHCP Criteria Cell and is not subject to the Habitat Evaluation and Acquisition Negotiation process (HANS). Projects are required to demonstrate consistency with Section 6.0 of the MSHCP. A consistency analysis summary is provided herein.

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

According to the General Biological Resources Assessment completed by HELIX Environmental Planning, Inc. dated January 20, 2016, the project site contains 1.01 acres riparian scrub habitat along the northern site boundary and 0.26 acre of riparian woodland habitat along the western project site boundary. The proposed project will be conditioned with the condition 60. EPD.7 (Oak Tree Mitigation Plan) to avoid all impacts to on-site MSHCP Riparian/Riverine resources. The County of Riverside has conditioned the project for a grading plan check prior to grading permit issuance to ensure that the project is not impacting on-site MSHCP Riparian/Riverine resources. According to HELIX, no vernal pools or ephemeral basins occur on site and none of the sensitive fairy shrimp

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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species are expected to occur. No fairy shrimp surveys are required as fairy shrimp habitat does not occur on the property. Impacts to MSHCP Riparian/Riverine resources will be less than significant with adherence to County conditions of approval. The project is consistent with MSHCP Section 6.1.2.

**Section 6.1.3 (Protection of Narrow Endemic Plant Species)**

The project site is located within the Narrow Endemic Plant Species Survey Area 1 (NEPSSA) which includes Munz's onion, San Diego ambrosia, Slender-Horned Spineflower, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt's clay-crest, and Wright's trichocoronis. According to the General Biological Resources Assessment completed by HELIX Environmental Planning, Inc. dated January 20, 2016, the property was assessed for the potential to support NEPSSA Area 1 plant species. Based on the assessment, NEPSSA Area 1 species are not expected to occur. Further justification for each plant species is provided within the Section 4.4 of the General Biological Resources Assessment completed by HELIX Environmental Planning, Inc. dated January 20, 2016. No impacts to Narrow Endemic Plant Species will occur. The project is consistent with MSHCP Section 6.1.3.

**Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface)**

The project site is not located adjacent to an MSHCP Conservation Area, Regional Conservation Authority (RCA) Conserved Lands, or Public/Quasi-Public (PQP) Conserved Lands. Although the project is not adjacent to a criteria cell it is adjacent to riparian habitat that is being avoided as part of the project design. The proposed project will comply with applicable UWIG guidelines to avoid adversely affecting the adjacent riparian areas. Specifically, the project will prevent discharge into the adjacent riparian areas and direct night lighting away from the riparian areas and the landscaping will avoid the use of invasive species shown in MSHCP Table 6-2. BMPs would be used to ensure that the proposed project would not subject the area to toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. The project will be consistent with Section 6.1.4 with adherence to the applicable UWIG Guidelines. Impacts will be less than significant.

**Section 6.3.2 (Additional Survey Needs and Procedures)**

The project site is not located within a required habitat assessment area for mammals, amphibians, or Criteria Area Plant Species. However, the project site is located within the required habitat assessment area for burrowing owl. The General Biological Resources Assessment prepared HELIX Environmental Planning, Inc. dated January 20, 2016 determined that suitable burrowing owl habitat is present on the project site. Therefore, focused surveys were performed by HELIX. According to the Focused Burrowing Owl Survey prepared by HELIX dated May 4, 2016, four focused surveys were conducted March through April 2016. The project area includes multiple burrows with potential to support burrowing owls. However, none of the burrows showed sign of current or past occupation by burrowing owl. The County of Riverside has conditioned the project prior to grading permit issuance for a 30-Day Pre-Construction Burrowing Owl Survey. Impacts will be less than significant with adherence to County conditions of approval. The project is consistent with MSHCP Section 6.3.2.

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

b)According to the General Biological Resources Assessment prepared by HELIX Environmental Planning, Inc. dated January 20, 2016, no threatened or endangered species were observed on the project site during field surveys. No impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c)The California state species of concern, Yellow breasted chat, was observed on the project site. This species is fully covered under the MSHCP and requires no mitigation other than compliance with the MSHCP. No other sensitive plant or animal species were observed on the project site. No impacts will occur.

d)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. Nesting bird season is February 1<sup>st</sup> through August 31<sup>st</sup>. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The project has been conditioned by the County of Riverside for a pre-construction nesting bird survey. The proposed project will not impact a resident or migratory wildlife corridor or impede the use of native wildlife nursery sites. Impacts will be less than significant with adherence to Riverside County conditions of approval.

e-f)According to the General Biological Resources Assessment prepared by HELIX Environmental Planning, Inc. dated January 20, 2016, the riparian areas on the northern and western borders of the property are potentially jurisdictional to the U.S. Army Corp of Engineers (Corp), CDFW, and RWQCB. A formal jurisdictional delineation was not conducted as the proposed project will not impact the riparian areas. Discharge that may occur from the project would be directed away from the riparian areas and would be subject to standard Best Management Practices BMPs. No impacts to jurisdictional waters are proposed by this project therefore permits from the regulatory agencies would not be required. The County of Riverside has conditioned the project for a grading plan check prior to grading permit issuance to ensure that the project is not impacting on-site Riparian resources. According to HELIX, no vernal pools or ephemeral basins occur on site and none of the sensitive fairy shrimp species are expected to occur. The project will not impact federally protected wetlands. Impacts will be less than significant with adherence to Riverside County conditions of approval.

g)The project is required to comply with the Riverside County Oak Tree Management Guidelines. According to the Oak Tree Preservation Study completed by Arborgate Consulting, Inc. dated January 8, 2014, seven total coast live oak (*Quercus agrifolia*) trees are located on the project site. Six oak trees are located along Temescal Canyon Road and one oak tree (Tree #7 measures at 62 inches Diameter at Breast Height) is located in the southern portion of the project site adjacent to Trilogy Parkway. The project proposes to remove oak tree #7 located in the southern portion of the project site along Trilogy Parkway. Removal of oak trees requires mitigation in accordance with the Riverside County Oak Tree Management guidelines. The project has been conditioned by the County of Riverside to provide an Oak Tree Mitigation and Monitoring Plan prior to grading permit issuance. The project has also been conditioned by the County for a Grading Plan Check to ensure that all oak trees are delineated on grading plans. Additionally, the project has been conditioned prior to building permit final inspection approval by the County to provide mitigation in accordance with the mitigation plan for the oak tree being removed (Oak Tree #7, 62-inches DBH). Impacts to oak trees will be less than significant with mitigation incorporated.

Mitigation:

**Oak Tree Mitigation**

Prior to building occupancy, the project shall provide mitigation for removal of the coast live oak (*Quercus agrifolia*) tree (Tree #7 measures at 62 inches Diameter at Breast Height) located in the southern portion of the project site adjacent to Trilogy Parkway as documented within the Oak Tree



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Preservation Study completed by Arborgate Consulting, Inc. dated January 8, 2014 (PDB. Mitigation shall be in accordance with the approved Oak Tree Mitigation and Monitoring Plan.

Monitoring: No monitoring required.

**CULTURAL RESOURCES** Would the project-

**8. Historic Resources**

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

Source: On-site Inspection, Project Application Materials; PDA04507; "Phase I Archaeological Assessment Assessor's Parcel No. 290-190-077, The Village Center at Glen Ivy, Glen Ivy Hot Springs Area, Riverside County, California", CRM Tech 2008.

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a County approved Archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Results of the survey can be found in PDA04507; "Phase I Archaeological Assessment Assessor's Parcel No. 290-190-077, The Village Center at Glen Ivy, Glen Ivy Hot Springs Area, Riverside County, California", CRM Tech; 2008.

b) Based upon analysis of records and a survey of the property by CRM Tech, it has been determined that there will be less than 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. While no "historical resources," as defined by CEQA, were discovered during this study, the project area remains highly sensitive for subsurface archaeological deposits of both prehistoric and historic origins. Archaeological monitoring will be required and included as a condition of approval during all grading, grubbing, trenching, excavations, and other earth-moving operations associated with the proposed project to prevent inadvertent disturbances to potentially significant archaeological resources. With the inclusion of this condition of approval, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**9. Archaeological Resources**

a) Alter or destroy an archaeological site.	<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"/>

	Potentially Significant impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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; PDA04507; "Phase I Archaeological Assessment Assessor's Parcel No. 290-190-077, The Village Center at Glen Ivy, Glen Ivy Hot Springs Area, Riverside County, California", CRM Tech 2008.

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a County approved Archaeologist, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Results of the survey can be found in PDA04507; "Phase I Archaeological Assessment Assessor's Parcel No. 290-190-077, The Village Center at Glen Ivy, Glen Ivy Hot Springs Area, Riverside County, California", CRM Tech; 2008.

b) Based upon analysis of records and a survey of the property by CRM Tech, 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. As such, no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. While no "archaeological resources," as defined by CEQA, were discovered during this study, the project area remains highly sensitive for subsurface archaeological deposits of both prehistoric and historic origins. Archaeological monitoring will be required and included as a condition of approval during all grading, grubbing, trenching, excavations, and other earth-moving operations associated with the proposed project to prevent inadvertent disturbances to potentially significant archaeological resources. With the inclusion of this condition of approval, impacts will be less than significant.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**10. TRIBAL CULTURAL RESOURCES**

a) Would the project cause a substantial adverse change

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

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

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.

**Source:** Native American Consultation

Findings of fact:

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to five requesting tribes on July 13, 2016. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseño Indians. The Rincon Band of Luiseno Indians deferred to closer tribes and there was no response from either Agua Caliente Band of Cahuilla Indians or the Gabrieleno Band of Mission Indians Kizh Nation. Consultation with Soboba was held on March 15, 2016 and February 16, 2017. Soboba told Planning that the area was sensitive for cultural resources and requested that a Soboba monitor be present during ground disturbing activities and that a condition be included for procedures to be followed in the case of unanticipated resources and/or human remains being identified during ground disturbing activities related to construction of the project. These conditions of approval were provided to the Tribe on March 10, 2017 and consultation was concluded on the same day.

Consultation with Pechanga initially took place during a telephone conference on October 21, 2015. During this meeting Pechanga told Planning that the project was located within a village complex and a cultural landscape and expressed concerns for the project. The meeting was again discussed on November 9, 2015. On January 4, 2017, Planning provided the Tribe with the cultural report as well as the geology report and the conditions of approval. In a meeting on February 23, 2017, it was agreed that Planning would again provide the conditions of approval to the tribe and they would send a letter concluding consultation. This project was again discussed on March 3, 2017 and the agreement previously discussed was again agreed upon. On March 6, 2017 Planning again provided the tribe with the conditions of approval and on March 08, 2017 an email concluding consultation was received from the tribe.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CEQA defines the term "tribal cultural resource" and delineates restrictions on the meaning of the term "cultural landscape." Pursuant to Public Resources Code section 21074(a), "tribal cultural resources" consist of either of the following:

"(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources. (B) Included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1";

"(2) 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."

Regarding Pechanga's claim that the Project is within a cultural landscape; Public Resources Code section 21074(b) limits its definition such that "[a] cultural landscape that meets the definition of [Public Resources Code section 21074] subsection (a) is a tribal cultural resource *to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.*" (Emphasis added.) Accordingly, if an area that may potentially be considered a "cultural landscape" is *not* geographically defined in terms of the size and scope of the landscape, it cannot be found to be a "tribal cultural resource" even if it otherwise meets the qualifications for such in Public Resources code section 21074(a).

During consultation, Pechanga stated that the Project may fall within a village site and a traditional cultural landscape. Based on the known village name and the Pechanga's experience with the area, the Pechanga believe this cultural landscape to be a tribal cultural resource. However, the County has not received any evidence, from Pechanga or from any other source, geographically defining the size and scope of any cultural landscape in the Project area. Because the County has no substantial evidence to support a finding that the potential cultural landscape meets the requirements of Public Resources Code section 21074(b), the County is precluded from determining that the potential cultural landscape is a "tribal cultural resource." Because any potential cultural landscape at the Project site does not meet the definition of a tribal cultural resource as defined in Public Resources Code section 21074. Therefore, the Project will have a less than significant impact on tribal cultural resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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", County Geologist Review.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As indicated on Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", the project is mapped as having "Low Potential" for paleontological resources (fossils). Proposed project grading/earthmoving activities could potentially impact undiscovered resources. The developer/applicant will be required to retain a qualified paleontologist for consultation during all ground-disturbing activities. The impact to undiscovered paleontological resources will be less than significant.

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

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

**GEOLOGY AND SOILS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database; "Update Geotechnical Investigation and Percolation/Infiltration Testing, Planning Area 18 (PA-18), APN 290-190-077, Temescal Canyon Area, Riverside County, California," dated January 30, 2015 by GeoSoils, Inc. (GEO02541).

**Findings of Fact:**

a). As indicated on Riverside County GIS database, the project site is located within an Alquist-Priolo Earthquake Fault Zone and a county fault zone for the Elsinore (Glen Ivy North) Fault. Additionally, according to the Project Geologist, active faulting associated with the Elsinore fault zone has been identified along the western-most portion of the site, and appropriate structural setbacks have been provided for construction of habitable structures (GEO02541). No structures for human occupancy shall be constructed within this setback. Therefore, the impact will be less than significant and will not expose people or structures to potential substantial adverse effects.

b) The project site is located within an Alquist-Priolo Earthquake Fault Zone and known fault lines are present on and adjacent to the project site. However, according the Project Geologist, these fault lines have been well located and appropriate structural setbacks of 50 feet have been established for construction of habitable structures (GEO02541). No structures for human occupancy shall be constructed within this 50 foot setback. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact will be less than significant

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**13. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS database; "Update Geotechnical Investigation and Percolation/Infiltration Testing, Planning Area 18 (PA-18), APN 290-190-077, Temescal Canyon Area, Riverside County, California," dated January 30, 2015 by GeoSoils, Inc. (GEO02541).

Findings of Fact:

a) According to the GIS database, there is a moderate potential for the site to be affected by seismically induced liquefaction. The Project Geologist's evaluation and general liquefaction screening process indicates that the potential for liquefaction and associated adverse effects within the Pleistocene-age alluvial fan deposits is considered low, and perhaps moderate within the Holocene-age marsh deposits onsite (GEO02541). However, no structures are planned for construction within areas underlain by Holocene-age marsh deposits; therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk); "Update Geotechnical Investigation and Percolation/Infiltration Testing, Planning Area 18 (PA-18), APN 290-190-077, Temescal Canyon Area, Riverside County, California," dated January 30, 2015 by GeoSoils, Inc. (GEO02541).

Findings of Fact:

a) Due to the site's close proximity to the Elsinore fault zone, it is reasonable to expect a strong ground motion seismic event to occur during the lifetime of the proposed development on the site. Large earthquakes could occur on other faults in the general area, but because of their lesser anticipated magnitude and/or greater distance, they are considered less significant than the Elsinore fault zone from a ground motion standpoint.

The effects of ground shaking anticipated at the project site would be lessened by the seismic design requirements and procedures outlined in Chapter 16 of the California Building Code (CBC), in addition to recommendations made in the approved geologic study (GEO02541). Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"; "Update Geotechnical Investigation and Percolation/Infiltration Testing, Planning Area 18 (PA-18), APN 290-190-077, Temescal Canyon Area, Riverside County, California," dated January 30, 2015 by GeoSoils, Inc. (GEO02541).

Findings of Fact:

The existing project site is relatively flat and not vulnerable to landslides. There are no surrounding mountains or slopes that could cause slope instability. The project will have no impact.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be 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"; "Update Geotechnical Investigation and Percolation/Infiltration Testing, Planning Area 18 (PA-18), APN 290-190-077, Temescal Canyon Area, Riverside County, California," dated January 30, 2015 by GeoSoils, Inc. (GEO02541).

Findings of Fact:

a) The project site is located in an area of susceptibility for subsidence, but not within an area of documented subsidence. The Project Geologist concluded that there could be a potential for seismically-induced subsidence within areas underlain by marsh deposits; however, no structures are proposed to be constructed within that area (GEO2541). Therefore, with project adherence to California Building Code (CBC) requirements and incorporation of recommendations contained in GEO02541 for the construction of the new buildings and renovations to the existing buildings, impacts with regard to ground subsidence will be to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a). No steep hillsides subject to mudflow and no volcanoes are located near the project site, therefore project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Slopes**

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

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

Findings of Fact:

a-c). The project will not involve any grading that would alter the topography, create cut or fill slopes, or result in grading that would affect or negate subsurface sewage disposal systems. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection; "Update Geotechnical Investigation and Percolation/Infiltration Testing, Planning Area 18



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(PA-18), APN 290-190-077, Temescal Canyon Area, Riverside County, California," dated January 30, 2015 by GeoSoils, Inc. (GEO02541).

Findings of Fact:

a) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Municipal Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, and because the peak velocity of storm flows under the proposed Project conditions would decrease, impacts due to water erosion would be less than significant under long-term conditions.

b). According to the Project Geologist (GEO02541), laboratory tests of on-site soil samples indicate the expansion potential of surface soils across the site is generally very low to low, with an expansion index value of 20 and 33. There is a potential that the proposed development may be located on expansive soil; however California Building Code (CBC) requirements which pertain to industrial development will prevent impacts from rising beyond a level of less than significant.

c). No septic systems are proposed for the development, only infiltration systems for stormwater runoff. The geotechnical investigation (GEO02541) included an evaluation of infiltration tests done on site soils to determine their potential for accommodating stormwater runoff. All new infiltration systems would be installed in accordance with the County's permit requirements which states that onsite soils must meet infiltration minimums. Therefore, with adherence to permitting requirements the potential impacts from infiltration systems would be less than significant.

Mitigation: No mitigation measures are required.

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

**20. Erosion**

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

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

Findings of Fact:

a-b) The proposed project would be designed to avoid disturbances or changes to existing drainages as much as possible. Drainage control would be in accordance with County requirements such that there would be no changes to drainages that could cause adverse effects related to a change in deposition, siltation, or erosion of a river, stream, or lake. The project would also require a National Pollutant Discharge Elimination System (NPDES) construction permit which would reduce the potential for impacts from siltation and water erosion during construction. With the required NPDES permit potential impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>21. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a). According to the Wind Erosion Susceptibility Map for the County, the project site is not located in an area considered to have a high or very high susceptibility to blowsand conditions. The project site is located in an area shown as having a moderate potential for wind erosion. However, soil erosion by wind is a potentially significant impact that could occur during grading and construction which vegetation is removed and soils disturbed. Wind erosion can be controlled during construction through implementation of erosion control BMPs as would be required under the NPDES Construction General Permit. See also a discussion of wind erosion in the Air Quality section of this document. With implementation of these BMPs, the potential impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>22. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Technical Memo "Olive Branch Church PP25776 Greenhouse Gas Assessment" by Environmental Concepts Company (EC2), May 26, 2016

**Findings of Fact:**

a) The County of Riverside adopted the Climate Action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 metric tons of carbon dioxide equivalents (MTCO<sub>2e</sub>) per year for any project. If the project exceeds the screening threshold, additional modeling needs to be conducted to determine consistency with the CAP. As shown in Table 1 below, the Greenhouse Gas Analysis lists the total GHG emissions associated with construction, construction GHG emissions conservatively amortized over 30 years, annual GHG emissions associated with operation, and significance determination. The findings from Table 1 show that GHG emissions would mostly be influenced by emissions from operational activities and that construction activities would contribute little to overall GHG emissions. Table 1 further shows that indirect GHG emissions associated with the use of electricity and mobile source emissions, specifically vehicles, would contribute the most to operational emissions and that operational GHG emissions would make up approximately 98 percent of the total GHG emissions associated with the proposed project. Because the project will not exceed the County's GHG emissions threshold of 3,000 MTCO<sub>2e</sub> per year, impacts will be less than significant.

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

**Table 1**

**ESTIMATED GHG EMISSION IMPACTS**

**OLIVE BRANCH BAU CONSTRUCTION & OPERATIONS THROUGH CY 2030**

YEAR	Construction MT CO2e	Construction 30 yr. Amort. MT CO2e	2018 Operations MT CO2e	2023 Operations MT CO2e	2030 Operations MT CO2e	Total annual MT CO2e
2017	569.59	47.39	0.00	0.00	0.00	47.39
2018	0	47.39	933.34	0.00	0.00	980.73
2019	0	47.39	933.34	0.00	0.00	980.73
2020	0	47.39	933.34	0.00	0.00	980.73
2021	0	47.39	933.34	0.00	0.00	980.73
2022	285.01	47.39	933.34	0.00	0.00	980.73
2023	0	47.39	933.34	444.68	0.00	1425.41
2024	0	47.39	933.34	444.68	0.00	1425.41
2025	0	47.39	933.34	444.68	0.00	1425.41
2026	0	47.39	933.34	444.68	0.00	1425.41
2027	0	47.39	933.34	444.68	0.00	1425.41
2028	0	47.39	933.34	444.68	0.00	1425.41
2029	467.06	47.39	933.34	444.68	0.00	1425.41
2030	0	47.39	933.34	444.68	826.82	2252.23
<b>TOTAL</b>	<b>1421.75</b>	<b>668.48</b>	<b>12,133.42</b>	<b>3,337.46</b>	<b>826.82</b>	<b>17,181.18</b>

b) Because the project will not exceed the County's GHG emissions threshold of 3,000 MTCO2e per year, the project will not contribute considerably to the County's cumulative GHG emissions and thus will be consistent with state and regional plans in reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS**

**23. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a). The proposed use, a church facility on approximately 12.38 acres, will not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. Materials that will be stored on the facility will consist primarily of k-rail, I-beams, concrete forms, steel forms, crash cushions, and reinforced concrete pipes. Construction equipment will not be stored on the project site. The project will have a less than significant impact.

b). Hazardous materials will not be stored onsite and in result, will not 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. The impact will be less than significant.

c). The project has been reviewed by the Riverside County Fire Department for emergency access and the project will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The impact will be less than significant.

d). The project is not located within a one-quarter mile of an existing school and in result, will not emit hazardous emissions or handle hazardous or acutely hazardous materials near a school. The impact will be less than significant.

e). The project site is not located on a site which is included on a list of hazardous materials sites as compiled pursuant to Government Code 65962.2 and as a result, would it create a significant hazard to the public or the environment. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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working in the project area?				
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d). The project site is not located within the influence area of an existing Airport Master Plan and as such, is not required to be reviewed by the Airport Land Use Committee (ALUC). In addition, the project is not located within close vicinity to a public airport (2 mile radius) or a private airstrip or heliport. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>25. Hazardous Fire Area</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>26. Water Quality Impacts</b>	<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
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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition and Preliminary WQMP/Hydrology Study prepared by Armstrong & Brooks Consulting Engineers, revised December 15, 2016.

Findings of Fact:

a). A church facility on approximately 12.38 acres. The project scope will include the construction a 31,500 square foot worship building, a 14,500 square foot multi-purpose fellowship hall, 8,400 square foot multi-purpose classrooms, 10,200 square foot private elementary school, 8,400 square foot pre-school, 3,200 square foot maintenance building, and 617 parking spaces. The Hydrology report prepared for the Project states that all on-site flows will be treated and the increased runoff will be mitigated by 3 bio-retention basins and 1 infiltration trenches. About 3.72 acres along the southeast property line discharges to natural existing conditions and will be left untouched. All on-site flows are treated prior to discharge into the existing culverts on Temescal Canyon Road and Trilogy Parkway. There is no off-site runoff that is expected to impact the site. The off-site flow from the south enters the existing natural channel on the west side of Temescal Canyon Road and is intercepted by an existing double 24 inch CMP culvert and crosses Trilogy Parkway and the flow is away from the project site. Condition of approval 10. TRANS. 4 states that the land divider shall protect downstream properties from damages caused by the alteration of the drainage patterns by construction of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. In addition, condition of approval 10. TRANS. 6 requires that the culverts accepts and properly disposes of all off-site drainage flowing onto or through the site. With these standard conditions of approval and permits from outside agencies impacts in regards to the alteration of the course of a stream or river causes substantial damage to properties on or off-site will be less than significant.

b) As stated above, when grading and building plans are submitted for the development on the site, standard conditions of approval will ensure that any water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate drainage facilities and disposing of any off-site drainage flows. Therefore, less than significant impacts would occur.

c) Information provided in Geology Report 2541 stated that groundwater was not encountered during exploratory excavations. According to the State Water Resources Control Board database groundwater is greater than 100 feet below ground surface. Based on the results of the field exploration and review of site area geomorphology and geology, groundwater is not anticipated to adversely affect the proposed improvements. Therefore, less than significant impacts will occur.

d) As indicated in above in 26 a. and b., the condition of approval 10. TRANS 4 and 5 will ensure that adequate drainage facilities exist or are constructed and that any substantial surface runoff on-site and across property lines will be properly disposed of by the land divider. Development of this site would increase peak flow rates on downstream properties. Condition of approval states that the entire area of the proposed development will be routed through a detention facilities to mitigate increase runoff. As proposed the applicant will be providing 3 water quality basin to reduce the runoff flow to predevelopment conditions. Therefore, the proposed project would not exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. There would be a less than significant impact.

e-f) The project is not located within a 100-year flood hazard area. No impact will occur.

g) The proposed Project is to allow a church facility of 73,600 square feet on 12.38 acres and three (3) water quality basins. Because the development of the Project site will result in the soil disturbance of more than one acre a SWPPP will be required (COA. 60. BS. GRADE. 1) and the incorporation of BMP's will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. In addition, conditions of approval 10. TRANS. 4 and 5 will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. The proposed Project will not substantially degrade water quality. Therefore, there would be a less than significant impact.

h) Future development of this Project site would generate an increase in peak flow rates on downstream properties and will require Best Management Practices and the construction of three (3) water quality basins to ensure that impacts to properties off-site will not occur. Therefore, impacts will be less than significant. (COA 10. TRANS. 10)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**27. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County and is currently vacant. The project will have water quality basins placed throughout the project site to serve as the drainage system. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that will result in flooding on- or off-site. Impacts will be less than significant.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff pursuant to NPDES requirements. In the developed condition, streets and pads will drain via overland flow and storm drain to the natural drainage courses onsite. Peak stormwater flows leaving the site, post-development, will be reduced to mimic the undeveloped condition runoff for the 100 year storm. The natural drainage courses that receive storm water runoff flows from developed portions of the Project site (either directly or via the water quality/detention basins) would be discharged in close proximity to historic flow locations – into natural drainage courses that would carry runoff to the east side of Temescal Canyon Road. With construction of the proposed stormwater drainage system, the proposed Project would not substantially alter the existing drainage pattern of the Project site or change absorption rates in any way that could result in flooding on- or off-site Impacts will be less than significant.

c) According to the Temescal Canyon Area Plan Figure 10, *Flood Hazards*, of the Riverside County General, the Project site is not located within a Flood Hazard Zone or a Dam Failure Inundation Zone. There are no levees within the Project vicinity that could expose the Project site to flood hazards Therefore, there will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) As discussed in the responses to thresholds 27(a) and (b), implementation of the proposed Project would not substantially alter the historical drainage patterns of the Project site. Because the Project would not substantially alter the drainage characteristics of the Project site, Project implementation would not result in substantial changes in the amount of surface water in any downstream water body. Impacts would be less than significant.

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 project will not result in a substantial alteration to the present or planned land use of an area. The existing land use designation of the project site is Commercial Retail (CR) as reflected in the Land Use Planning Area No. SP 221 and is surrounded to the north, east and south with properties that have a land use designation of Commercial Retail (CR). The proposed project will not involve the alteration of the existing land use designation as part of the project scope. The project will have no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) 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-e). The project will be compatible with the existing zoning designation of the Mountain Springs Specific Plan No. 221, Planning Area No. 18 which identifies this area for Neighborhood Commercial (C) and allows for uses located in the Scenic Highway Commercial (C-P-S) zone. The proposed church facility will be consistent with the surrounding zoning designations of Scenic Highway Commercial (C-P-S) zone. The proposed church facility will be consistent with surrounding uses as it will serve the Mountain Spring residents and the surrounding region and is consistent with the land use designations and policies of the General Plan and the Mountain Spring Specific Plan No. 221. The site is adjacent to vacant land to the north, east and west and a designated open space and golf course to the west and will not divide the physical arrangement of an established community as it is the intent of the Specific Plan to have non-residential uses on that site. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

**30. Mineral Resources**

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

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

Findings of Fact:

a). The project site is located within MRZ-3 which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significant of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. Impacts will be less than significant.

b). The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. The Project site is not identified as an important mineral resource recovery site by the County General Plan (County of Riverside, 2003a, Figure OS-5). Impacts will be less than significant.

c). The area surrounding the Project site is not classified as an important mineral resource area, and there are no existing surface mines in the vicinity of the subject property (County of Riverside, 2003a, Figure OS-5). The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. Impacts will be less than significant.

d). The proposed Project would include residential land uses and does not involve the construction or operation of a mine or quarry. As described above under Threshold 29.c. the Project is not located in close proximity to any planned, existing, or former (i.e., closed, abandoned) surface mines or quarries. The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**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?

NA  A  B  C  D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b). As indicated through the utilization of GIS and Riverside County General Plan Figure S-19 "Airport Locations", the project is not located within an existing airport land use plan nor within close vicinity to a public airport or private airstrip. The project will have 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:

As outlined in Riverside County General Plan Figure C-1 "Circulation Plan" and through the utilization of GIS, it has been determined that the project site is not located adjacent to an existing railroad. In result, the project will not be affected by noise generated by a neighboring railroad. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a). The project site is located approximately 1,500 feet west of Interstate 15 (I-15). The Riverside County General Plan EIR indicates that uses greater than 1,228 feet and less than 2,645 feet from a freeway corridor would be subject to noise levels ranging from 55dBA to 60 dBA (Riverside County, 2003c, Figure 4.13.9). According to the General Plan, Church uses are considered normally acceptable at noise levels up to 70 dBA CNEL (Riverside County, 2003a, Table N-1). Therefore, impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, GIS database

Findings of Fact: The Project site does not contain any other aspects that would qualify as “other noise” that is not addressed by other thresholds. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>35. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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). The proposed project will result in a substantial increase in ambient noise levels in the area which currently exist without the project; however, the proposed project for a church, which the area is designated for, will be adjacent to a heavily wooded open space and golf course to the west which will mitigate any excessive noise from the church facility to the residential. Impact will be less than significant.

b). The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Noise generated by construction equipment can reach high levels; however Chapter 9.5.020 of the County’s Municipal Code restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. Adherence of Chapter 9.5.020 and General Plan Noise Element policies, construction-related noise levels will not exceed standards and will be less than significant.

c). The proposed project is for a church containing multi-purpose rooms, a pre-school and elementary school and outdoor play area. While the use may generate noise due to vehicular traffic and children

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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playing, the anticipated noise level will not be in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The Project is located in mostly undeveloped, rural area of the County with few sources of exterior noise. Residential land uses are adjacent to the Project site to the west, the golf course to the south and vacant land are located to the north of the Project site. There are no industrial, commercial or other land uses in the vicinity of the Project site that could be considered substantial stationary noise sources. The Project site is not located adjacent to any collector or local streets. The impact will be less than significant.

d). The proposed project may create excessive ground-borne vibration or noise above existing levels during construction. As mentioned in 34.b above, Chapter 9.5.020 of the County's Municipal Code restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. Adherence of Chapter 9.5.020 and General Plan Noise Element policies, construction-related noise levels will not exceed standards and will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-f). The type of use proposed for the project site, a church facility, does not involve or affect housing within close vicinity. The project will not displace a substantial number of existing housing, create a demand for additional housing, displace a substantial number of persons, affect a County Redevelopment Project Area, exceed regional or local population projections, or induce substantial population growth in the area. Impacts will be less than significant.

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

Monitoring: No monitoring measures are required.

**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 within unincorporated Riverside County. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant. (COA 10. PLANNING. 12)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant. (COA 10. PLANNING. 12)

Mitigation: No mitigation measures are required.



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

**39. Schools**

Source: Lake Elsinore Unified School District correspondence, GIS database

Findings of Fact:

Development of the property as a church with an associated school facility will not create a demand for public school services within the Corona-Norco Unified School District. On the contrary, the proposed elementary school associated with the church will provide the region with an educational alternative and potentially relieve the need for public school services from nearby residents. The project will not require the provision of new or altered government facilities. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant. (COA 80. PLANNING. 11)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Libraries**

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a direct demand for library services and will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant. (COA 10 PLANNING. 12)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**41. Health Services**

Source: Riverside County General Plan

Findings of Fact:

The use of the proposed church facility will not create a direct impact on public and/or private health services. The site is located within the service parameters of County health centers. Any construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**42. Parks and Recreation**

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

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

Findings of Fact:

a-b). The project use, a church facility, would not require the utilization of existing or development of recreational facilities within vicinity to the project site. The proposed project is adjacent to a golf course as part of the Mountain Springs Specific Plan. Surrounding the project site to the north, east and south is Scenic Commercial Highway (C-P-S). The project will have no impact.

c). The project site is not located within an existing Parks and Recreation District but is located within a CSA (152) but is not subject to pay applicable Quimby Fees. As outlined in section 10.35 of Ordinance No. 460, the project will not involve the subdivision of the project for residential development purposes. As such, the project will not require to pay applicable Quimby Fees. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**43. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the Temsecal Canyon Area Plan Figure 8, *Temsecal Canyon Area Plan Trails and Bikeway System*, there are not bike trails in the immediate vicinity of the Project site. However, the proposed Project is adjacent to a Community Trail and Historic Trail (Southern Immigrant Trail, Juan Bautista De Anza National Historic Trail) and is not expected to result in a conflict with the trail alignments. Accordingly, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**44. Circulation**

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

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

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

d) Alter waterborne, rail or air traffic?

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

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

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

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

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan

Findings of Fact:

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

a) The proposed Project is to allow a church facility of 73,600 square feet on 12.38 acres and three (3) water quality basins will not result in an increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion management program. The Transportation Department has stated that to determine whether a project would be subject to a Traffic Study you would consider one trip per dwelling unit during the peak hours. Typically 100 peak trips would trigger the need for a traffic study. This ultimate project development (Phases I, II & III) would result in 1,370 daily trips (one half arriving, one half departing), with 313 trips (175 inbound, 138 outbound) produced in the weekday AM peak hour, 118 trips (56 inbound, 62 outbound) produced in the weekday PM peak hour, and 886 trips (175 inbound, 182 outbound) produced in the Sunday Midday peak hour. Mitigation measures have been imposed on the Project to address these cumulative deficiencies (refer to Mitigation Measures M-TR-1 through M-TR-5). Therefore, all impacts will be less than significant with mitigation incorporated.

b) The proposed Project will a result in a substantial increase of traffic due to the large increase in vehicle trips during construction and ultimately operation of the Project site. The Project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways with the mitigation measures implemented.

TABLE 9-1  
EXISTING WITH AMBIENT GROWTH YEAR 2018 WITH PROJECT PHASE I WITH CUMULATIVE PROJECTS CONDITIONS  
PEAK HOUR INTERSECTION CAPACITY ANALYSIS SUMMARY 17

Key Intersection	Minimum Acceptable LOS	Time Period	(7) Existing Traffic Conditions		(8) Existing W/PA Ambient Growth Year 2018 With Project Phase I With Cumulative Projects Traffic Conditions		Significant Impact	(9) Existing W/PA Ambient Growth Year 2018 With Project Phase I With Cumulative Projects With Improvements		
			Delay (s/v)	LOS	Delay (s/v)	LOS		Yes/No	Delay (s/v)	LOS
1. Terminal Canyon Road at I-10 (EB) Ramps	D	Weekday AM	43.8	D	76.7	F	Yes	25.5	C	
		Weekday PM	24.0	C	24.9	C	No	24.7	C	
		Sunday Midday	22.2	C	20.3	C	No	22.0	C	
2. Terminal Canyon Road at S-10 (EB) Ramps	D	Weekday AM	20.0	C	27.8	C	No	-	-	
		Weekday PM	20.2	C	40.3	D	No	-	-	
		Sunday Midday	22.1	C	40.0	D	No	-	-	
3. Terminal Canyon Road at Laramie Road	D	Weekday AM	15.0	C	24.0	D	No	-	-	
		Weekday PM	19.0	C	20.0	D	No	-	-	
		Sunday Midday	14.3	B	22.0	D	No	-	-	
4. Ogden Mountain Road	D	Weekday AM	21.2	B	28.4	F	Yes	12.7	B	
		Weekday PM	10.8	B	23.0	F	Yes	12.4	B	
		Sunday Midday	10.8	B	198.0	F	Yes	16.0	C	
5. Trolley Station	D	Weekday AM	12.7	B	14.4	B	No	12.4	B	
		Weekday PM	13.4	B	13.0	B	No	16.3	B	
		Sunday Midday	14.0	B	14.0	B	No	20.2	C	

**Notes:**

- LOS = Level of Service, please refer to Tables A-1 and A-2 for the LOS definitions.
- Bold Delay/LOS values indicate adverse service levels based on the LOS standards contained in this report.

<sup>17</sup> Appropriate E values are Delay/LOS calculations were/has for all peak intersections.

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

**TABLE 9-2**  
**EXISTING WITH AMBIENT GROWTH YEAR 2021 WITH PROJECT PHASE II WITH CUMULATIVE PROJECTS CONDITIONS**  
**PEAK HOUR INTERSECTION CAPACITY ANALYSIS SUMMARY 19**

Key Intersection	Minimum Acceptable LOS	Time Period	(1) Existing Traffic Conditions		(2) Existing With Ambient Growth Year 2021 With Project Phase II With Cumulative Projects Traffic Conditions		(3) Significant Impact Yes/No	(4) Existing With Ambient Growth Year 2021 With Project Phase II With Cumulative Projects With Improvements	
			Delay (s)	LOS	Delay (s)	LOS		Delay (s)	LOS
			1. Tennessee Canyon Road at I-15 NE Ramps	D	Weekday AM Weekday PM Sunday Midday	49.8 24.8 23.2		D C C	29.9 28.0 --
2. Tennessee Canyon Road at I-15 SE Ramps	D	Weekday AM Weekday PM Sunday Midday	28.0 28.2 23.2	C C C	24.1 69.7 --	C E --	No Yes No	25.8 24.2 --	C C --
3. Leipers Fork	D	Weekday AM Weekday PM Sunday Midday	15.5 18.0 14.5	C C B	22.9 28.2 --	D E --	No Yes No	18.4 18.9 --	C C --
4. Square Mountain Road	D	Weekday AM Weekday PM Sunday Midday	13.2 18.0 18.9	B B B	64.1 24.1 --	F F --	Yes Yes No	11.6 12.2 --	B B --
5. College Parkway	D	Weekday AM Weekday PM Sunday Midday	12.7 14.4 14.1	B B B	19.0 14.3 --	B B --	No No No	-- -- --	-- -- --

**Notes:**  
 19. LOS = Level of Service, please refer to Table A-7 and A-8 for the LOS Definition.

**TABLE 13-1**  
**EXISTING WITH AMBIENT GROWTH YEAR 2016 WITH PROJECT PHASE I WITH CUMULATIVE PROJECTS**  
**TRAFFIC CONDITIONS INTERSECTION FAIR SHARE CONTRIBUTION**

Key Intersection	Impacted Time Period	(1)	(2)	(3)	(4)
		Project Only Volume	Existing Volume	Existing With Ambient Growth Year 2016 With Project Phase I With Cumulative Projects Volume	Project Fair Share Responsibility
1. Tennessee Canyon Road at I-15 NE Ramps	Weekday AM Weekday PM Sunday Midday	107 -- --	1,036 -- --	2,000 -- --	34.71% -- --

**Notes:**  
 • Net Project Percent Increase (4) = Column (1) / [Column (3) - Column (2)]  
 • Bold Project Fair Share Responsibility is based on worse case.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**TABLE 13-2**  
**EXISTING WITH AMBIENT GROWTH YEAR 2021 WITH PROJECT PHASE II WITH CUMULATIVE PROJECTS**  
**TRAFFIC CONDITIONS INTERSECTION FAIR SHARE CONTRIBUTION**

Key Intersection	Impacted Time Period	(1)	(2)	(3)	(4)
		Project Only Volume	Existing Volume	Existing With Ambient Growth Year 2021 With Project Phase II With Cumulative Projects Volume	Project Fair Share Responsibility
2. Temescal Canyon Road at I-15 SB Ramps	Wednesday AM	--	--	--	--
	Wednesday PM	87	1,459	1,992	<b>16.32%</b>
	Monday Midday	--	--	--	--
3. Temescal Canyon Road at Lawson Road	Wednesday AM	--	--	--	--
	Wednesday PM	87	1,002	1,458	<b>19.68%</b>
	Monday Midday	--	--	--	--
4. Temescal Canyon Road at Squaw Mountain Road	Wednesday AM	254	749	1,299	<b>45.93%</b>
	Wednesday PM	88	901	1,343	<b>19.91%</b>
	Monday Midday	--	--	--	--

**Notes:**

- Net Project Percent Increase (4) = Column (1) / [Column (3) - Column (2)]
- Bold Project Fair Share Responsibility is based on worst case

According to Table 9-1 and Table 9-2 of the Riverside County Transportation Commission (RCTC) Congestion Management Agency (CMA), the only facilities that are identified as part of the Congestion Management Program (CMP) roadway system within the Project's study area (i.e., where the Project would contribute 50 or more peak hour trips) at the Temescal Canyon Road at I-15 NB Ramps: Widen and re-stripe the I-15 NB Off-Ramp to provide for an exclusive westbound right-turn lane. Modify existing traffic signal. Also at the intersection of Temescal Canyon Road at Squaw Mountain Road: Restrict west leg access (Project driveway) to inbound traffic only. Reroute outbound trips to exit at southern driveway and travel to Temescal Canyon Road via Trilogy Parkway. As indicated in Table 13-1 through Table 13-2, Temescal Canyon Road at I-15 NB Ramps: Widen and re-stripe the I-15 NB Off-Ramp to provide for an exclusive westbound right-turn lane. Modify existing traffic signal. Temescal Canyon Road at Lawson Road: Widen and re-stripe Temescal Canyon Road to create a two-way left-turn lane (located north of the intersection) to provide storage for one vehicle. Temescal Canyon Road at Squaw Mountain Road: Install a traffic signal and design for five-phase operation with protected northbound and southbound left-turn phasing. Install crosswalks to the north, south, east, and west legs. The Project would contribute to a deficient LOS at these on- and off-ramps during any study scenario without the intended implemented mitigation measures. Additionally, the Project would not cause or contribute to any queuing deficiencies affecting the I-15 NB. Therefore, all impacts will be less than significant with mitigation incorporated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) The Project site is not in the vicinity of any public or active private airfield and the Project does not include an air travel component (e.g., runway, helipad, etc.). Structures proposed by the Project site would be less than 75 feet in height as required by the Riverside County Zoning Ordinance No. 348 for religious structures, and would not interfere with air travel. Accordingly, the Project would not have the potential to affect air traffic patterns, including an increase in traffic levels or a change in flight path location that results in substantial safety risks. In addition, the Project site is not located near a railroad or navigable waterway and does not contain any rail or water components. Accordingly, the Project would not alter rail or waterborne traffic. No impact would occur.

e) The future development of the proposed Project site will not require modifications to any existing public right-of-way resulting in a hazardous design feature such as sharp curves. Driveways into the Project site will comply with the allowable slope percentage to ensure safely obtaining ingress and egress onto the Project site. The existing roadway providing access to the Project is already designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. The project has been conditioned with the conditions of approval (80.Trans.11, 80.Trans.12, 80.Trans.13, 80.Trans.14 and 80.Trans.15) which will incorporate monitoring and maintenances. Therefore, no impact will occur.

f) Implementation of the proposed Project would result in the establishment of several altered roadways within the Project site that would require maintenance. Maintenance of the Project's roadways would not result in any significant impacts to the environment. Impacts associated with the physical construction of these roadways already are evaluated in appropriate sections of this Initial Study, and any identified significant impacts have been mitigated to the maximum feasible extent. The Project would contribute traffic to off-site public roadways; however, public roads require periodic maintenance as part of their inherent operational activities, and such maintenance would not result in substantial impacts to the environment. Public roadway maintenance would be funded through the Project developer's payment of Development Impact Fees (DIF) and future Project residents' payment of property taxes. Maintenance of roadways would not result in any new impacts to the environment beyond that which is already disclosed and mitigated by this Initial Study, and impacts would therefore be less than significant.

g) The proposed Project will ultimately allow for the construction of church facility of 73,600 square feet on 12.38 acres. Short- term impacts will occur to the local roadway system during grading and construction. The capacity improvements involve roadway widening and/or re-striping to reconfigure (add lanes) roadways to specific approaches of a key intersection. However, compliance with construction hours of operation and the staging of equipment and vehicles will ensure less than significant impacts will occur. Additionally, the proposed Project would not affect any roadways that provide emergency access under existing conditions. With required adherence to County requirements for emergency access, impacts would be less than significant.

h) The proposed Project would be required to comply with Riverside County Ordinance Nos. 460 & 461, which regulate access road provisions. The requirement to provide adequate paved access to the Project site would be required as a condition of Project approval. Additionally, the proposed Project would not affect any roadways that provide emergency access under existing conditions. With required adherence to County requirements for emergency access, impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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i) The Riverside County General Plan does not identify the proposed Project site for any public transit facilities, pedestrian facilities, planned Regional Trails, other than bikeways where there will be a Class II Bikeways along the eastern boundary within the road right of way Temescal Canyon Road. the Project would be fully consistent with the General Plan's proposed trail alignments. There are no components of the proposed Project that would substantially decrease the performance or safety of any public transit facilities, bikeways, or pedestrian facilities. Accordingly, Impacts will be less than significant.

Mitigation:

M-TR-1 (80.TRANS. 11) Prior to the issuance of any building permits, Phase 1 includes a 43,972 SF church building, 140 student elementary school, and SO student preschool. The project proponent shall be responsible for the design of traffic signal(s) at the intersections of: Signals not eligible for fee credit: I-15 Northbound Ramps (NS) at Temescal Canyon Road (EW) (signal modification) or as approved by the Transportation Department. For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

M-TR-2 (80.TRANS. 12) Prior to the issuance of any building permits, Phase 2 includes the Addition/expansion of 76 students to the elementary school and 16 students to the preschool in Phase 1. The student totals are 216 for the elementary school and 96 for the preschool. The project proponent shall be responsible for the design of traffic signal(s) at the intersections of: Signals not eligible for fee credit: Temescal Canyon Road (NS) at Squaw Mountain Road (EW) or as approved by the Transportation Department. For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

M-TR-3 (80. TRANS. 13) Prior to the issuance of any building permits, Phase 1 includes 43, 972 SF church building, 140 student elementary school, and 80 student preschool. The intersection of I-15 Northbound Ramps (NS) at Temescal Canyon Road (EW) shall be improved to provide the following geometrics: Northbound: one shared left-turn/through lane, one right-turn lane Southbound: N/A Eastbound: one left - turn lane, two through lanes Westbound: two through lanes, one free right-turn lane The intersection of Temescal Canyon Road (NS) at Squaw Mountain Road (EW) shall be improved to provide the following geometrics: Northbound: one left-turn lane, one shared through/right-turn lane Southbound: one left-turn lane, one shared through/right-turn lane Eastbound: N/A (inbound traffic only) Westbound: one shared left-turn/through/right-turn lane NOTE: For Phase 1, the access on Temescal Canyon Road shall be limited to ingress only. No egress shall be allowed. Project traffic shall be rerouted to exit from the access on Trilogy Parkway or as approved by the Transportation Department. All improvements listed are requirements for interim



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

**M-TR-4** (80.TRANS. 14) Prior to the issuance of any building permits, Phase 2 the intersection of Temescal Canyon Road (NS) at Squaw Mountain Road (EW) shall be signalized and improved to provide the following geometrics: Northbound: one left-turn lane, one shared through/right-turn lane Southbound: one left-turn lane, one shared through/right-turn lane Eastbound: one left-turn lane, one shared through/right-turn lane Westbound: one shared left-turn/through / right-turn lane NOTE: For Phase 2, the signal shall provide protected northbound and southbound left-turn phasing. Crosswalks shall be installed on all legs of the intersection or as approved by the Transportation Department. All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

**M-TR-5** (80. TRANS. 15) Phase 3 includes the expansion of 29,628 SF to the church building in Phase 1. The intersection of I-15 Southbound Ramps (NS) at Temescal Canyon Road (EW) shall be signalized and improved to provide the following geometrics: Northbound: N/A, Southbound: one shared left-turn/through lane, one right-turn lane Eastbound: two through lanes, one free right-turn lane Westbound: one left-turn lane, one through lane NOTE: For Phase 3, the applicant shall restripe the eastbound approach on Temescal Canyon Road to provide a second through lane or as approved by the Transportation Department. All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

Monitoring:

**M-TR-1** Prior to issuance of the first building permit, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) and the County of Riverside Development Impact Fee (DIF) programs.

**M-TR-2** Prior to the issuance of building permits, the Riverside County Building and Safety Department shall verify that the standard Traffic and Railroad Signal Mitigation Fee and the Transportation Impact Fee has been paid to the City of Riverside.

**M-TR-3** Prior to the issuance of the first building permit final inspection, the Project Applicant shall provide evidence to the Riverside County Building and Safety Department that appropriate fees have been paid or bonding for construction has been posted.

**45. Bike Trails**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

According to the Temsecal Canyon Area Plan Figure 8, *Temsecal Canyon Area Plan Trails and Bikeway System*, there are not bike trails in the immediate vicinity of the Project site. However, the proposed Project is adjacent to a Community Trail and Historic Trail (Southern Immigrant Trail, Juan Bautista De Anza National Historic Trail) and is not expected to result in a conflict with the trail alignments. Accordingly, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**46. Water**

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review, EEI Geotechnical & Environmental Solutions dated October 6, 2015, Santa Ana Watershed Project Authority letter dated August 20, 2015, Western Municipal Water District letter dated July 31, 2015.

Findings of Fact:

a) On-site water quality basins are proposed and will not result in the construction of new water treatment facilities or expansion of existing facilities. No impact will occur.

b) The Western Municipal Water District has agreed in writing to furnish domestic water to each and every lot within the proposed subdivision. The source of domestic water will be provided from an existing water line located within an adjacent street. No expanded entitlements will be required. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Sewer**

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

b) Result in a determination by the wastewater

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review, EEI Geotechnical & Environmental Solutions dated October 6, 2015

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Temescal Valley Water District (TVWD) (COA 10.E HEALTH.1) and it is the responsibility of the developer to meet this requirement. Overall, this project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, nor will it have an impact on the supply of water available to serve the project. The impacts are considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**48. Solid Waste**

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

Findings of Fact:

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The closest landfill to the project is the El Sobrante Landfill located at 10910 Dawson Canyon Road. This landfill encompasses 1,322 acres, of which 645 acres are permitted for landfill operation. The El Sobrante Landfill has a total disposal capacity of approximately 209.9 million cubic yards and can receive up to 70,000 tons per week (tpw) of refuse. As of January 1, 2016, the landfill had a remaining in-County disposal capacity of approximately 57.5 million tons. In 2015, the El Sobrante Landfill accepted a total of 717,804 tons of waste generated within Riverside County. The daily average for in-County waste was 2,338 tons during 2015. The landfill is expected to reach capacity in approximately 2057. The annual disposal rate per person per day in unincorporated Riverside County was 6.4 pounds. Furthermore, any environmental impacts that could result from such landfill expansions cannot be determined at this time, as the environmental impacts would be evaluated as part of a future CEQA document prepared in support of future landfill expansion efforts. Accordingly, environmental impacts that may result from future landfill expansions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In 2015, the El Sobrante Landfill accepted a total of 717,804 tons of waste generated within Riverside County. The daily average for in-County waste was 2,338 tons during 2015. The landfill is expected to reach capacity in approximately 2057. The annual disposal rate per person per day in unincorporated Riverside County was 6.4 pounds. Furthermore, any environmental impacts that could result from such landfill expansions cannot be determined at this time, as the environmental impacts would be evaluated as part of a future CEQA document prepared in support of future landfill expansion efforts. Accordingly, environmental impacts that may result from future landfill expansions are herein evaluated as speculative in nature (CEQA Guidelines § 15145). Impacts to this landfill are considered to be less than significant.

b) The proposed development will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**49. Utilities**

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

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

Source:

Findings of Fact:

a-g) Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. In addition, the Project would introduce new public roads on-site that would require maintenance by Riverside County. Impacts associated with the provision of utility service to the site are discussed below for each utility.

Electricity, Natural Gas, and Communications Systems

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company, and communication systems would be provided by AT&T and Charter. Although PP25776 does not depict proposed electricity, natural gas, or communication systems facilities, as these would be identified in the future as part of implementing improvement plans, due to the presence of existing single-family residential neighborhoods to the west of the site, it can reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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occur either on-site, or within off-site improved rights-of-way. Physical impacts associated with the construction of such facilities are evaluated throughout this Initial Study. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

**Storm Water Drainage**

All proposed improvements would occur entirely within the Project boundary or immediately adjacent to the Project boundary. Areas subject to physical impacts in association with the construction of storm water drainage facilities as needed to serve the proposed Project have been analyzed throughout this Initial study. Accordingly, impacts due to the construction of Project-related storm drainage facilities are less than significant and no mitigation is required.

**Street Lighting**

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of on- and off-site roadway construction throughout this Initial Study. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to construction of street lights are evaluated as less than significant.

**Public Facilities Maintenance**

There would be less than significant impacts to the environment resulting from routine maintenance of public roads or the water quality basin. Accordingly, impacts will be less than significant and no mitigation is required.

**Other Governmental Services**

There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this Initial Study. Accordingly, impacts will be less than significant.

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

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

**50. Energy Conservation**

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

**Source:** Project Application Materials

**Findings of Fact:**

a). Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to a church facility to include multi-purpose rooms, a pre-school and elementary school. The land use transition would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the Project site; thus energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Tile 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

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

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

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 would occur.

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

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

**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: 11/2/2017 2:16 PM  
EA 2010.docx



# Santa Ana Watershed Project Authority

OVER 45 YEARS OF INNOVATION, VISION, AND WATERSHED LEADERSHIP



One Water One Watershed

AWRA INTEGRATED WATER RESOURCES MANAGEMENT AWARD  
HARVARD KENNEDY SCHOOL'S TOP 25 INNOVATIONS IN AMERICAN GOVERNMENT

August 20, 2015

Thomas P. Evans  
Commission  
Chair

Mr. Mark Corcoran  
Riverside County Planning Department  
Land Development Committee  
P.O. Box 1409  
Riverside, CA 92502-1409

Celeste Cantú  
General  
Manager

**Subject: South of Lawson Road, West of Temescal Canyon Road, North of Trilogy Parkway, East of Warm Springs Road – Plot Plan No. 25776 Amended No. 1**

Orange  
County  
Water  
District

Dear Mr. Corcoran:

In response to your email regarding the subject project, we have enclosed drawings of Santa Ana Watershed Project Authority (SAWPA) Inland Empire Brine Line. SAWPA owns and operates a 24-inch SWF (Sewer Force Main) pipe located within your project area.

Western  
Municipal  
Water District

If you plan any work in the vicinity of our pipeline, please provide an electronic copy of the draft design drawings for our review.

Eastern  
Municipal  
Water  
District

Please contact me at (951) 354-4223 or [druhl@sawpa.org](mailto:druhl@sawpa.org), if you have any questions.

Sincerely,

David P. Ruhl, P.E.  
Program Manager

San  
Bernardino  
Valley  
Municipal  
Water  
District

Enc: Riverside County Letter  
Record Drawings

Inland  
Empire  
Utilities  
Agency

C: Ms. Kerry Douglass, WMWD





August 13, 2015

Attn: Heather Thomson, Archaeologist  
Riverside County  
Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409



**Re: AB 52 Consultation; Public Use Permit No. 926, Plot Plan No. 25776**

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Confidentiality:** The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the express written permission of the Soboba Band of Luiseño Indians.

## Thomson, Heather

---

**From:** Ebru Ozdil <eozdil@pechanga-nsn.gov>  
**Sent:** Wednesday, March 08, 2017 2:25 PM  
**To:** Thomson, Heather  
**Cc:** Andrea Fernandez; Tina Thompson Mendoza  
**Subject:** Pechanga Tribe AB 52 Consultation Closure - PP 25776  
**Attachments:** PP25776 CONDITIONS.PDF

Dear Ms. Thomson,

The Pechanga Band of Luiseño Indians ("Tribe") thanks the County of Riverside for working with us to develop appropriate mitigation measures to be implemented during development of the PP 25776. With this e-mail and the inclusion of the measures/conditions included in the attached letter, we consider our AB 52 consultation complete. Please forward us a copy of the final MND when it is available. The Tribe would like the County to be aware that should additional measures or conditions be applied/deleted/modified that could impact cultural and archaeological resources during the public hearing(s), the Tribe and the County should meet and discuss the revisions, prior to going to Board of Supervisors.

The Pechanga Band thanks the County for the opportunity to review and comment on this Project and work together to successfully complete the mandates of AB 52. We look forward to continuing our good working relationship on future projects.

Ebru T. Ozdil  
Planning Specialist  
Pechanga Band of Mission Indians  
P.O. Box 2183  
Temecula, CA 92593

Office:(951)-770-8113  
Fax:(951)-693-2314  
[eozdil@pechanga-nsn.gov](mailto:eozdil@pechanga-nsn.gov)

*This message, and any documents or files attached to it contains confidential information and may be legally privileged. Recipients should not file copies of this message and/or attachments with publicly accessible records. If you are not the intended recipient or authorized agent for the intended recipient, you have received this message and attachments in error, and any review, dissemination, or reproduction is strictly prohibited. If you are not the intended recipient, please immediately notify us by reply email or by telephone at (951) 770-8113, and destroy the original transmission and its attachments without reading them or saving them.*



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 308-9295 • Fax (951) 506-9491

August 18, 2015

Chairperson:  
Mary Bear Magee

Vice Chairperson:  
Darlene Miranda

Committee Members:  
Evie Gerber  
Bridgett Barcello Maxwell  
Richard B. Searce, III  
Neal Ibanez  
Michael Vasquez

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Taba Ebru Ozdil

Cultural Analyst:  
Anna Hoover

**VIA E-MAIL and USPS**

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

**Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for PUP00926, PP25776**

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated July 14, 2015 and received in our office July 21, 2015.

This letter serves as the Tribe’s formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Request: AB 52 re PUP00926, PP25776  
August 18, 2015  
Page 2

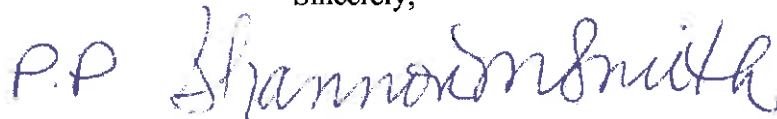
The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of Payómkawichum cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at [ahoover@pechanga-nsn.gov](mailto:ahoover@pechanga-nsn.gov) within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Anna Hoover  
Cultural Analyst

Cc Pechanga Office of the General Counsel



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

August 10, 2015

Andrew Salas, Chairman  
Gabrieleno Band of Mission Indians – Kizh Nation  
P.O. Box 393  
Covina, CA 91723

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PUP00926, PP25776)**

Dear Chairman Salas:

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

**Project Description:**

PUBLIC USE PERMIT NO. 926 – PLOT PLAN NO. 25776 – EA 42777 – Applicant: J7 Architecture – Engineer Representative: Terry Jacobson – Owner: Olive Branch Community Church –First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) – Location: southerly of Lawson Road, westerly of Temescal Canyon Road, northerly of Trilogy Parkway, easterly of Warm Springs Road – Zoning: Mountain Springs Specific Plan, Planning Area 18 (SP 221, PA 18)- REQUEST: Public Use Permit to permit the phased development of a 12.38 acre site that will include the construction and operation of a: 31,000 sq. ft. worship center, two-story 17,500 sq. ft. multipurpose hall with classrooms and meeting space, two-story 16,800 sq. ft. classroom and office building, two-story 19,800 sq. ft. elementary school building, two-story 16,250 sq. ft. preschool building with adult education classrooms, 3,250 sq. ft. maintenance building, parking lot with 626 parking stalls, playground and separate tot lot area, and all other improvements necessary and required for the development of the project site. – APN: 569-040-026 – Related Cases: SP0221, TR29416

Sincerely,

PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: Mark Corcoran, Contract Planner; [MCORCORA@rctlma.org](mailto:MCORCORA@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

July 13, 2015

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PUP00926, PP25776)**

Dear Ms. Hoover:

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

**Project Description:**

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: Mark Corcoran, Contract Planner; [MCORCORA@rctlma.org](mailto:MCORCORA@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

July 13, 2015

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PUP00926, PP25776)**

Dear Mr. Ontiveros:

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

**Project Description:**

PUBLIC USE PERMIT NO. 926 – PLOT PLAN NO. 25776 – EA 42777 – Applicant: J7 Architecture – Engineer Representative: Terry Jacobson – Owner: Olive Branch Community Church – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) – Location: southerly of Lawson Road, westerly of Temescal Canyon Road, northerly of Trilogy Parkway, easterly of Warm Springs Road – Zoning: Mountain Springs Specific Plan, Planning Area 18 (SP 221, PA 18)- REQUEST: Public Use Permit to permit the phased development of a 12.38 acre site that will include the construction and operation of a: 31,000 sq. ft. worship center, two-story 17,500 sq. ft. multipurpose hall with classrooms and meeting space, two-story 16,800 sq. ft. classroom and office building, two-story 19,800 sq. ft. elementary school building, two-story 16,250 sq. ft. preschool building with adult education classrooms, 3,250 sq. ft. maintenance building, parking lot with 626 parking stalls, playground and separate tot lot area, and all other improvements necessary and required for the development of the project site. – APN: 569-040-026 – Related Cases: SP0221, TR29416

Sincerely,

PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: Mark Corcoran, Contract Planner; [MCORCORA@rctlma.org](mailto:MCORCORA@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

July 20, 2015

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PUP00926, PP25776)**

Dear Ms. Garcia:

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

**Project Description:**

PUBLIC USE PERMIT NO. 926 – PLOT PLAN NO. 25776 – EA 42777 – Applicant: J7 Architecture – Engineer Representative: Terry Jacobson – Owner: Olive Branch Community Church –First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) – Location: southerly of Lawson Road, westerly of Temescal Canyon Road, northerly of Trilogy Parkway, easterly of Warm Springs Road – Zoning: Mountain Springs Specific Plan, Planning Area 18 (SP 221, PA 18)- REQUEST: Public Use Permit to permit the phased development of a 12.38 acre site that will include the construction and operation of a: 31,000 sq. ft. worship center, two-story 17,500 sq. ft. multipurpose hall with classrooms and meeting space, two-story 16,800 sq. ft. classroom and office building, two-story 19,800 sq. ft. elementary school building, two-story 16,250 sq. ft. preschool building with adult education classrooms, 3,250 sq. ft. maintenance building, parking lot with 626 parking stalls, playground and separate tot lot area, and all other improvements necessary and required for the development of the project site. – APN: 569-040-026 – Related Cases: SP0221, TR29416

Sincerely,

PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: Mark Corcoran, Contract Planner; [MCORCORA@rctlma.org](mailto:MCORCORA@rctlma.org)

Attachment: Project Vicinity Map





# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

July 13, 2015

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PUP00926, PP25776)**

Dear Mr. McPherson:

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

**Project Description:**

PUBLIC USE PERMIT NO. 926 – PLOT PLAN NO. 25776 – EA 42777 – Applicant: J7 Architecture – Engineer Representative: Terry Jacobson – Owner: Olive Branch Community Church –First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) – Location: southerly of Lawson Road, westerly of Temescal Canyon Road, northerly of Trilogy Parkway, easterly of Warm Springs Road – Zoning: Mountain Springs Specific Plan, Planning Area 18 (SP 221, PA 18)- REQUEST: Public Use Permit to permit the phased development of a 12.38 acre site that will include the construction and operation of a: 31,000 sq. ft. worship center, two-story 17,500 sq. ft. multipurpose hall with classrooms and meeting space, two-story 16,800 sq. ft. classroom and office building, two-story 19,800 sq. ft. elementary school building, two-story 16,250 sq. ft. preschool building with adult education classrooms, 3,250 sq. ft. maintenance building, parking lot with 626 parking stalls, playground and separate tot lot area, and all other improvements necessary and required for the development of the project site. – APN: 569-040-026 – Related Cases: SP0221, TR29416

Sincerely,

PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: Mark Corcoran, Contract Planner; [MCORCORA@rctlma.org](mailto:MCORCORA@rctlma.org)

Attachment: Project Vicinity Map

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Olive Branch Community Church, a California Non Profit Corporation (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 290-190-077 (“PROPERTY”); and,

**WHEREAS**, on March 9, 2015, PROPERTY OWNER filed an application for Plot Plan No. 25776 (“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:  
Olive Branch Community Church  
Attn: Erik Lozolla  
7702 El Cerrito Road  
Corona, CA 92881

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

By: Steven Weiss  
Steven Weiss  
Riverside County Planning Director

Dated: 6/2/16

FORM APPROVED COUNTY COUNSEL  
BY: Melissa R. Cushman 5/24/16  
MELISSA R. CUSHMAN DATE

**PROPERTY OWNER:**  
Olive Branch Community Church, a California Non Profit Corporation

By: Greg Harris  
Greg Harris  
Senior Pastor/President

Dated: 5/12/2016

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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

State of California

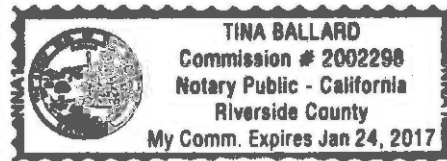
County of RIVERSIDE

On May 12, 2016 before me, Tina Ballard, Notary Public personally appeared Greg Harris, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she ~~they~~ executed the same in ~~his~~ her their authorized capacity(ies), and that by ~~his~~ her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: Tina Ballard (Seal)



DESCRIPTION OF DOCUMENT THE NOTARIAL CERTIFICATE IS BEING ATTACHED TO:

Type/Title Indemnification Agreement  
Date of Document May 12, 2016  
Number of Pages 5  
Signer(s) Other Than Named Above None



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

CC006641

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: CHURCH AND PRIVATE SCHOOL

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: J7 ARCHITECTURE, INC. E-Mail: terry@j7architecture.com

Mailing Address: 20361 Irvine Avenue, Studio B2  
 \_\_\_\_\_  
Street  
Newport Beach, CA 92660  
 \_\_\_\_\_  
City State ZIP

Daytime Phone No: ( 949 ) 759.8587 Fax No: ( 949 ) 759.9381

Engineer/Representative's Name: Terry D. Jacobson, Architect E-Mail: terry@j7architecture.com

Mailing Address: See above  
 \_\_\_\_\_  
Street  
 \_\_\_\_\_  
City State ZIP

Daytime Phone No: ( \_\_\_\_\_ ) \_\_\_\_\_ Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Property Owner's Name: Olive Branch Community Church E-Mail: bbrown@olive-branch.org

Mailing Address: 7702 El Cerrito  
 \_\_\_\_\_  
Street  
Corona, CA 92881  
 \_\_\_\_\_  
City State ZIP

Daytime Phone No: ( 951 ) 279.4477 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 PROJECT**

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

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

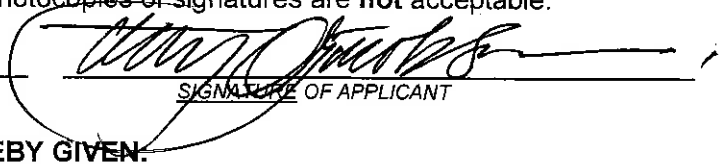
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Terry D. Jacobson

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

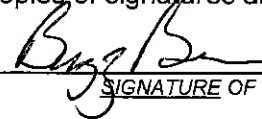
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Buzz Brown, Executive Pastor

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 290-190-077

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 14 acres (12.96 net)

General location (nearby or cross streets): North of Trilogy Parkway, South of Lawson, East of NA, West of Temescal Canyon Rd

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Project Description: (describe the proposed project in detail)

Church and School campus with associated parking, courtyards, play areas, open space, etc.

Phased development with total area of 105,000 s.f., One and two story buildings consisting of a Worship Center, Fellowship Hall, Multi Purpose, Church Offices, Preschool and Elementary School Classrooms.

Related cases filed in conjunction with this application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide a copy: Geotech, traffic, environmental phase 1, arborist PWQMP & Hydrology Study

Is water service available at the project site: Yes  No

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

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 24,500

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards 24,500

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither Balanced

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

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

How many anticipated truckloads? NA truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 12.96 Acres sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes  No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes  No

Does the project area exceed one acre in area? Yes  No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River  Santa Margarita River  Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region**" on the following pages.

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)



Date

3.10.15

Applicant (2)

Date

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

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

Yes  No



**APPLICATION FOR LAND USE PROJECT**

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region <sup>1</sup>		
<b>Project File No.</b>		
<b>Project Name:</b>	Olive Branch Community Church	
<b>Project Location:</b>	290-190-077 - NW corner of Trilogy Parkway and Temescal Canyon Road	
<b>Project Description:</b>	Church and Private School Facility	
<b>Applicant Contact Information:</b>	Terry Jacobsen Arch. 949-759-8587 EXT. 101, Bill Brooks, P.E., 951-372-8400, Ext. 114	
<b>Proposed Project Consists of, or includes:</b>	<b>YES</b>	<b>NO</b>
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/>	<input type="checkbox"/>
New industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 10,000 square feet or more.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes <sup>2</sup> 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input type="checkbox"/>
<sup>1</sup> Land area is based on acreage disturbed.	<input type="checkbox"/>	<input type="checkbox"/>
<sup>2</sup> Descriptions of SIC codes can be found at <a href="http://www.osha.gov/pls/imis/sicsearch.html">http://www.osha.gov/pls/imis/sicsearch.html</a> .	<input type="checkbox"/>	<input type="checkbox"/>
<b>DETERMINATION: Circle appropriate determination.</b>		
If <b>any</b> question answered "YES" Project requires a project-specific WQMP.		
If <b>all</b> questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.		

**APPLICATION FOR LAND USE PROJECT**

<b>Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region</b>		
<b>Project File No.</b>		
<b>Project Name:</b>		
<b>Project Location:</b>		
<b>Project Description:</b>		
<b>Applicant Contact Information:</b>		
<b>Proposed Project Consists of, or includes:</b>		<b>YES NO</b>
<b>Redevelopment.</b> The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	<input type="checkbox"/>	<input type="checkbox"/>
<b>New Development.</b> The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Automotive repair shops.</b> A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013—Motor vehicle supplies or parts, 5014—Tires & Tubes, 5541—Gasoline Service Stations, 7532—Top, Body & Upholstery Repair Shops and Paint Shops, 7533—Automotive Exhaust System Repair Shops, 7534—Tire Retreading and Repair Shops, 7536—Automotive Glass Replacement Shops, 7537—Automotive Transmission Repair Shops, 7538—General Automotive Repair Shops, 7539—Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Automotive repair shops.</b> A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013—Motor vehicle supplies or parts, 5014—Tires & Tubes, 5541—Gasoline Service Stations, 7532—Top, Body & Upholstery Repair Shops and Paint Shops, 7533—Automotive Exhaust System Repair Shops, 7534—Tire Retreading and Repair Shops, 7536—Automotive Glass Replacement Shops, 7537—Automotive Transmission Repair Shops, 7538—General Automotive Repair Shops, 7539—Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Restaurants.</b> (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydromodification requirement [MS4 Permit requirement F.1.h].	<input type="checkbox"/>	<input type="checkbox"/>
<b>All Hillside development greater than 5,000 square feet.</b> Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Environmentally Sensitive Areas (ESAs).</b> 1 All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of	<input type="checkbox"/>	<input type="checkbox"/>

**APPLICATION FOR LAND USE PROJECT**

flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		
<b>Impervious parking lots of 5,000 sq. ft. or more.</b> A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Streets, roads, highways, and freeways.</b> Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Retail Gasoline Outlets (RGOs).</b> Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>
<p>Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Copermittees.</p> <p>The Basin Plan for the San Diego Basin WQMPSSMP (also referred to as a WQMP).  <a href="http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf">www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf</a>.                      The most recent CWA Section 303(d) list can be found at:  <a href="http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml">http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml</a>.</p>		
<p><b>DETERMINATION: Circle appropriate determination.</b></p>		
<p>If <b>any</b> question answered "YES" SSMP (also referred to as a WQMP).</p>		
<p>If <b>all</b> questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.</p>		



**APPLICATION FOR LAND USE PROJECT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region**

<b>Project File No.</b>	
<b>Project Name:</b>	
<b>Project Location:</b>	
<b>Project Description:</b>	
<b>Applicant Contact Information:</b>	

<b>Proposed Project Consists of New Construction on a Previously Disturbed and Undisturbed Parcel includes:</b>	<b>YES</b>	<b>NO</b>
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input type="checkbox"/>

**DETERMINATION: Circle appropriate determination.**

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

## APPLICATION FOR LAND USE PROJECT

### FILING INSTRUCTIONS FOR LAND USE APPLICATION

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

#### THE LAND USE PROJECT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. Thirty-five (35) copies (40 if submitted at the Palm Desert Planning Office) of Exhibit "A" (Site Plan). The exhibit must also include the information described in the applicable application type column of the Land Use and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
5. If any buildings or structures exist and are to remain, or are proposed, a minimum of six (6) copies (9 if submitted at the Palm Desert Planning Office) of building floor plans (Exhibit "C") and elevations (Exhibit "B"). The exhibits shall also include the information described in items 1 through 7 of the Land Use and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
6. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
7. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
8. Digital images of the aerial photograph, Exhibit A (Site Plan), Exhibit B (Building Elevations) & Exhibit C (Building Floor Plans), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
9. Two (2) completed copies of the Project Specific Preliminary WQMP for the applicable watershed, if required.
10. Deposit-based fees for the applicable application type or types, and Environmental Assessment (EA) deposit-based fee. EA fee required if noted on the Planning Department's Fee Schedule, unless otherwise determined.

## APPLICATION FOR LAND USE PROJECT

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### THE FOLLOWING *ADDITIONAL* ITEMS, OR MODIFICATIONS, OR DELETIONS ARE APPLICABLE FOR THE FOLLOWING APPLICATION "TYPES"

#### **VARIANCE**

A written statement of the specific provisions of County Ordinance No. 348 for which the variance is requested and the variance that is requested.

#### **TEMPORARY USE PERMIT**

If the proposed Temporary Use Permit is not to exceed a 6-month period, an Environmental Assessment Deposit-Based Fee, will not be required.

#### **PLOT PLAN**

If the proposed Plot Plan is for a "**Disguised Wireless Communication Facility**" and is located in a non-residential zoning classification, as described in Section 19.404 of County Ordinance No. 348, an Environmental Assessment Deposit-Based Fee, will not be required at the time of case submittal. However, if during the review process, a request for a public hearing were received, the application would be reclassified as a plot plan that is subject to CEQA.

That would necessitate the payment of additional fees (the difference between the filing fees for an "Exempt from CEQA/Agency Review" plot plan and a "Not Exempt from CEQA" plot plan) for the plot plan, a deposit-based fee for an Environmental Assessment, and the collection of fees for CEQA Notification/Fish and Game Fees.

Please identify, within the project description, what type of wireless communication facility is being proposed.

The Site Plan exhibits must be prepared by a California licensed land surveyor or registered civil engineer, and must show all of the required items listed in Section 19.409 of County Ordinance No. 348; as well as those listed items (within the applicable case type column) as identified on the Land Use and Development Matrix.

The following information, as required by the Riverside County Information Technology/ Communications Bureau/Engineering Division's Site Planning Criteria, shall be provided either on the site plan exhibit(s), or under separate attachment:

1. Identify specific Frequencies to be licensed with the Federal Communications Commission (FCC).
2. Identify aggregate sector Effective Radiated Power (ERP) to be licensed.
3. Identify Antenna(s) model/ gain; Height Above Ground (AGL).
4. Identify site Coordinates (Latitude/Longitude) in NAD83; site Above Mean Sea Level (AMSL).
5. Provide the Radio Frequency (RF) field strength intensity in terms of dbm/dbu (standard power parameters), and minimum power level required to achieve desired level of reliability for RF coverage.

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6. Provide RF propagation coverage maps with legend depicting field strength intensity specifications in dbm/dbu, coordinates, main thoroughfares/key landmarks. Ensure USER FRIENDLY maps that enhance understanding by the Planning Commission and Planning Department.
7. Provide three sets of RF propagation maps; one which depicts the respective problem area without the proposed new site. Secondly, depict solely the desired coverage area with the new site operational. Finally, depict the composite cell with the new site operational.
8. Certify that alternative sites/antenna structure specifications in the respective cell have been considered and will not satisfy your requirements. Be prepared to provide RF propagation maps to justify your conclusions.
9. Conduct RF intermodulation/interference studies for facilities within 2,500 feet or co-located with County Public Safety radio communications sites. Carriers operating in the 800 MHz Band will acknowledge that their respective applications will be conditioned to require mitigation of any RF interference impacting County Public Safety radio communications.
10. Certify Federal Aviation Administration (FAA) Studies and FCC tower registration completion for sites in close proximity to County airports.
11. Certify that RF Radiation Emission Hazard Safety Studies have been completed to comply with FCC licensing directives.

Additional requirements are as follows:

1. Three (3) copies of propagation diagrams showing the existing network coverage within one (1) mile of the site and the proposed coverage based upon the proposed facility at the proposed height.
2. Three (3) copies of photo simulations showing the proposed facility from all public roads and all residential developments within a ½ mile radius of the site.
3. A letter stating whether Federal Aviation Administration (FAA) clearance is required. If FAA clearance is required, a letter stating the type of lighting necessary and the tower color.
4. A fully executed copy of the lease or other agreement entered into with the owner of the underlying property, in accordance with Section 19.409.a.(7) of County Ordinance No. 348.
5. A list of all towers owned by the applicant located within Riverside County, in accordance with Section 19.409.a.(8) of County Ordinance No. 348.
6. Any proposed wireless communication facility located within an Alquist-Priolo Earthquake Fault Hazard Zone, County Fault Zone, or within one hundred fifty (150) feet of any other active or potentially active fault, shall submit a detailed fault hazard evaluation prepared by a California registered geologist or certified engineering geologist.

## APPLICATION FOR LAND USE PROJECT

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7. Any proposed wireless communication towers located within a County Liquefaction Zone shall submit a detailed liquefaction hazard evaluation prepared by a California registered geologist, certified engineering geologist, or qualified professional engineer, as appropriate.
8. The proposed Wireless Communication Facility must be designed to comply with Section 19.410 of County Ordinance No. 348, as it relates to the following applicable development standards:
  - A. Area Disturbance
  - B. Height Limitations
  - C. Community and Biological Impacts
  - D. Landscaping
  - E. Lighting
  - F. Noise
  - G. Parking
  - H. Paved Access
  - I. Power and Communications Lines
  - J. Roof-Mounted Facilities
  - K. Sensitive Viewshed
  - L. Setbacks
  - M. Support Facilities
  - N. Treatment
9. Current processing deposit-based fee.

Concealed wireless communication facilities are defined as facilities that blend into the environment so as not to be seen at all, or, if seen, not to be recognizable as a wireless communication facility. Such facilities include, but are not limited to, architecturally screened roof-mounted facilities, façade-mounted design features, clock tower facilities and entry statement signage facilities. The Planning Director shall make the final determination as to whether a proposed wireless communication facility constitutes a concealed wireless communication facility.

Concealed Wireless Communication Facilities are allowed in any zoning classification with an approved plot plan that is not subject to the California Environmental Quality Act (CEQA) and that is not transmitted to any governmental agency other than the County Planning Department (as known as a Minor Plot Plan.) No public hearing will be required for applications of this type, unless the action is appealed.

An application for a wireless communication facility shall not be approved unless: 1) the facility is designed so that it is not visible at all, or, if visible, it is not recognizable as a wireless communication facility, 2) supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view, 3) the application has met the processing requirements, as well as the location and development standards, set forth in Article XIXg (Wireless Communication Facilities) of County Ordinance No. 348; and, 4) the application has met the Requirements for Approval set forth in Section 18.30 of County Ordinance No. 348.

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The following is the minimum information required on the site plan exhibit. The information below consists of detailed descriptions of information required on primary exhibits, as indicated on the Land Use and Development Matrix.

### **SPOT ELEVATIONS**

Spot elevations (proposed finished elevations) sufficient to demonstrate that streets, driveways, parking lots, and drainage grades meet minimum requirements. Spot elevations may be necessary at street intersections, ends, and cul-de-sacs; beginning and end of all driveways, parking lot outer limits, entrance and end points, and at all grade breaks.

## **APPLICATION FOR LAND USE PROJECT**

### **CONSTRAINED AREA**

Constrained areas may include, but are not limited to, the following resources and hazards: Slopes in excess of 25%, biologically sensitive areas, archaeologically sensitive areas, flood hazard areas, ridgelines, hilltops, and geologically hazardous areas. Within constrained areas, proposed pad locations and driveways must be shown.

### **SITE GRADING, SUBSURFACE DISPOSAL REQUIREMENTS**

When subsurface disposal is proposed, include and identify the primary sewage disposal system and its 100% expansion area. Identify any proposed cuts and/or fills in the areas of the sewage disposal systems, the elevation of the individual building pads such that there will be gravity feed to the sewage disposal system, and statement signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report. Said statement may be attached to the grading plan or placed upon a blue line copy of the grading plan.

### **DRAINAGE PLAN**

The Primary Exhibit shall include a conceptual drainage plan showing how all on-site and off-site stormwater will be conveyed through the property. The exhibit shall clearly label points of concentration where flows enter or exit the site and indicate the amount of runoff (cubic feet per second - CFS) and the tributary drainage area (acres) at these points. The drainage plan shall acknowledge offsite construction required to collect flows and to discharge them to an adequate outlet. The exhibit shall also clearly label all watercourses, channels, culverts, brow ditches, or other flood control facilities passing through the site and indicate whether they are proposed or existing. Additionally, all facilities shall be labeled with name, owner, maintenance entity, capacity, grades, and dimensions. All easements or rights of way shall be shown and their widths indicated. Where calculated flow rates or hydraulic capacities are supplied or where flood control facilities are proposed, the exhibit shall be signed and sealed by a registered civil engineer.

In cases where it is not feasible to show the required detail on the exhibit or where offsite improvements or analysis are required, the applicant may submit two (2) copies of a drainage report as a supplement to the exhibit.

### **WATER QUALITY MANAGEMENT PLAN (WQMP) & STANDARD STORMWATER MITIGATION PLAN (SSMP)**

The Santa Ana, San Diego, and Colorado River Regional Water Quality Control Boards have adopted Board Orders R8-2010-0033, R9-2010-0016, and R7-2013-0011, respectively, in compliance with the federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Clean Water Act requirements. These Board Orders regulate the discharge of pollutants from the County's MS4 permit, and require the County to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with these Board Orders, projects submitted within the certain portions of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP) or with the Standard Stormwater Mitigation Plan (SSMP). The WQMP/SSMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP/SSMP requirements will vary depending on the project's geographic location (Santa Ana River, Santa Margarita River or Whitewater River watersheds). The WQMP/SSMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: <http://rcflood.org/NPDES/>.

**APPLICATION FOR LAND USE PROJECT**

To comply with the WQMP/SSMP, a developer must submit a "Project Specific" WQMP/SSMP. This report is intended to, a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (Best Management Practices - BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as an appendix to the WQMP/SSMP.

Projects requiring Project Specific WQMPs or Project Specific SSMPs will need to include a PRELIMINARY Project Specific WQMP/SSMP along with the subdivision application package. The format of the PRELIMINARY report would mimic the format/template of the final report but would be at a much lesser level of detail. For example, points a, b & c above would be covered, rough calculations supporting sizing would be included, and footprint/locations for the BMPs would be identified on the tentative exhibit. Detailed drawings will not be required.

**FLOOR PLANS AND ELEVATIONS**

All floor plans and elevation exhibits shall include the information listed as indicated for items 1 through 7 of the Primary Exhibit Requirements (page15) folded no larger than 8½" x 14". In addition, architectural elevations shall include scaled drawings of all sides of all buildings with dimensions indicating proposed height, and any wall signs, air conditioning equipment, solar equipment or other equipment mounted on exterior walls or roof. Conceptual sign program will be presented on the building architectural elevations or as a separate exhibit. No landscaping, figures, or other presentation decorations shall be illustrated on the building elevations.

If you have any questions concerning your application, please contact the Planning Department at the appropriate office listed on the front of this application.

The following table lists the minimum information required on the site plan exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE AMENDMENT BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information **may** be required during review of the proposed land use application, including information not specifically required by this checklist.

LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	
						<b>CUP</b> = Conditional Use Permit <b>PP</b> = Plot Plan <b>TUP</b> = Temporary Use Permit <b>CUMHRV</b> = Conditional-Use Mobile Home/RV <b>PUP</b> = Public Use Permit <b>VAR</b> = Variance
X	X	X	X	X	X	1. Name, Address, and telephone number of applicant.
X	X	X	X	X	X	2. Name, address, and telephone number of land owner.
X	X	X	X	X	X	3. Name, address, and telephone number of exhibit preparer.
X	X	X	X	X	X	4. Assessor's Parcel Numbers and, if available, address of the property.
X	X	X	X	X	X	5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits. Architect's scale is only acceptable for floor plans, elevations, and landscape plans.
X	X	X	X	X	X	6. North arrow.

**APPLICATION FOR LAND USE PROJECT**

LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
x	X	x	x	x	x	7. Date Exhibit Prepared.
x	x	x	x	x	x	8. Title of Exhibit (i.e. "Change of Zone", "Plot Plan for landscaping", etc.).
x	x	x	x	x	x	9. A detailed project description, including proposed and existing buildings, structures and uses.
x	x	x	x	x	x	10. Complete legal description of property.
x	x		x	x	x	11. Overall dimensions and total net and gross acreage of property.
x	x	x	x	x	x	12. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved.)
x	x	x	x	x	x	13. Exhibit Amendment block
x	x	x	x	x	x	14. Thomas Brothers map page and coordinates. (Identify edition year used)
	x					15. Proposed boundary lines and approximate dimensions for each space or site.
	x					16. Net size, for each space or site.
x	x					17. Numbered mobilehome or recreational vehicle spaces, dwelling units, or lots, and the total number of each type or space, unit, or lot.
x	x	x	x	x	x	18. Location of adjoining property and lot lines.
x	x	x	x	x	x	19. Existing and proposed zoning and land use of property.
x	x	x	x	x	x	20. Existing use and zoning of property immediately surrounding subject property.
x	x	x	x	x	x	21. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
x	x	x	x	x	x	22. Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.
x	x	x	x	x	x	23. Location, widths, and improvements of existing and proposed public utility, easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property.
x	x	x	x	x	x	24. Names, locations, rights-of-way widths, and improvements of adjacent existing and proposed streets and the approximate grades of proposed and existing streets and approximate street centerline radii of curbs. If private streets are proposed, they shall be so noted on the tentative map.
x	x	x	x	x	x	25. List and accurately show all easements of record (by map or instrument number).
x	x		x	x	x	26. Streets, alleys, and rights-of-way providing legal access to the property.
x	x		x	x	x	27. If project is within a Community Services District, identify the district.
x	x		x			28. Typical street improvement cross-sections.
x	x	x	x	x	x	29. Label and describe any land or rights-of-way to be dedicated to public or other uses.



**APPLICATION FOR LAND USE PROJECT**

LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
x	x	x	x	x		30. Existing topography of the property, with the source(s) of the contour lines identified. The contour lines shall extent 300 feet beyond the exterior boundaries of the subject property when adjacent property is unimproved or vacant. When adjacent property is improved or not vacant, contour lines shall extend beyond the exterior boundaries of the subject property a distance sufficient to determine compatibility with adjacent property. Maximum contour interval should be five feet. Flood Control District and Transportation Department base maps are acceptable sources of information. Topography from U.S.G.S. maps may be used only when more detailed information is not available. Additional topography may be required If deemed necessary.
x	x	x	x	x		31. Preliminary grading including all cut/fill, slopes to scale with setbacks from structures and property lines, the elevations of all individual building pads, the elevations at the perimeter of the subject property, conceptual drainage facilities (including the location of terraces, terrace drains, down drains, brow ditches, V-ditches, and lot to lot drainage facilities), existing topography, and the relationship to adjoining land and development, and any existing grading.
x	x	x	x	x	x	32. Spot elevations. (See detailed description on Page 14)
x	x	x	x	x	x	33. When subsurface septic sewage disposal is intended, include the information described on Page 15 under "Site Grading, Subsurface Disposal".
x	x	x	x	x	x	34. Note whether or not land is subject to liquefaction or other geologic hazard, or is within a Special Studies Zone.
x	x	x	x	x	x	35. Note whether or not land is subject to overflow, inundation, or flood hazard.
x	x	x	x	x	x	36. FEMA mapped floodplains and floodways including zone designation.
x	x	x	x	x	x	37. Drainage plan. (See description on Page 15.)
x	x	x	x		x	38. Centerline curve radii and typical sections of all open channels
x	x	x	x			39. Table indicating area and density calculations with percentage breakdowns, including total area involved, total building area divided by uses, (if applicable), total parking or paved area, total landscaped area, total recreation, and/or open space area. Identify proposed parking spaces.
x	x	x				40. Labeled common areas, open space, and recreational areas, with location, dimensions, acreage, any known proposed uses, and name of proposed owner(s) or entity(ies) who will maintain these areas.
x	x	x	x	x	x	41. Location, dimensions, setbacks, and nature of proposed and existing, fences, gates, walls, free standing signs, driveways, turnout and/or turnarounds and curbs, drainage structures, and above and below ground structures, including septic subsurface sewage disposal systems.
x	x	x	x	x		42. Location, dimensions, arrangement, and numbering of parking spaces for existing and/or proposed parking, loading and unloading facilities, identifying handicapped and compact parking spaces.
x	x	x	x	x	x	43. Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation.
x	x	x	x	x	x	44. Location and dimensions of existing dwellings, buildings or other structures, labeled as existing and indicating whether they are to remain or be removed.
x	x	x	x	x	x	45. Location, dimensions, and height of proposed dwellings, buildings, or other structures, labeled as proposed.

**APPLICATION FOR LAND USE PROJECT**

LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
x	x	x	x	x	x	46. Setback dimensions of existing structures and paved areas.
x	x	x	x	x	x	47. Setback dimensions of proposed structures and paved areas.
x	x	x	x			48. Labeled landscaped areas with dimensions and spacing of proposed planters.
x		x	x			49. Dimensioned elevations, including details of proposed materials for elevations, type of construction and occupancy classification per the current County adopted Uniform Building Code and floor plans for each building. (Attach to site plan). See Page 16 for detailed floor plans.
x		x	x			50. Square footage calculations per floor and total for each building shown, and per dwelling unit, as applicable.
x	x	x	x	x	x	51. Conceptual Planting Plan prepared pursuant to Ord. No. 859 and the County of Riverside Guide to California Friendly Landscaping which may be found at <a href="http://www.rctlma.org/planning/content/devproc/landsape/landscape.html">http://www.rctlma.org/planning/content/devproc/landsape/landscape.html</a> . 52. Projects that include off-street parking shall also conform to Ord. No. 348, Section 18.12 and provide shading plans in conjunction with the Conceptual Planting Plan.
x	x	x	x			53. To show compliance with the County's Water Quality Management Plan, water quality features or a note describing the site's water quality features shall be shown.

Is this an application for a development permit? Yes  No



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

*Juan C. Perez  
Agency Director*



12/11/17, 10:17 am

PP25776

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP25776. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**BS-Grade**

BS-Grade. 1                      0010-BS-Grade-USE - 2:1 MAX SLOPE RATIO

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

BS-Grade. 2                      0010-BS-Grade-USE - DISTURBS NEED G/PMT

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

BS-Grade. 3                      0010-BS-Grade-USE - DUST CONTROL

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

BS-Grade. 4                      0010-BS-Grade-USE - EROSION CNTRL PROTECT

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

BS-Grade. 5                      0010-BS-Grade-USE - FINISH GRADE

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS-Grade. 6                      0010-BS-Grade-USE - GENERAL INTRODUCTION

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

BS-Grade. 7                      0010-BS-Grade-USE - MANUFACTURED SLOPES

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the

### ADVISORY NOTIFICATION DOCUMENT

#### BS-Grade

BS-Grade. 7                                    0010-BS-Grade-USE - MANUFACTURED SLOPES  
(cont.)  
requirements of Ordinance 457.

BS-Grade. 8                                    0010-BS-Grade-USE - MINIMUM DRNAGE GRADE

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

BS-Grade. 9                                    0010-BS-Grade-USE - OBEY ALL GDG REGS

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

BS-Grade. 10                                    0010-BS-Grade-USE - SLOPE SETBACKS

Observe slope setbacks from buildings & property lines per the California Building Code and Ordinance 457.

#### BS-Plan Check

BS-Plan Check. 1                                    0010-BS-Plan Check-SUBMISSION REQUIREMENTS

When submitting plans for plan check:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

- 1.Accessible path construction type (Asphalt or concrete).
- 2.Accessible path width.
- 3.Accessible path directional slope % and cross slope %.
- 4.All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

- 1.Connect to the public R.O.W.
- 2.Connect to all building(s).
- 3.Connect to all accessible parking loading/unloading areas.
- 4.Connect to accessible sanitary facilities.
- 5.Connect to areas of public accommodation.
- 6.Connect to all playgrounds and sports fields

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

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

PERMIT ISSUANCE:

Per section 105.1 (2013 California Building Code, CBC):

### ADVISORY NOTIFICATION DOCUMENT

#### BS-Plan Check

BS-Plan Check. 1                      0010-BS-Plan Check-SUBMISSION REQUIREMENTS  
(cont.)

Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure. At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

**GREEN BUILDING CODE WASTE REDUCTION (Non Residential):**

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by inefficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

Craig Lobnow  
Riverside County Building & Safety  
Principal Building Inspector  
(951) 955-8578

#### E Health

E Health. 1                      0010-E Health-USE - ECP COMMENTS

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact RCDEH-ECP at (951) 955-8980, for further information.

E Health. 2                      0010-E Health-USE - NO CAMPS

This project was not evaluated to have a camp operation. Any references to a "camp" for the project was meant by the applicant to be a theme for that area of the property.

E Health. 3                      0010-E Health-USE - NO NOISE REPORTS

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

1. Facility-related noise, as projected to any portion of any surrounding property



## ADVISORY NOTIFICATION DOCUMENT

### Fire

#### Fire. 6 0010-Fire-USE-#88A-AUTO/MAN GATES (cont.)

Gates shall be minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

#### Fire. 7 0010-Fire-USE\*-#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be 1,500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type III B and III A construction per the 2013 CBC and Building(s) having a fire sprinkler system.

### Flood

#### Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan 25776 is a proposal for a worship center and school on a 14.53-acre site in the Glen Ivy area. The site is located on the northwest corner of Temescal Canyon Road and Trilogy Parkway approximately 1,200 feet north of Glen Ivy Road. The site is Lot 264 of Tract Map 29416-1 of the Trilogy at Glen Ivy Master Planned Community.

Our review indicates that the site is subject to sheet flow flooding from the south out of Coldwater Canyon Wash. The bulk of the flows from Coldwater Canyon Wash cross Temescal Canyon Road near the intersection with Glen Ivy Road and parallel along the east side of Temescal Canyon Road before veering east to a freeway culvert. Coldwater Canyon Wash, which has a tributary drainage of approximately 5,000 acres in this reach, is not improved and the 100-year stormwater runoff is not contained within the natural drainage course. The 100-year floodplain limits for Coldwater Canyon are shown on the Awareness Maps that were prepared by the Department of Water Resources (DWR) are just east and south of the site.

This watershed is prone to a considerable amount of debris laden flows. Although some of the watershed flows, including Bixby Canyon, Anderson Canyon and Mountain Cove, are captured in debris basins constructed by the Trilogy development upstream approximately two-thirds of the watershed is still prone to considerable debris production. The existing drainage channel along the northern property line conveys offsite flows from the Trilogy Development to the east side of Temescal Canyon Road and Coldwater Canyon Wash. This channel is not owned/maintained by the Riverside County Flood Control District. No additional mitigation for increased runoff should be required if compliance with the Hydrological Conditions of Concern (HCOC) requirements in the WQMP are met. This project does not involve any existing or proposed District maintained facilities and the review of the drainage plan and the preliminary Water Quality Management Plan (WQMP) are being processed by the Transportation Department.

The finished floor elevation for the proposed buildings shall be constructed a minimum

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 1   0010-Flood-USE FLOOD HAZARD REPORT (cont.)  
of 12 inches above the top of channel located along the northern boundary and 12 inches above all adjacent roadways in order to protect the proposed development from potential flooding from tributary offsite stormwater runoff for the 100-year storm event.

### Planning

Planning. 1                                       0010-Planning-USE - CAUSES FOR REVOCATION

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

Planning. 2                                       0010-Planning-USE - COMPLY BUILDING & SAFETY

Compliance with Department of Building and Safety directives and all required permits shall be obtained prior to establishment or continuation of the use.

Planning. 3                                       0010-Planning-USE - COMPLY WITH ORD. 655

All lighting shall comply with any applicable provisions of Riverside County Ordinance No. 655.

Planning. 4                                       0010-Planning-USE - COMPLY WITH ORD./CODES

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A , unless otherwise amended by these conditions of approval.

Planning. 5                                       0010-Planning-USE - GEO02541 ACCEPTED

County Geologic Report GEO No. 2541, submitted for Plot Plan No. 25776 (PP25776), was prepared by GeoSoils, Inc. (GSI). The report is titled; "Update Geotechnical Investigation and Percolation/Infiltration Testing, Planning Area 18 (PA-18), APN 290-190-077, Temescal Canyon Area, Riverside County, California," dated January 30, 2015. In addition, GSI has submitted the following reports for the project:

"Response to Riverside County Planning Department Review Comments Letter, Dated April 5, 2017, Plot Plan No. 25776 (Former Planning Area 18 (PA-18), Temescal Valley Area, Riverside County, California", date July 13, 2017.

"Supplemental Feasibility Level Percolation/Infiltration Testing, Planning Area 18 (PA-18, APN 290-190-077, Temescal Valley Area, Riverside County, California", dated December 9, 2015.

"Response to County of Riverside, Planning Department, Review Comments letter, Dated July 8, 2008, Parcel Map 36104, +/-12.07-Acre Commercial Site, Temescal Canyon Area, Riverside County, California", dated August 6, 2008.



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 5    0010-Planning-USE - GEO02541 ACCEPTED (cont.)

"Addendum to Supplemental Fault/Seismic Investigation, Planning Area 18, Trilogy at Glen Ivy, Temescal Canyon Area, Riverside County, California, For Shea Homes for Active Adults, 24120 Warm Springs Road, Corona, California, 92883" dated April 4, 2007.

"Supplemental Fault/Seismic Investigation, Planning Area 18, Trilogy at Glen Ivy, Temescal Canyon Area, Riverside County, California, For Shea Homes for Active Adults, 24120 Warm Springs Road, Corona, California, 92883" dated January 24, 2007. These documents are hereby incorporated into GEO02541.

GEO02541 concluded:

1. Active faulting associated with the Elsinore fault zone has been identified along the western-most portion of the site, and appropriate structural setbacks have been provided for construction of habitable structures.

2. Our evaluation and general liquefaction screening process indicates that the potential for liquefaction and associated adverse effects within the Pleistocene-age alluvial fan deposits is considered low, and perhaps moderate within the Holocene-age marsh deposits onsite.

3. The potential for seismically induced densification is considered low; however, some densification of the fill and fan deposits could occur.

4. The potential for tectonic induced subsidence should be inherently mitigated by the lack of proposed structures within the marsh deposits and recommended fault setback zone associated with the Glen Ivy North fault onsite.

5. Due to the flat lying nature of the site, the potential for mass wasting phenomena to effect the site is considered low.

6. The potential for surface flooding, although considered low, cannot be entirely precluded, and should be further evaluated by the design civil engineer due to the proximity of the site to the Glen Ivy Marsh and the primary flood control channel for the Trilogy at Glen Ivy project that traverses the property to the north.

7. Expansion Index test results ranging from 20 to 33 indicate that site soils tested are generally very low to low in expansion potential; however, the presence of soils with a medium expansion potential cannot be precluded.

GEO No. 2541 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2541 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 of Riverside upon application for grading and/or building permits.

Planning. 6    0010-Planning-USE - HOOD/DIRECT LIGHTING

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

Planning. 7    0010-Planning-USE - IF HUMAN REMAINS FOUND

The developer/permit holder or any successor in interest shall comply with the following

### ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7    0010-Planning-USE - IF HUMAN REMAINS FOUND  
(cont.)

for the life of this project:

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

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
  - i) A County Official is contacted.
  - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
  - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.
- d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
  - i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.
    - (1) The MLD identified fails to make a recommendation; or
    - (2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

Planning. 8    0010-Planning-USE - LOW PALEO

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 8

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

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.

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. 9

#### 0010-Planning-USE - MAINTAIN SCAQMD PERMITS

If at any time a permit is issued by the South Coast Air Quality Management District concerning this Plot Plan's approval is revoked for any reason or not renewed, this Plot Plan is rendered null and void.

#### Planning. 10

#### 0010-Planning-USE - MINIMUM PARKING FOR USE

A minimum of 417 parking spaces shall be provided during the weekend and 55 parking spaces on the midweek in accordance with Section 18.12 of Riverside County Ordinance No. 348.

#### Planning. 11

#### 0010-Planning-USE - UNANTICIPATED RESOURCES

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

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 11                                      0010-Planning-USE - UNANTICIPATED RESOURCES  
(cont.)

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

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

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

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

### Planning-All

Planning-All. 1                                      0010-Planning-All-USE - CONFORM TO EXHIBIT

The development of the premises shall conform substantially with that as shown on Plot Plan No. 25776, Exhibit A.

Planning-All. 2                                      0010-Planning-All-USE - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of lot Plan No. 25776 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25776 AMD#3, Exhibit A, Site Plan, dated 2/02/2017

APPROVED EXHIBIT B/C = Plot Plan No. 25776 AMD#2, Exhibit B/C, Floor Plans and Elevations, dated 9/16/2016

APPROVED EXHIBIT G = Plot Plan No. 25776, Exhibit G, Conceptual Grading Plan, dated 2/02/2017

APPROVED EXHIBIT L = Plot Plan No. 25776, Conceptual Landscaping and Irrigation Plan, dated 8/9/2016

Planning-All. 3                                      0010-Planning-All-USE - HOLD HARMLESS

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

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



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 2                      0010-Transportation-USE - DRAINAGE EASEMENTS  
(cont.)

Transportation. 2                      0010-Transportation-USE - DRAINAGE EASEMENTS

Drainage facilities not located within the road right-of-way shall be contained within dedicated drainage easements. For offsite drainage facilities, dedicated drainage easements shall be obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

Transportation. 3                      0010-Transportation-USE - INCREASED RUNOFF

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

The development of this site would increase peak flow rates on downstream properties. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the Transportation Department for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8 X %IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 3                                0010-Transportation-USE - INCREASED RUNOFF (cont.)  
on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the Director of Transportation.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to the County, should be provided for detention facilities. Generally, this would mean a maintenance CFD, CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

Transportation. 4                                0010-Transportation-USE - LC LANDSCAPE  
REQUIREMENT

The developer/ permit holder shall:

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

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

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

Transportation. 5                                0010-Transportation-USE - PERP DRAINAGE  
PATTERNS

The property's street and lot grading shall be designed in a manner that perpetuates the

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 5                      0010-Transportation-USE - PERP DRAINAGE PATTERNS (cont.)

existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

Transportation. 6                      0010-Transportation-USE - STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461).

It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 7                      0010-Transportation-USE - TS/CONDITIONS

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans:

Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

I-15 Northbound Ramps (NS) at: Temescal Canyon Road (EW)

I-15 Southbound Ramps (NS) at: Temescal Canyon Road (EW)

Temescal Canyon Road (NS) at: Lawson Road (EW)

Squaw Mountain Road (EW)

Trilogy Parkway (EW)

Maitri Road (EW)

Campbell Ranch Road (NS) at: Temescal Canyon Road (EW)

North Project Access (NS) at: Temescal Canyon Road (EW)

South Project Access (NS) at: Temescal Canyon Road (EW)

As such, the proposed project is consistent with this General Plan policy.



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 7                      0010-Transportation-USE - TS/CONDITIONS (cont.)

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 8                      0010-Transportation-USE - WRITTEN PERM FOR GRADING

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

### Waste Resources

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 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 (where applicable).
- Demonstrate compliance with the requirements of California

Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

Waste Resources. 3                      0010-Waste Resources-USE - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### Waste Resources. 3                    0010-Waste Resources-USE - HAZARDOUS MATERIALS (cont.)

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.

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60. Prior To Grading Permit Issuance

BS-Grade

- |  |  |               |
|--|--|---------------|
| 060 - BS-Grade. 1  | 0060-BS-Grade-USE - APPROVED WQMP          | Not Satisfied |
| <p>Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building &amp; Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.</p>  |  |               |
| 060 - BS-Grade. 2  | 0060-BS-Grade-USE - BMP CONST NPDES PERMIT | Not Satisfied |
| <p>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.</p>   |  |               |
| 060 - BS-Grade. 3  | 0060-BS-Grade-USE - DRAINAGE DESIGN Q100   | Not Satisfied |
| <p>All drainage facilities shall be designed in accordance with the Riverside County Flood Control &amp; Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.</p>   |  |               |
| 060 - BS-Grade. 4  | 0060-BS-Grade-USE - FAULT LOCATIONS        | Not Satisfied |
| <p>Prior to issuance of a grading permit, the "Fault Hazard Zone" and its included setback area shall be clearly delineated on the grading plan.</p>   |  |               |
| 060 - BS-Grade. 5  | 0060-BS-Grade-USE - GEOTECH/SOILS RPTS     | Not Satisfied |
| <p>Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County. **The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.</p>   |  |               |
| 060 - BS-Grade. 6  | 0060-BS-Grade-USE - GRADING SECURITY       | Not Satisfied |
| <p>Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.</p>  |  |               |
| 060 - BS-Grade. 7  | 0060-BS-Grade-USE - IMPORT / EXPORT        | Not Satisfied |
| <p>In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.</p> |  |               |
| 060 - BS-Grade. 8  | 0060-BS-Grade-USE - NOTARIZED OFFSITE LTR  | Not Satisfied |
| <p>A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.</p>   |  |               |
| 060 - BS-Grade. 9  | 0060-BS-Grade-USE - NPDES/SWPPP            | Not Satisfied |
| <p>Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner</p>  |  |               |





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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2                      0060-Planning-EPD-EPD - GRADING PLAN CHECK (cont.)                      Not Satisfied

completed by HELIX Environmental Planning, Inc.  
Oak Tree Resources

Prior to grading permit issuance, all project maps and exhibits shall clearly depict and label the six oak trees being avoided to EPD's satisfaction. The oak trees shall be clearly labeled to EPD's satisfaction. Please label avoided oak trees with the label "Oak Tree Avoidance". Seven total coast live oak (*Quercus agrifolia*) trees are located on the project site as documented within the Oak Tree Preservation Study completed by Arborgate Consulting, Inc. dated January 8, 2014. Six oak trees are located along Temescal Canyon Road and one oak tree (Tree #7 measures at 62 inches Diameter at Breast Height) is located in the southern portion of the project site adjacent to Trilogy Parkway. The project proposes to remove oak tree #7 located in the southern portion of the project site along Trilogy Parkway. Removal of oak trees requires mitigation in accordance with the Riverside County Oak Tree Management guidelines.

060 - Planning-EPD. 3                      0060-Planning-EPD-EPD - MBTA NESTING BIRD SURVEY                      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. Nesting bird season is February 1st through August 31st. If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 4                      0060-Planning-EPD-EPD - OAK TREE MITIGATION PLAN                      Not Satisfied

Removal of oak trees requires mitigation in accordance with the Riverside County Oak Tree Management Guidelines. Mitigation for individual oak trees is based on its current health, age, and habitat value. According to the Oak Tree Preservation Study completed by Arborgate Consulting, Inc. dated January 8, 2014, Oak Tree #7 is proposed for removal. Oak Tree #7 was measured at 62 inches Diameter at Breast Height and is located in the southern portion of the project site along Trilogy Parkway. An Oak Tree Mitigation and Monitoring Plan is required to be submitted to the Environmental Programs Division staff for review and approval. The oak tree mitigation/replacement ratio are based on the current health, age, and habitat value of the tree proposed for removal. The County will consider a replacement ratio of 10:1 for the removal of Tree #7. The Oak Tree Mitigation and Monitoring Plan shall include the following information: Delineate the location of the oak tree mitigation areas on the project map.

\*Indicate the size of the proposed replacement trees

\*Indicate the species of the proposed replacement trees. Replacement oak trees should be of the same species as the tree being removed (coast live oak).

\*Outline the proposed maintenance/monitoring strategy to ensure tree survival. Consider survival rate and success criteria.

\*Replacement oak trees should be maintained for at least five years to allow for establishment.

Regional Parks and Open Space

060 - Regional Parks and Open Sp                      0060-Regional Parks and Open Space-USE - TRAILS MAINTENANCE C                      Not Satisfied

The Community Trails within the project boundary will be under the jurisdiction of the local recreation provider. The local recreation provider for this project will ultimately be responsible for the maintenance of the trails. The applicant

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60. Prior To Grading Permit Issuance

Regional Parks and Open Space

060 - Regional Parks and Open Sp 0060-Regional Parks and Open Space-USE - TRAILS MAINTENANCE C Not Satisfied

shall enter into a trail maintenance agreement with the local recreation provider or form or annex into a trails maintenance district managed by the appropriate agency and approved by the County of Riverside Planning Department: CSA Coordinator, CSA No. 134

The County of Riverside Planning Department is to approve the maintenance agreement or annexation prior to its execution. The applicant is to forward a copy of the final executed agreement to the District for file.

060 - Regional Parks and Open Sp 0060-Regional Parks and Open Space-USE - TRAILS PLAN Not Satisfied

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall include the trails as follows: Historic Trail on Temescal Canyon Road, Theme Road A trails on Temescal Canyon Road, Theme Road B trails on Trilogy Parkway per the Temescal Valley Design Guidelines.

Transportation

060 - Transportation. 1 0060-Transportation-USE - FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.3 and 90.TRANS.5.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 0060-Transportation-USE - FINAL WQMP Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R8-2013-0024 to the Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). The project is located in the Santa Ana watershed. For any questions, please contact (951) 712-5494.

The following shall be addressed in the Final WQMP:

1. The PWQMP states that the BMPs will be owner maintained. A maintenance agreement with RCTD is required for all privately maintained BMPs. The Final WQMP must include a "Covenant and Agreement Regarding Water Quality Management Plan Bmp, Consent to Inspect, Maintenance and Indemnification" (maintenance agreement) in Appendix 9.
2. Basin and outletworks details will be needed to support the water quality calculations.
3. All BMPs must be located outside of the public right-of-way. If street vacations are required for BMP placement, the vacation(s) will have to be completed prior to approval of the WQMP.
4. If the project is to be constructed in phases, coordination with RCTD will be required to verify that each phase has adequate treatment control and each phase meets HCOC requirements.
5. The final design of Basin B and C storm drain connections to the existing storm drain in Temescal Canyon Road will require revision to keep the connection angle at or less than 90°. Deflection angles greater than 90° are not allowed.
6. All Sections and Appendices of the Final WQMP report must be completed in conformance with the requirements of the 2012 Santa Ana Region WQMP Guidance document once an approved site plan and conditions of approval are available.

060 - Transportation. 3 0060-Transportation-USE - SUBMIT FINAL PLANS Not Satisfied

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review. Refer to condition titled Increase Runoff Criteria for increased runoff analysis. All submittals shall be date stamped by the engineer and include the appropriate plan check fee deposit.

1. If the basins are to be used as a construction BMPs, sizing methodology should be included in the Study.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3                      0060-Transportation-USE - SUBMIT FINAL PLANS (cont.)                      Not Satisfied

- 2. Basin and outletworks details will be needed to support the routing calculations.
- 3. If the project is to be constructed in phases, coordination with RCTD will be required to determine if each phase will require a separate hydrology study.

060 - Transportation. 4                      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. 5                      0060-Transportation-USE - WQMP ACCESS MAINT ESMNT                      Not Satisfied

Prior to issuance of a grading permit, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1                      0070-Planning-EPD-EPD - MBTA REPORT                      Not Satisfied

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the pre-construction nesting bird survey, to EPD for review.

070 - Planning. 2                      0070-Planning-USE - ARTIFACT DISPOSITION                      Not Satisfied

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods.

- 1. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.
- 2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.
- 3. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall then proceed with curation of the cultural resources at the Western Science Center.

070 - Planning. 3                      0070-Planning-USE - PHASE IV MONITOR REPORTE                      Not Satisfied

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of





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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1                                      0080-Fire-USE-#4-WATER PLANS (cont.)                                      Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

Planning

080 - Planning. 1                                      0080-Planning-USE - PORTABLE/MODULAR REMOVAL                                      Not Satisfied

The Owner shall remove all temporary portable/modular buildings and structures prior to occupancy of final buildings.

Transportation

080 - Transportation. 1                                      0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN                                      Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components: 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect; 2)Weather based controllers and necessary components to eliminate water waste; 3)A copy of the "stamped" approved grading plans; and, 4)Emphasis on native and drought tolerant species. When applicable, plans shall include the following components: 1)Identification of all common/open space areas; 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP; 3)Shading plans for projects that include parking lots/areas; 4)The use of canopy trees (24" box or greater) within the parking areas; 5)Landscaping plans for slopes exceeding 3 feet in height; 6)Landscaping and irrigation plans associated with entre monuments. All monument locations and dimensions shall be provided on the plan; and/or, 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans. As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

080 - Transportation. 2                                      0080-Transportation-USE - ANNEX L&LMD/OTHER DIST                                      Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Temescal Canyon Road.
- (2) Streetlights.
- (3) Traffic signals located on Temescal Canyon Road at intersection of Squaw Mountain Road.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator

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Transportation

- 080 - Transportation. 2                      0080-Transportation-USE - ANNEX L&LMD/OTHER DIST (cont.)                      Not Satisfied  
and submit the following:  
(1) Completed Transportation Department application.  
(2) Appropriate fees for annexation.  
(3) (2) sets of street lighting plans approved by Transportation Department.  
(4) "Streetlight Authorization" form from SCE, IID or other electric provider.
- 080 - Transportation. 3                      0080-Transportation-USE - CORNER CUT-BACK I                      Not Satisfied  
All corner cutbacks shall be applied per Standard 805, Ordinance 461.
- 080 - Transportation. 4                      0080-Transportation-USE - ESTBLH WQMP MAINT ENTITY                      Not Satisfied  
A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department\_ for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.
- 080 - Transportation. 5                      0080-Transportation-USE - IMPLEMENT WQMP                      Not Satisfied  
The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.
- 080 - Transportation. 6                      0080-Transportation-USE - LANDSCAPING                      Not Satisfied  
Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department. Landscaping plans shall be designed within Temescal Canyon Road and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.
- 080 - Transportation. 7                      0080-Transportation-USE - LC LANDSCAPE SECURITIES                      Not Satisfied  
Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.  
NOTE:  
A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.
- 080 - Transportation. 8                      0080-Transportation-USE - LIGHTING PLAN                      Not Satisfied  
A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.
- 080 - Transportation. 9                      0080-Transportation-USE - TS/DESIGN PH1                      Not Satisfied  
Phase 1 includes a 43,972 SF church building, 140 student elementary school, and 80 student preschool. The project proponent shall be responsible for the design of traffic signal(s) at the intersections of: Signals not eligible for

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80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 9                      0080-Transportation-USE - TS/DESIGN PH1 (cont.)                      Not Satisfied
- fee credit: I-15 Northbound Ramps (NS) at Temescal Canyon Road (EW), (signal modification) or as approved by the Transportation Department.
- For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.
- 080 - Transportation. 10                      0080-Transportation-USE - TS/DESIGN PH2                      Not Satisfied
- Phase 2 includes the addition/expansion of 76 students to the elementary school and 16 students to the preschool in Phase 1. The student totals are 216 for the elementary school and 96 for the preschool. The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:
- Signals not eligible for fee credit:  
Temescal Canyon Road (NS) at Squaw Mountain Road (EW) or as approved by the Transportation Department.
- For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.
- 080 - Transportation. 11                      0080-Transportation-USE - TS/GEOMETRICS PH1                      Not Satisfied
- Phase 1 includes a 43,972 SF church building, 140 student elementary school, and 80 student preschool. The intersection of I-15 Northbound Ramps (NS) at Temescal Canyon Road (EW) shall be improved to provide the following geometrics:
- Northbound: one shared left-turn/through lane, one right-turn lane  
Southbound: N/A  
Eastbound: one left-turn lane, two through lanes  
Westbound: two through lanes, one free right-turn lane
- The intersection of Temescal Canyon Road (NS) at Squaw Mountain Road (EW) shall be improved to provide the following geometrics:
- Northbound: one left-turn lane, one shared through/right-turn lane  
Southbound: one left-turn lane, one through lane, one right-turn lane  
Eastbound: N/A (inbound traffic only)  
Westbound: one shared left-turn/through/right-turn lane
- NOTE: For Phase 1, the access on Temescal Canyon Road shall be limited to ingress only. No egress shall be allowed. Project traffic shall be rerouted to exit from the access on Trilogy Parkway, or as approved by the Transportation Department. All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.
- 080 - Transportation. 12                      0080-Transportation-USE - TS/GEOMETRICS PH2                      Not Satisfied
- Phase 2 includes the addition/expansion of 76 students to the elementary school and 16 students to the preschool in Phase 1. The student totals are 216 for the elementary school and 96 for the preschool. The intersection of Temescal Canyon Road (NS) at Squaw Mountain Road (EW) shall be signalized and improved to provide the following geometrics:
- Northbound: one left-turn lane, one shared through/right-turn lane  
Southbound: one left-turn lane, one through lane, one right-turn lane  
Eastbound: one left-turn lane, one shared through/right-turn lane  
Westbound: one shared left-turn/through/right-turn lane
- NOTE: For Phase 2, the signal shall provide protected northbound and southbound left-turn phasing. Crosswalks shall be installed on all legs of the intersection, or as approved by the Transportation Department. All

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 12                      0080-Transportation-USE - TS/GEOMETRICS PH2 (cont.)                      Not Satisfied

improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided. Any off-site widening required to provide these geometric shall be the responsibility of the landowner/developer.

080 - Transportation. 13                      0080-Transportation-USE - TS/GEOMETRICS PH3                      Not Satisfied

Phase 3 includes the expansion of 29,628 SF to the church building in Phase 1. The intersection of I-15 Southbound Ramps (NS) at Temescal Canyon Road (EW) shall be signalized and improved to provide the following geometrics:  
Northbound: N/A  
Southbound: one shared left-turn/through lane, one right-turn lane  
Eastbound: two through lanes, one free right-turn lane  
Westbound: one left-turn lane, one through lane  
NOTE: For Phase 3, the applicant shall restripe the eastbound approach on Temescal Canyon Road to provide a second through lane. or as approved by the Transportation Department. All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

080 - Transportation. 14                      0080-Transportation-USE - UTILITY PLAN                      Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines 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. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

Waste Resources

080 - Waste Resources. 1                      0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN                      Not Satisfied

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2                      0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP)                      Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-USE - BMP GPS COORDINATES                      Not Satisfied

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

090 - BS-Grade. 2                      0090-BS-Grade-USE - BMP REGISTRATION                      Not Satisfied

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

090 - BS-Grade. 3                      0090-BS-Grade-USE - PRECISE GRDG APPROVAL                      Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

090 - BS-Grade. 4                      0090-BS-Grade-USE - REQ'D GRADING INSP'S                      Not Satisfied

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457:

1. Sub-grade inspection prior to base placement.
2. Base inspection prior to paving.
3. Precise grade inspection of entire permit area.
  - a. Inspection of Final Paving
  - b. Precise Grade Inspection
  - c. Inspection of completed onsite storm drain facilities
  - d. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 5                      0090-BS-Grade-USE - WQMP ANNUAL INSP FEE                      Not Satisfied

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 6                      0090-BS-Grade-USE - WQMP BMP CERT REQ'D                      Not Satisfied

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

090 - BS-Grade. 7                      0090-BS-Grade-USE - WQMP BMP INSPECTION                      Not Satisfied

Prior to final building inspection, the applicant shall 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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 7	0090-BS-Grade-USE - WQMP BMP INSPECTION (cont.)	Not Satisfied
<p>specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.</p>		

Fire

090 - Fire. 1	0090-Fire-USE-#12A-SPRINKLER SYSTEM	Not Satisfied
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Install a complete fire sprinkler system per NFPA 13 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout.

090 - Fire. 2	0090-Fire-USE-#27-EXTINGUISHERS	Not Satisfied
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Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

090 - Fire. 3	0090-Fire-USE-#35-VOICE FIRE ALARM	Not Satisfied
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Applicant or developer shall be responsible to install a manual and automatic pre-recorded VOICE Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

090 - Fire. 4	0090-Fire-USE-#37-LOW LEVEL EXIT SIGN	Not Satisfied
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Floor - Level exit signs, exit markers and exit path marking shall be installed per the California Building Code.

090 - Fire. 5	0090-Fire-USE-#45-FIRE LANES	Not Satisfied
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The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

090 - Fire. 6	0090-Fire-USE-#66-DISPLAY BOARDS	Not Satisfied
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Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit numbers, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

090 - Fire. 7	0090-Fire-USE-#83-AUTO/MAN FIRE ALARM	Not Satisfied
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Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

090 - Fire. 8	0090-Fire-USE* -#77-SUPER FH/FLOW	Not Satisfied
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Approved super fire hydrants (6"x4"x2-2 1/2") with a fire flow of 1,500 GPM, shall be installed within 400 feet of all portions of all buildings and spaced according to California Fire Code Appendix C.

Planning

090 - Planning. 1	0090-Planning-PPA - ACCESSIBLE PARKING	Not Satisfied
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A minimum of 14 handicapped parking space shall be provided as shown on Exhibit A. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign constructed of porcelain or steel,





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90. Prior to Building Final Inspection

Survey

- 090 - Survey. 1                      0090-Survey-USE - VACATION/RE-DESIGN 1 (cont.)                      Not Satisfied
1. Temescal Canyon Road is designated as a Collector Street north of Trilogy Parkway. The full-width right-of-way is 74 feet per Ordinance 461, Standard No. 103.
2. The existing rights-of-way at the approach to Trilogy Parkway shall remain to cover the existing improvements (i.e. southbound right-turn lane).

Transportation

- 090 - Transportation. 1                      0090-Transportation-USE - ANNEX L&LMD/OTHER DIST                      Not Satisfied
- Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:
- (1) Landscaping along Temescal Canyon Road.
  - (2) Streetlights.
  - (3) Traffic signals located on Temescal Canyon Road at intersection of Squaw Mountain Road.
  - (4) Street sweeping.

- 090 - Transportation. 2                      0090-Transportation-USE - FACILITY COMPLETION                      Not Satisfied
- The Transportation Department will not release occupancy permits prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

- 090 - Transportation. 3                      0090-Transportation-USE - IMP PLANS                      Not Satisfied
- Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.
- NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:  
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

- 090 - Transportation. 4                      0090-Transportation-USE - LANDSCAPING                      Not Satisfied
- The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Landscaping will be improved with Temescal Canyon Road.

- 090 - Transportation. 5                      0090-Transportation-USE - LANDSCAPING                      Not Satisfied
- Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Temescal Canyon Road. Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

- 090 - Transportation. 6                      0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR                      Not Satisfied
- The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been

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90. Prior to Building Final Inspection

Transportation

- 090 - Transportation. 6                      0090-Transportation-USE - LC COMPLY W/ LNDSACP/ IRR (cont.)                      Not Satisfied
- installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.
- 090 - Transportation. 7                      0090-Transportation-USE - LC LNDSACP INSPECT DEPOST                      Not Satisfied
- Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.
- 090 - Transportation. 8                      0090-Transportation-USE - LNDSACP INSPCTN RQRMNTS                      Not Satisfied
- The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components. Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.
- 090 - Transportation. 9                      0090-Transportation-USE - PART-WIDTH                      Not Satisfied
- Temescal Canyon Road along project boundary is a paved County maintained road designated COLLECTOR and shall be improved with 37' part-width AC pavement (22' on the project side and 15' on the opposite side of the centerline), 6" concrete curb and gutter (project side), match up asphalt concrete paving, reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the existing right-of-way in accordance with County Standard No. 103, Section "A".
- NOTE:
1. A 5' sidewalk shall be constructed 3' from the right-of-way line within a 15' parkway (project side) and tie-in with existing sidewalk.
  2. The driveway shall be constructed per County Standard No. 207A, Ordinance 461.
  3. Construct acceleration and deceleration AC pavement to the north project boundary as directed by the Director of Transportation.
  4. No bioswales and/or detention basin within the road right-of-way.
  5. Per condition title (0080-Transportation-USE - TS/GEOMETRICS PH1) a southbound right-turn lane shall be provided by the applicant/project.
- 090 - Transportation. 10                      0090-Transportation-USE - SIGNING & STRIPING                      Not Satisfied
- A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
- 090 - Transportation. 11                      0090-Transportation-USE - STREETLIGHTS INSTALL                      Not Satisfied
- Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. Streetlight annexation into L&LMD or similar mechanism as

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90. Prior to Building Final Inspection

Transportation

- 090 - Transportation. 11                      0090-Transportation-USE - STREETLIGHTS INSTALL (cont.)                      Not Satisfied  
approved by the Transportation Department shall be completed. It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).
- 090 - Transportation. 12                      0090-Transportation-USE - TS/INSTALLATION PH1                      Not Satisfied  
Phase 1 includes a 43,972 SF church building, 140 student elementary school, and 80 student preschool.  
The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of: Signals not eligible for fee credit: I-15 Northbound Ramps (NS) at Temescal Canyon Road (EW) (signal modification) or as approved by the Transportation Department.  
For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.
- 090 - Transportation. 13                      0090-Transportation-USE - TS/INSTALLATION PH2                      Not Satisfied  
Phase 2 includes the addition/expansion of 76 students to the elementary school and 16 students to the preschool in Phase 1. The student totals are 216 for the elementary school and 96 for the preschool.  
The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of: Signals not eligible for fee credit: Temescal Canyon Road (NS) at Squaw Mountain Road (EW) or as approved by the Transportation Department. For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.
- 090 - Transportation. 14                      0090-Transportation-USE - TS/INTERCONNECT                      Not Satisfied  
The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Temescal Canyon Road (NS) at Project Access (EW) to the signal at Temescal Canyon Road (NS) and Trilogy Parkway (EW). Or as approved by the Transportation Department.
- 090 - Transportation. 15                      0090-Transportation-USE - UTILITY INSTALL                      Not Satisfied  
Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.
- 090 - Transportation. 16                      0090-Transportation-USE - WQMP COMPLETION                      Not Satisfied  
Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.
- 090 - Transportation. 17                      0090-Transportation-USE - WQMP REGISTRATION                      Not Satisfied  
Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's, as applicable, Business Registration Division.
- 090 - Transportation. 18                      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.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 19                      0090-Transportation-USE STREETLIGHT AUTHORIZATION                      Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE or other electric provider.

Waste Resources

090 - Waste Resources. 1                      0090-Waste Resources-USE - RECYCLNG COLLECTION AREA                      Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 2                      0090-Waste Resources-USE - WASTE REPORTING FORM                      Not Satisfied

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

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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

**PLOT PLAN NO. 25776 – Intent to Adopt a Mitigated Negative Declaration – EA42777– Applicant:** J7 Architecture – Engineer Representative: Terry Jacobson – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Southerly of Lawson Road, westerly of Temescal Canyon Road, northerly of Trilogy Parkway, and easterly of Warm Springs Road – Zoning: Mountain Springs Specific Plan, Planning Area 18 (SP 221, PA 18) – **REQUEST:** Plot Plan to permit the phased development of a 14.53-acre site that will include the construction and operation of a 58-foot-tall 31,500 sq. ft. worship center (with a 50-foot roof height and an additional eight-foot architectural element), a two (2) story 17,500 sq. ft. multipurpose hall with classrooms and meeting space, a two (2) story 16,800 sq. ft. classroom and office building, a two (2) story 19,800 sq. ft. elementary school building, a two (2) story 16,250 sq. ft. preschool building with adult education classrooms, a parking lot with 605 parking stalls, a playground and separate tot lot area, and all other improvements necessary and required for the development of the project site, including three (3) water quality basins.

**TIME OF HEARING:** 1:30 pm or as soon as possible thereafter.  
**DATE OF HEARING:** **DECEMBER 18, 2017**  
**PLACE OF HEARING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 14, 2017,

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

APN (s) or case numbers PP25776 / EA42777 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

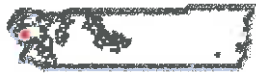
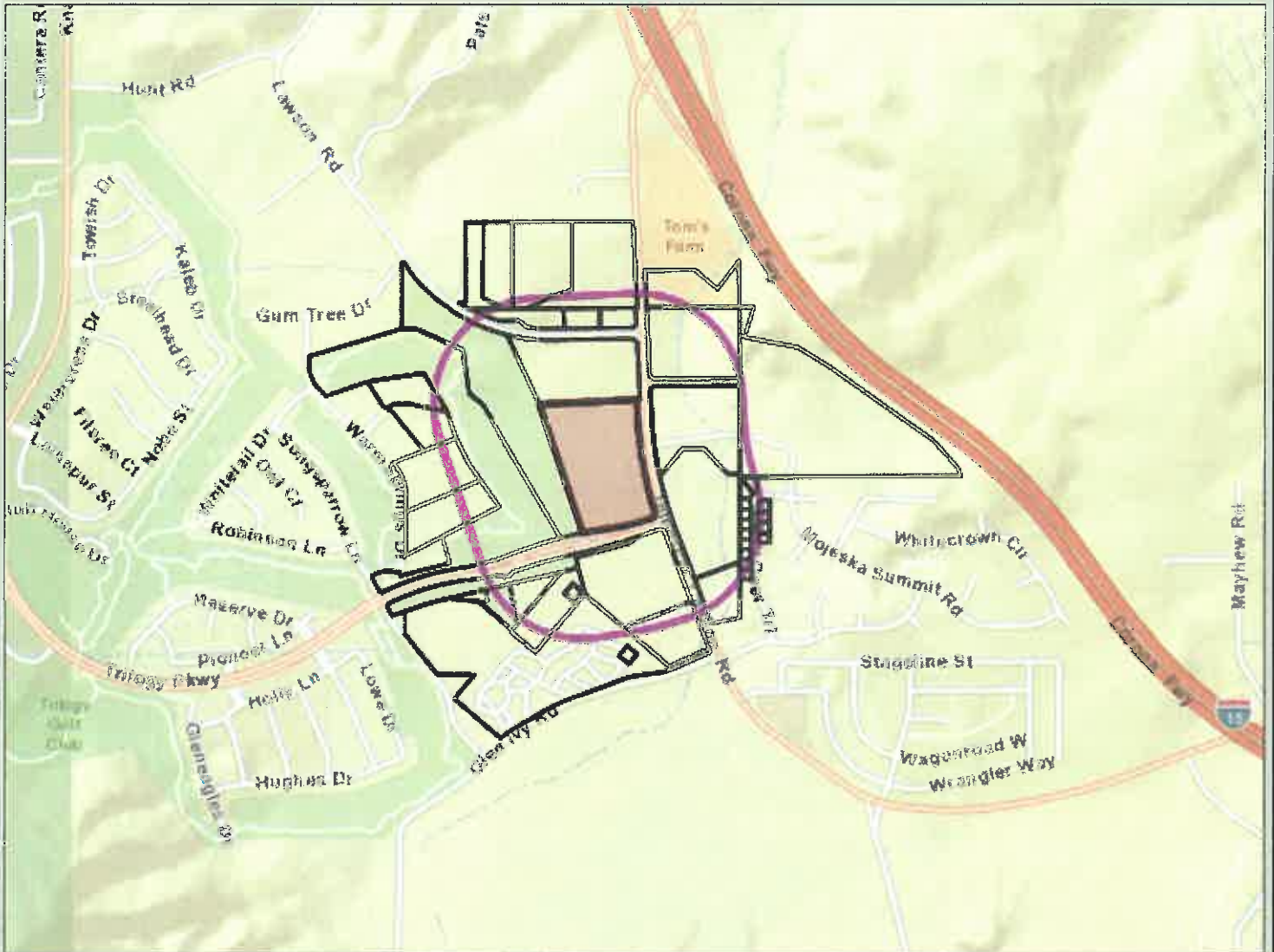
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502




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

# Riverside County GIS

## PP25776 / EA42777 ( 1000 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.

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290190055  
JOANN NIFFENEGGER  
9563 KERBER CT  
CORONA CA. 92883

290190054  
MITCHELL CURTIS LEINEN  
TRACEY DAWN LEINEN  
9558 KERBER CT  
CORONA CA. 92883

290190047  
GLEN IVY INV INC  
C/O C/O SUNNY HWANG  
8949 BUFFALO AVE  
RANCHO CUCAMONGA CA 91730

290190077  
OLIVE BRANCH COMMUNITY CHURCH  
7702 EL CERRITO RD  
CORONA CA 92881

290190073  
SUNLAND PROP  
C/O C/O TERRANCE LONG  
8949 BUFFALO AVE  
RANCHO CUCAMONGA CA 91736

290611010  
RUTH J JAFFEE  
JASON S JAFFEE  
24375 SWIFT DEER TR  
CORONA CA. 92883

290611009  
HUYNH VAN BUI  
KIEU HOAI NGUYEN  
2208 BALDWIN ST  
FORT COLLINS CO 80528

290190070  
EVMWD  
P O BOX 3000  
LAKE ELSINORE CA 92531

290190068  
SHEA HOMES INC  
PO BOX 52770  
IRVINE CA 92619

290190078  
SUNLAND PROP  
C/O C/O TERRANCE LONG  
8949 BUFFALO AVE  
RANCHO CUCAMONGA CA 91736

290611011  
COREY ALLEN  
ALETA P ALLEN  
24391 SWIFT DEER TR  
CORONA CA. 92883

290190018  
EVMWD  
P O BOX 3000  
LAKE ELSINORE CA 92531

290190027  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

290190040  
MICHAEL CHEN  
5581 NW 131ST AVE  
PORTLAND OR 97229



290190041  
MICHAEL CHEN  
5581 NW 131ST AVE  
PORTLAND OR 97229

290190039  
DOUGLAS J DUPLANTIS  
DEBORAH M DUPLANTIS  
P O BOX 78191  
CORONA CA 92877

290190076  
SUNLAND PROP  
C/O C/O TERRANCE LONG  
8949 BUFFALO AVE  
RANCHO CUCAMONGA CA 91736

290190048  
GLEN IVY INV  
8949 BUFFALO AVE  
RANCHO CUCAMONGA CA 91730

290190005  
GLEN IVY INV INC  
C/O C/O SUNNY HWANG  
8949 BUFFALO AVE  
RANCHO CUCAMONGA CA 91730

290190074  
SUNLAND PROP  
C/O C/O TERRANCE LONG  
8949 BUFFALO AVE  
RANCHO CUCAMONGA CA 91736

290610013  
TRACY DARNELL MCKENZIE  
KATHERINE Y MCKENZIE  
24284 SWIFT DEER TR  
CORONA CA. 92883

290611004  
AHMAD A ALSHAWA  
MARWA TARAKJI  
24279 SWIFT DEER TR  
CORONA CA. 92883

290190030  
MICHAEL E SLANE  
KAREN V SLANE  
24100 WARM SPRINGS RD  
CORONA CA. 92883

290190029  
GEARGE ANDREW PAPAIOANU  
LYNDA KATHERINE PAPAIOANU  
7430 LIBERTY ST  
CORONA CA 92881

290611005  
JENNIFER YONG YI  
13935 BAYSIDE DR  
NORWALK CA 90650

290610012  
NICHOLAS ALLEN HUTCHINS  
HEATHER HUTCHINS  
24300 SWIFT DEER TR  
CORONA CA. 92883

290611006  
THI H HOA LE  
24311 SWIFT DEER TR  
CORONA CA. 92883

290610011  
CRAIG S HAWKINS  
JANET R HAWKINS  
24316 SWIFT DEER TR  
CORONA CA. 92883

290610014  
CANYON OAKS HOMEOWNERS ASSN  
C/O C/O EUCLID MGMT  
P O BOX 1510  
UPLAND CA 91785

290190083  
GLEN IVY PROP  
16181 BLACKSAGE CT  
RIVERSIDE CA 92503

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HIKMAT BEIRUTY  
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CORONA CA. 92883

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GLEN IVY PROP  
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RIVERSIDE CA 92503

290611008  
RAYMOND GONZALES  
CECILIA GONZALES  
24343 SWIFT DEER TR  
CORONA CA. 92883

290611003  
AKM S ALAM  
GULSHAN A ALAM  
9060 OTTO ST  
DOWNEY CA 90240

290190061  
GLEN IVY R V PARK INC  
C/O C/O GLEN IVY FINANCIAL GROUP  
400 S RAMONA STE 202  
CORONA CA 92879

290611002  
BALA BALAKRISHNAN  
BARBARA R BALAKRISHNAN  
10856 HILLSIDE RD  
RANCHO CUCAMONGA CA 91737

290050030  
DELEO 28  
C/O C/O GERALD DELEO  
22079 KNABE RD  
CORONA CA 92883

290190028  
RANDALL FOX  
KAREN E FOX  
1535 BEACON RIDGE WAY  
CORONA CA 92883

290190082  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

283180011  
WILLIE D MARTINEZ  
2738 S PARCO AVE  
ONTARIO CA 91761

283180009  
WILLIE D MARTINEZ  
2738 S PARCO AVE  
ONTARIO CA 91761

283180008  
DAVID E CROCKETT  
DOLORES A CROCKETT  
30249 LANDS END PL  
CANYON LAKE CA 92587

283180024  
GLEN IVY INV INC  
C/O C/O SUNNY HWANG  
8949 BUFFALO AVE  
RANCHO CUCAMONGA CA 91730

283180010  
WILLIE D MARTINEZ  
2738 S PARCO AVE  
ONTARIO CA 91761

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1506599

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: J7 ARCHITECTURE INC. \$2,210.00  
paid by: CK 22282  
paid towards: CFG06161 CALIF FISH & GAME: DOC FEE  
EA42777  
at parcel #: 23996 TRILOGY PKWY COR  
appl type: CFG3

By \_\_\_\_\_ Jun 10, 2015 16:58  
MGARDNER posting date Jun 10, 2015

\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)



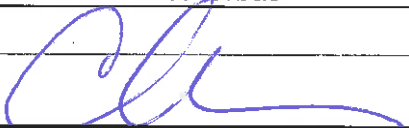
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.:

**3.1**

Director's Hearing: December 18, 2017

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PLOT PLAN NO. 25987	<b>Applicant(s):</b>	Verizon Wireless c/o Cortel
<b>Select Environ. Type</b>	NEGATIVE DECLARATION	<b>Representative(s):</b>	Cortel c/o Andrea Urbas
<b>Area Plan:</b>	REMAP	 Charissa Leach, P.E. Assistant TLMA Director	
<b>Zoning Area/District:</b>	Idyllwild District		
<b>Supervisory District:</b>	Third District		
<b>Project Planner:</b>	Tim Wheeler		
<b>Project APN(s):</b>	565-061-036		

**PROJECT DESCRIPTION AND LOCATION**

Plot Plan No. 25987 proposes to install a 70-foot-high disguised wireless communication facility designed as a pine tree (monopine) with twelve (12) antennas, fifteen (15) RRUs, one (1) 4-foot-diameter microwave dish, three (3) RAYCAPS, one (1) GPS antenna, and one (1) DC generator on a concrete pad with outdoor equipment cabinets enclosed inside a 568 sq. foot lease area surrounded by a 6-foot-high block wall.

The project site is located north of South Circle Drive, south of North Circle Drive, east of Village Center Drive, and west of River Drive within the unincorporated area of Riverside County at 54300 Village Center Drive, the location of the Idyllwild Inn.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42870**, 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. 25987**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

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

Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) and Community Development: Medium Density Residential (CD: MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Village Tourist Policy Area
Surrounding General Plan Land Uses	
North:	Commercial Retail: (CD: CR)
East:	Community Development: Medium Density Residential (CD: MDR)
South:	Commercial Retail: (CD: CR); Community Development: Medium Density Residential (CD: MDR)
West:	Commercial Retail: (CD: CR)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S) and Village Tourist Residential (R-3A)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Scenic Highway Commercial (C-P-S)
East:	Village Tourist Residential (R-3A)
South:	Scenic Highway Commercial (C-P-S); Village Tourist Residential (R-3A)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	The Idyllwild Inn is a twelve (12) individual cabin resort in Idyllwild for guests to rent.
Surrounding Uses	
North:	Commercial Shopping Center
South:	Residential parcels
East:	Cabins for inn; Residential parcels
West:	Commercial Shopping Center

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	3.18 Acres	N/A
Proposed Building Area/Project Area (SQFT):	Cell Site Project Area is 568 sq. ft.	N/A
Building/Tower Height (FT):	Disguised Monopine Height is 70 feet	70 feet Maximum

Item	Value	Min./Max. Development Standard
------	-------	--------------------------------

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA #36
Recreation and Parks District:	Yes – Idyllwild #36, Lighting, Park & Recreation
Special Flood Hazard Zone:	No – Considered free from ordinary storm flood hazard
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High Fire Hazard Classification
Mount Palomar Observatory Lighting Zone:	Yes – Zone B, approx. 28.10 miles from observatory
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**

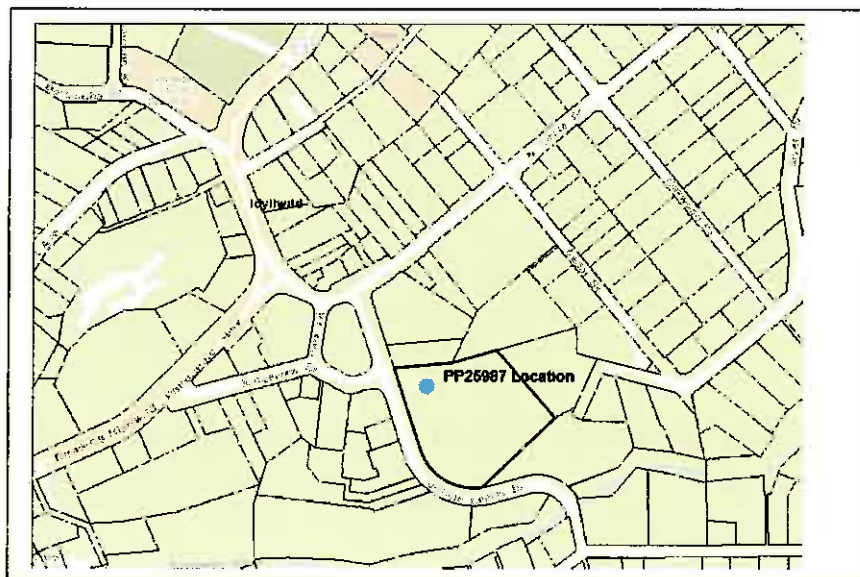


Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### Background:

The proposed project of a disguised wireless communication facility was created as Plot Plan No. 25987 on March 17, 2016. Originally the project proposed a 60 foot tall monopine, but where it was located on the adjacent parcel for the Idyllwild Inn the zoning was a residential zone classification of Village Tourist Residential (R-3A), which only allows a maximum height of 50 feet. After discussions with the representatives for the project and their need of at least a 60 foot tall monopine; the project planner suggested to relocate the wireless facility to the other parcel associated with the Idyllwild Inn. This parcel has two (2) different zoning classifications of Scenic Highway Commercial (C-P-S) and (R-3A). With placing the site within the C-P-S zone (a non-residential classification), the maximum height of 70 feet can be achieved. The representatives revised the plans to reflect this new location.

The revised location meets all the development standards for a disguised wireless communication facility. Additionally, the project planner consulted with the Idyllwild Historic Preservation District, as the project is within their area, and they had no comments on the proposed project. Their email approval is included within the staff report package.

## ENVIRONMENTAL REVIEW & ENVIRONMENTAL FINDINGS

An Initial Study (IS), which resulted in the conclusion that the project will not have a significant effect on the environment and the preparation of a Negative Declaration (ND), has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

No comment letters in response to the circulated IS and ND were submitted.

## FINDINGS & CONCLUSIONS

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

1. The proposed use, a disguised wireless communication facility, meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities," including the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities as set forth in Section 19.404, the processing requirements for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following:
  - i. The facility is designed and sited so that it is minimally visually intrusive because the proposed use is a disguised wireless communication facility that has been designed to be a pine tree



(monopine) to assist in blending into the surrounding area on which the subject parcel is located and the facility matches the neutral earth tone colors with the surrounding areas landscape design.

- ii. The supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view because the disguised wireless communication facility is a neutral earth tone decorative block wall of 6-foot-high and meets the Countywide Standard Design Guidelines.
- iii. Pursuant to Section 19.409 of Ordinance No. 348, the application has met the processing requirements set forth in Article XIXg for wireless communication facilities, including a fully executed copy of the lease agreement entered into by the underlying property owner.
- iv. Pursuant to Section 19.404 A of Ordinance No. 348, disguised wireless communication facilities may be located in the C-P-S zone and the Village Tourist Residential (R-3A) zone, which are the zoning classifications for the parcel. The project site is located within the parcel's area zoned as C-P-S.
- v. Pursuant to Section 19.410 of Ordinance No. 348, the application has met the development standards for disguised wireless communication facilities as follows:
  - a. Disturbance to the natural landscape shall be minimized. This project meets the development standard because the disguised wireless communication facility is located among the clustered existing trees near the front of the Idyllwild Inn, which is also within the parcel.
  - b. All wireless communication facilities shall be enclosed with a screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director and shall conform to the Countywide Design Standards and Guidelines. This project meets the development standard because the disguised wireless communication facility is a neutral earth tone decorative block wall of 6-foot-high and meets the Countywide Standard Design Guidelines.
  - c. Disguised wireless communication facilities in non-residential zone classifications shall not exceed seventy (70) feet. This project meets the development standard because the project site is located within the parcel's area zoned C-P-S, the C-P-S zone classification is classified as a non-residential zone classification, and the proposed disguised monopine is 70 feet in height, which is permissible for a non-residential zoning classification.
  - d. All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. This project meets the development standard because the facility will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
  - e. All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. This project meets the development standard because the proposed wireless

communication facility is already located within existing trees on the subject property so no new landscaping is necessary.

- f. Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant. This project meets the development standard because the disguised wireless communication facility will have one (1) service light, shielded and directed down into the lease area. This shielded service light will be on a timer switch for use by maintenance technicians who will periodically service the facility, when needed.
- g. All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the disguised wireless communication facility plans include a standard condition of approval to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (Condition of Approval 10. Planning-Noise Reduction.17). The nearest habitable dwelling is approximately 540 feet away.
- h. Temporary parking for service vehicles may be permitted but only on-site and paving for the parking shall be required, where appropriate. This project meets the development standard because the disguised wireless communication facility provides space for on-site, temporary parking within the non-exclusive access easement from the road right of way to the project site enclosure location.
- i. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project meets the development standard because the disguised wireless communication facility provides an all-weather surface for access through a non-exclusive easement from the road right of way.
- j. No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets the development standard because all power and communication lines for the disguised wireless communication facility are proposed to be underground and minimize disturbance of existence vegetation and wildlife habitats during construction.
- k. Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline. This project meets the development standard because the disguised wireless communication facility is not designed as a roof-mounted facility.
- l. Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. This project meets the development standard because the disguised wireless communication facility is not proposed within a ridgeline. The proposed design for this wireless facility has been set

to be as minimally intrusive as possible and the concealed monopine is sited to blend into the surrounding area where the subject parcel is located and well below any ridgeline that could be viewed in any direction.

- m. Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings at a distance equal to two hundred (200) percent of the facility height or shall be setback from residential property lines a distance equal to one hundred (100) percent of the facility height, whichever is greater. This project meets the development standard because the disguised wireless communication facility is located adjacent to the residential zone R-3A on the same parcel and the disguised wireless communication facility is set back 143 from the nearest existing cabin, which is more than two hundred (200) percent of the facility height of 70 feet.
  - n. Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. This project meets the development standard because the disguised wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area
  - o. Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. This project meets the development standard because the wireless facility's tower and equipment have been designed and painted to match in color and look with the surrounding pine trees and earth-tone colors.
- vi. Pursuant to Section 18.30 of Ordinance No. 348, the disguised wireless communication facility application has met the requirements for approval as follows:
- a. This project meets the requirements for consistency with the General Plan Land Use Elements of Area Plans, Foundational Components, and Land Use Designations by its location within the Riverside Extended Mountain Area Plan (REMAP); in a Foundational Component of Community Development that is designated as Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac). The project is located in the Commercial Retail section of the subject parcel. All other applicable land use policies have been made.
  - b. Based on the above, the public health, safety, and general welfare are protected through the project design.
  - c. Based on the above, the project is compatible with the present and future logical development of the area.
2. This project site is not located within a Criteria Cell group for the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP).
3. This project is not within a city sphere of influence.

4. The project site is located within a CAL FIRE State Responsibility Area with a very high fire hazard severity.
  - i. Fire protection or suppression services will be available for the project through Idyllwild Fire District. Idyllwild Fire Station No. 621 is approx. 1,250 feet away from the project site.
  - ii. 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 12 foot wide all weather access non-exclusive easement will be established. A 704 placard will be on the outside of the enclosed lease area with visible information noted.
  
5. In compliance with Assembly Bill 52 (AB52), notices were mailed to six requesting tribes on March 30, 2016. There was no response from the Cahuilla Band of Indians, the Pechanga Band of Luiseno Indians, the Colorado River Indian Tribes or the Soboba Band of Luiseno Indians. This project was discussed with the Morongo Band of Indians but formal consultation was never requested. Consultation was requested by the Agua Caliente Band of Cahuilla Indians. In a letter dated April 13, 2016 the Tribe requested that a cultural resources inventory be conducted and that they be provided with the record search results and copies of all reports and site records associated with the Project. This project was discussed during a meeting on May 25, 2016. On January 18, 2017 a letter was received from the Tribe requesting that a condition of approval dictating the procedures to be followed in the event human remains are discovered during grading be included. The revised conditions of approval were provided to the Tribe on the same day. On June 08, 2017 a letter concluding AB52 consultation was received from the Tribe. No Tribal Cultural resources were identified by any Tribe. The project will cause no adverse change in the significance of a Tribal Cultural Resource because there are none present within the project area.

#### **PUBLIC HEARING NOTIFICATION AND OUTREACH**

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication or phone calls from the public indicating support or opposition to the proposed project.

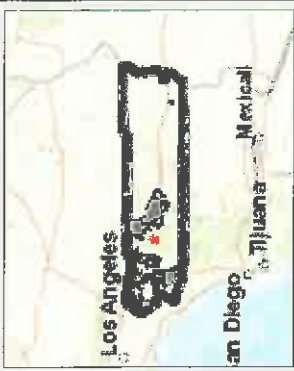
#### **APPEAL INFORMATION**

The Director's Hearing decision may be appealed to the Planning Commission. The appeal shall be made within 10 days of the notice of decision appearing on the Planning Commission agenda.

---

# PLOT PLAN NO. 25987

## Vicinity Map



- Legend**
- Parcels
  - City Areas
  - World Street Map

**Notes**

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




0 376 752 Feet

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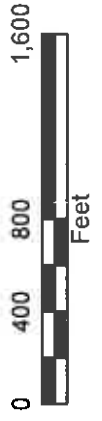
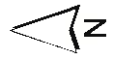
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25987

VICINITY/POLICY AREAS

Supervisor: Washington  
District 3

Date Drawn: 04/06/2016  
Vicinity Map



Author: Vinnie Nguyen

Zoning Dist: Idyllwild

DISCLAIMER: On October 7, 2016, the County of Riverside adopted a new General Plan (amending 2001 and the 4th update) for unincorporated Riverside County. This new General Plan may contain different types of land use than was provided in the previous General Plan. For more information, please contact the County Planning Department office at Riverside at (951) 955-2000 (Riverside County) or at Palm Desert at (760) 864-1877 (Palm Desert). Website: <http://planning.cotriva.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25987

LAND USE

Supervisor: Washington

District 3

Date Drawn: 04/06/2016

Exhibit 1



Zoning Dist: Idyllwild

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

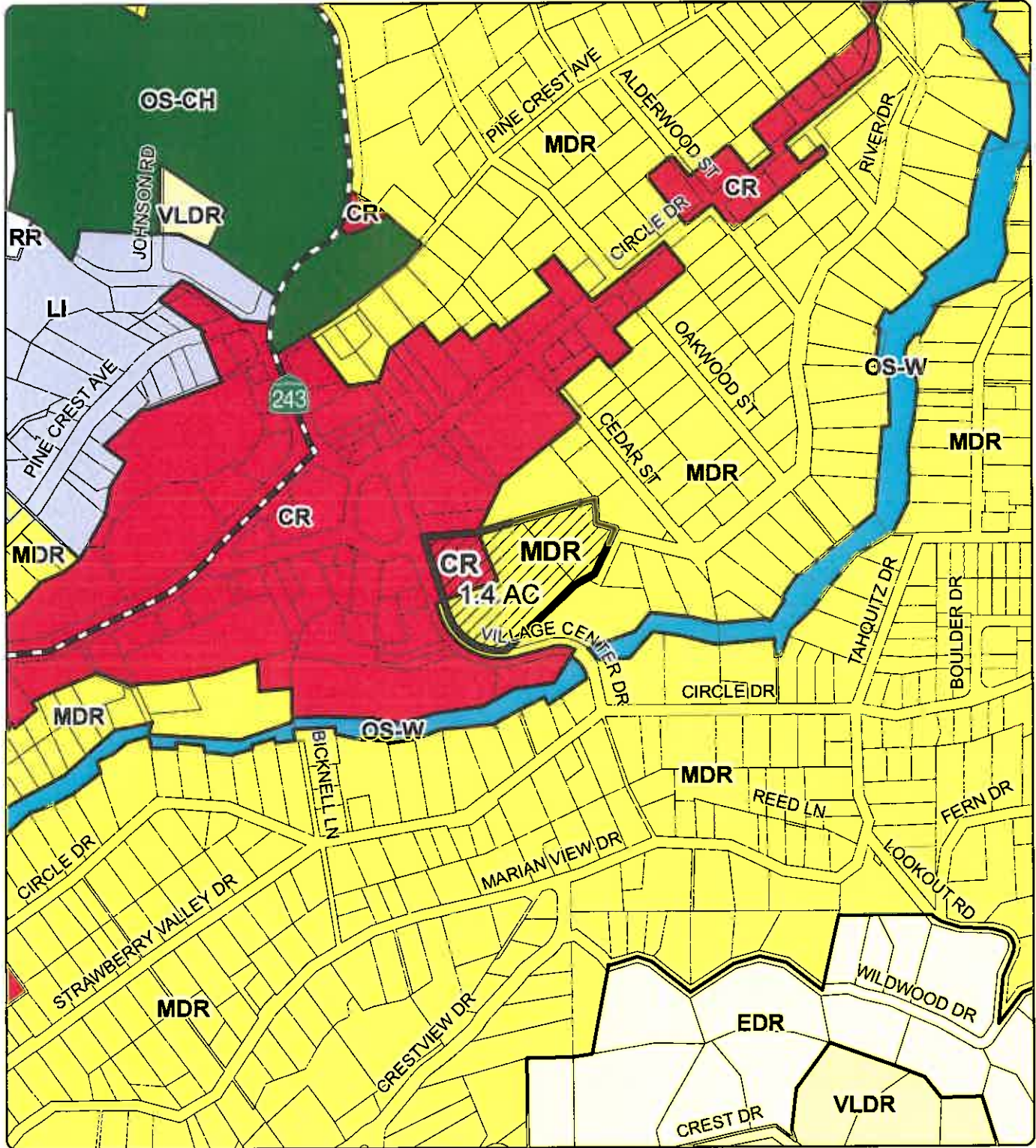
PP25987

Date Drawn: 04/06/2016

Supervisor: Washington  
District 3

EXISTING GENERAL PLAN

Exhibit 5



Zoning Dist: Idyllwild

Author: Vinnie Nguyen



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



RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25987

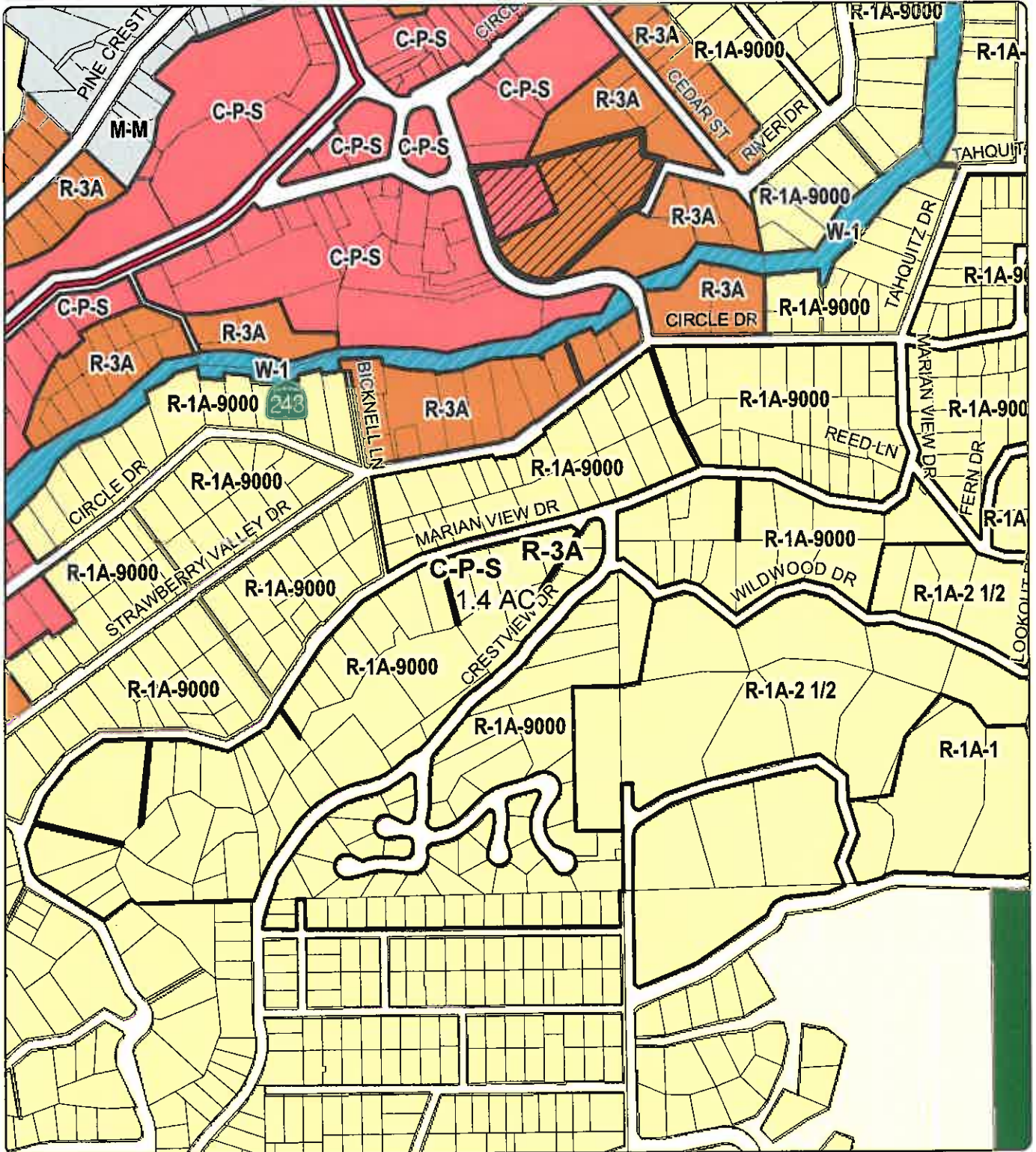
Date Drawn: 04/06/2016

Supervisor: Washington

District 3

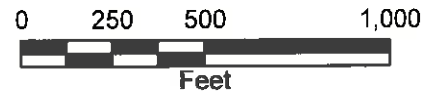
EXISTING ZONING

Exhibit 2



Zoning Dist: Idyllwild

Author: Vinnie Nguyen



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ISSUE STATUS	DATE	DESCRIPTION	BY
1	11/17/13	SUBMITTAL	AV
2	11/17/13	UPDATED DESIGN	JS
3	12/19/13	TITLE REPORT/FINAL PANS	AV
4	1/15/14	APPROVED FOR RECORD	AV
5	1/27/14	RECORDING	AV

SDC  
SURVEY DESIGN CENTER  
3055 BUCKINGHAM BLVD  
SAN DIEGO, CALIFORNIA 92108  
TEL: 619-594-9300  
WWW.SDCSURVEY.COM

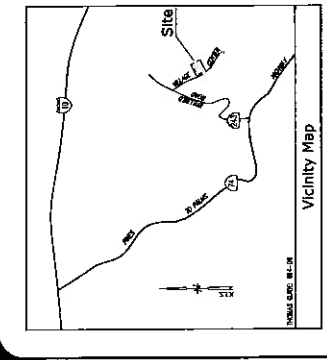
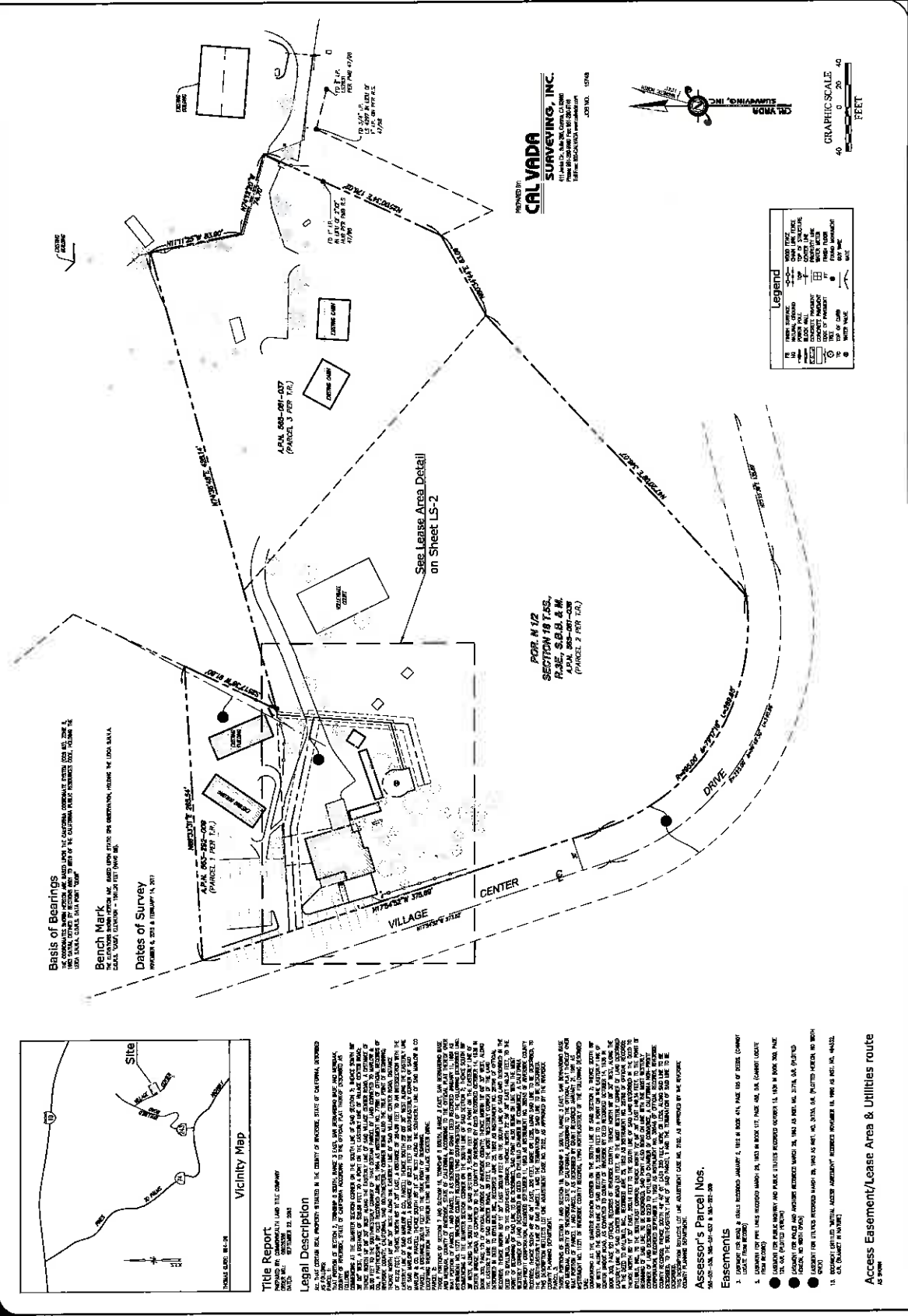
PROPERTY INFORMATION  
17. PROPERTY OWNERS: A. J. & B. F. BARNES  
18. PROPERTY ADDRESS: 54300 VILLAGE CENTER RD.  
19. COUNTY: RIVERSIDE COUNTY, CA 92549

Verizon  
2290 MOUNT CREEK, SUITE 5  
MOUNTAIN VIEW, CA 94039

J. V. BARNES  
SURVEYOR  
No. 12345  
RIVERSIDE COUNTY, CALIFORNIA

VZT BIKNELL  
54300 VILLAGE CENTER RD.  
RIVERSIDE COUNTY  
CALIFORNIA 92549

SHEET TITLE:  
TOPOGRAPHIC SURVEY  
LS-1



**Title Report**  
ORDER NO.: 13000000000000000000  
DATE: 11/17/13

**Legal Description**  
THE PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 2 EAST, AND RANGE 3 EAST, SECTION 18 TASS, RANGE 2 S.B.B. & M., APN. 985-097-007 (PARCEL 3 PER TR.) AND SECTION 18 TASS, RANGE 2 S.B.B. & M., APN. 985-097-008 (PARCEL 3 PER TR.) AND SECTION 18 TASS, RANGE 2 S.B.B. & M., APN. 985-097-009 (PARCEL 3 PER TR.)

**Assessor's Parcel Nos.**  
985-097-007 & 985-097-008 & 985-097-009

**Easements**

1. EASEMENT FOR POWER LINES RECORDED JANUARY 4, 1988 AS BOOK 474, PAGE 104 OF PUBLIC COMPANY RECORDS.
2. EASEMENT FOR POWER LINES RECORDED MARCH 29, 1983 AS BOOK 117, PAGE 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

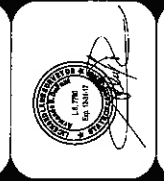
**Access Easement/Lease Area & Utilities route**  
AS SHOWN

**ISSUE STATUS**

NO.	DATE	DESCRIPTION	BY
1	11/17/15	UPDATED DESIGN	SR
2	2/24/16	TITLE REPR/PINNA R/S	SR
3	2/24/17	ADDITIONAL TOPO	SR
4	2/27/17	UPDATED DESIGN	SR



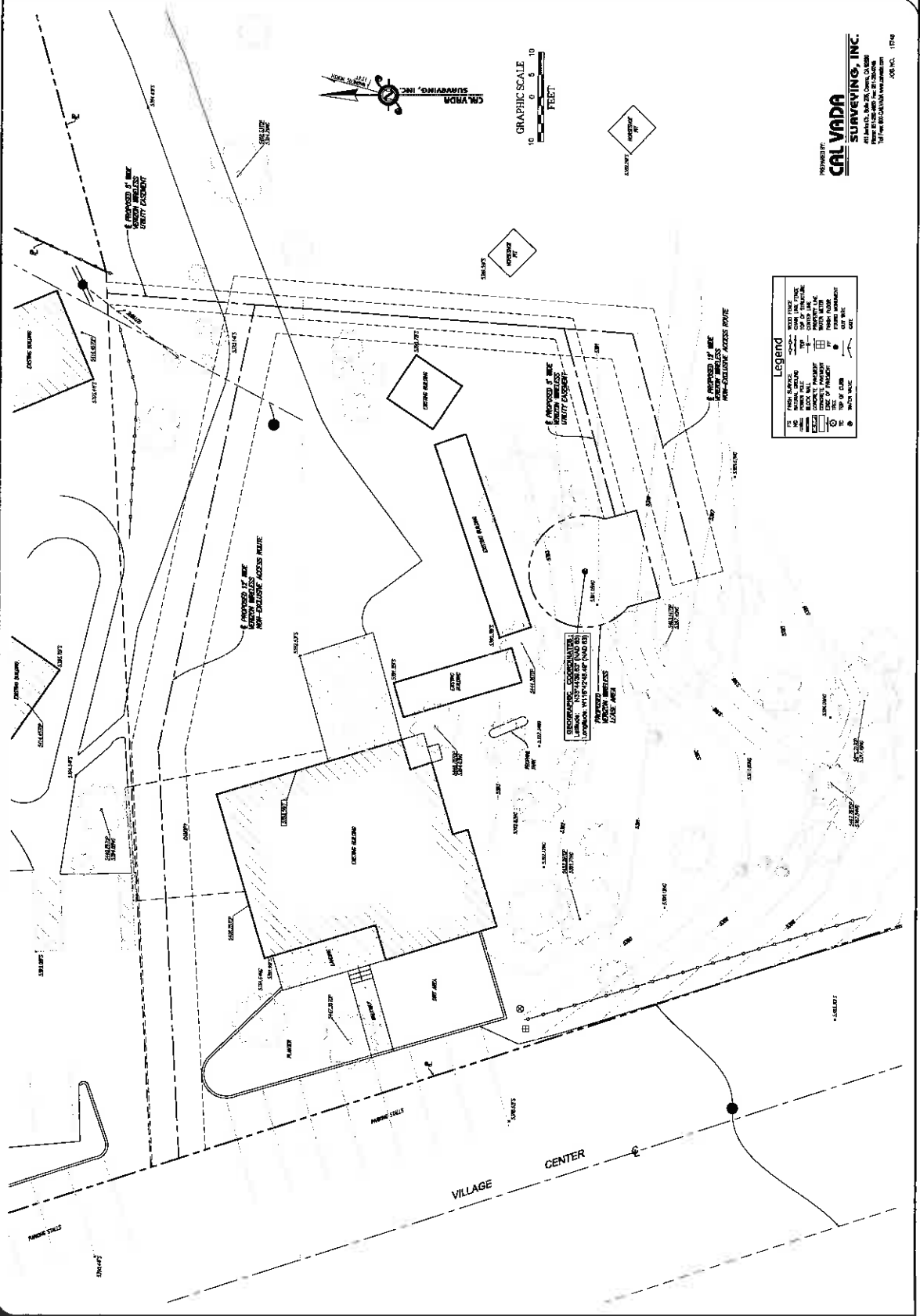
**PROPERTY INFORMATION**  
 10. THE PROPERTY IS OWNED BY VZT BIKNELL, INC. (VZT) AND IS BEING DEVELOPED FOR A WIRELESS COMMUNICATIONS FACILITY.  
 11. THE PROPERTY IS BEING DEVELOPED FOR A WIRELESS COMMUNICATIONS FACILITY.  
 12. THE PROPERTY IS BEING DEVELOPED FOR A WIRELESS COMMUNICATIONS FACILITY.



**VZT BIKNELL**  
 5430 VILLAGE CENTER RD.  
 DUBLIN, CA 92349  
 RIVERSIDE COUNTY

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

LS-2



PROJECT BY:  
**CALVADA SURVEYING, INC.**  
 1000 S. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112  
 WWW.CALVADA-SURVEYING.COM

DATE: 1/17/16

REV	DATE	DESCRIPTION	BY
0	05/01/18	100% CONFORM	AK
1	07/07/18	CITY COMMENTS	AK
2	07/07/18	SITE REVISIONS	AK
3	07/07/18	TOP LAYOUT	AK



**ISSUE STATUS**

**PROJECT SUMMARY**

APN: 565-061-037  
 R-3A / MDR

**PROJECT SUMMARY**

APN: 565-061-036  
 C-P-S / CR

**VZT BICKNELL**  
 54300 VILLAGE CENTER RD.  
 IDYLLWILD, CA 92549

**ZONING PLAN**  
**A-0**

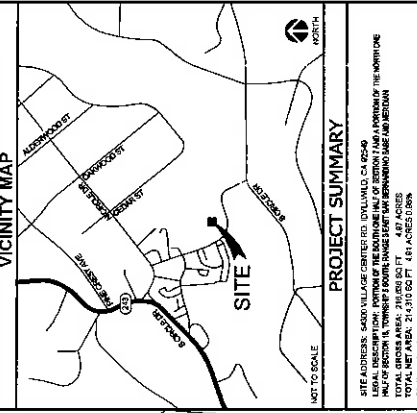
**NOTES:**

1. NO SUBSURFACE SEPTIC SERVICE DISPOSAL IS INTENDED FOR THIS PROJECT.

2. ALL UTILITY RECORDS FOR THIS PROJECT SHALL BE PROVIDED TO THE CITY OF IRVINE.

3. ALL UTILITY CABLES SHALL BE PLACED IN PLACE AND PROTECTED BY A 18" CONCRETE SLAB WITH 4" REINFORCING BARS.

**LEAVE AREA (SURROUNDING EQUIPMENT - AERIAL LINES) 869 SQ FT**  
 2,154 SQ FT  
 1,304 SQ FT  
 215 SQ FT



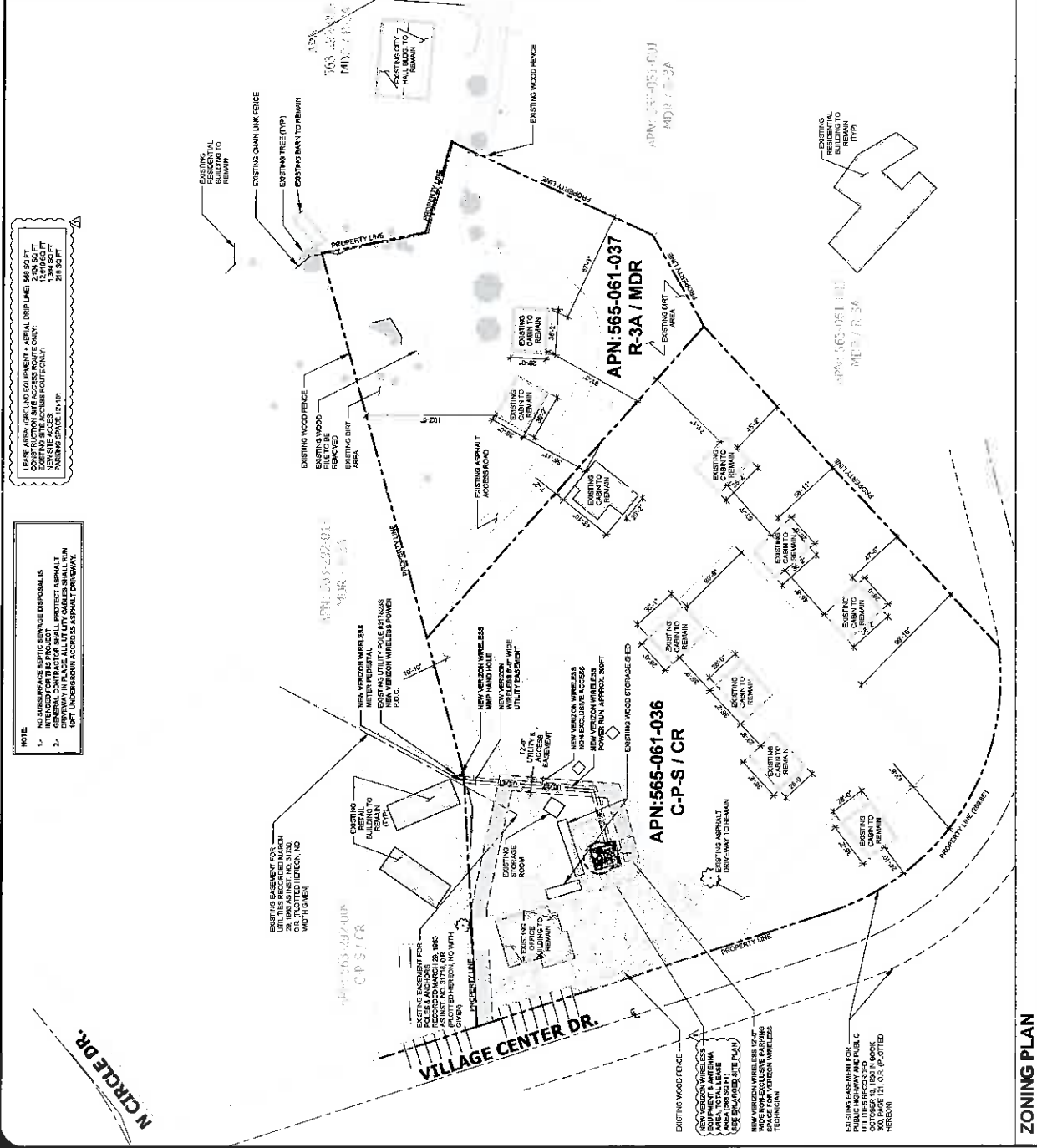
**PROJECT SUMMARY**

APN: 565-061-037  
 R-3A / MDR

**PROJECT SUMMARY**

APN: 565-061-036  
 C-P-S / CR

**ZONING PLAN**  
**A-0**



**NOTE:**

1. NO SUBSURFACE SEPTIC SERVICE DISPOSAL IS INTENDED FOR THIS PROJECT.

2. ALL UTILITY RECORDS FOR THIS PROJECT SHALL BE PROVIDED TO THE CITY OF IRVINE.

3. ALL UTILITY CABLES SHALL BE PLACED IN PLACE AND PROTECTED BY A 18" CONCRETE SLAB WITH 4" REINFORCING BARS.

**LEAVE AREA (SURROUNDING EQUIPMENT - AERIAL LINES) 869 SQ FT**  
 2,154 SQ FT  
 1,304 SQ FT  
 215 SQ FT

**PROJECT SUMMARY**

APN: 565-061-037  
 R-3A / MDR

**PROJECT SUMMARY**

APN: 565-061-036  
 C-P-S / CR

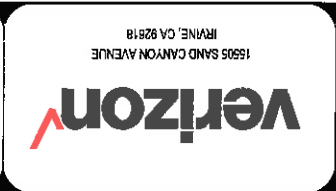
**VZT BICKNELL**  
 54300 VILLAGE CENTER RD.  
 IDYLLWILD, CA 92549

**ZONING PLAN**  
**A-0**

REV	DATE	DESCRIPTION	BY
0	07/20/18	100% DRAWING	JL
1	10/10/18	CITY COMMENTS	RL
2	11/07/18	RTI RELOCATION	JL
3	01/23/19	100% DRAWING	JL

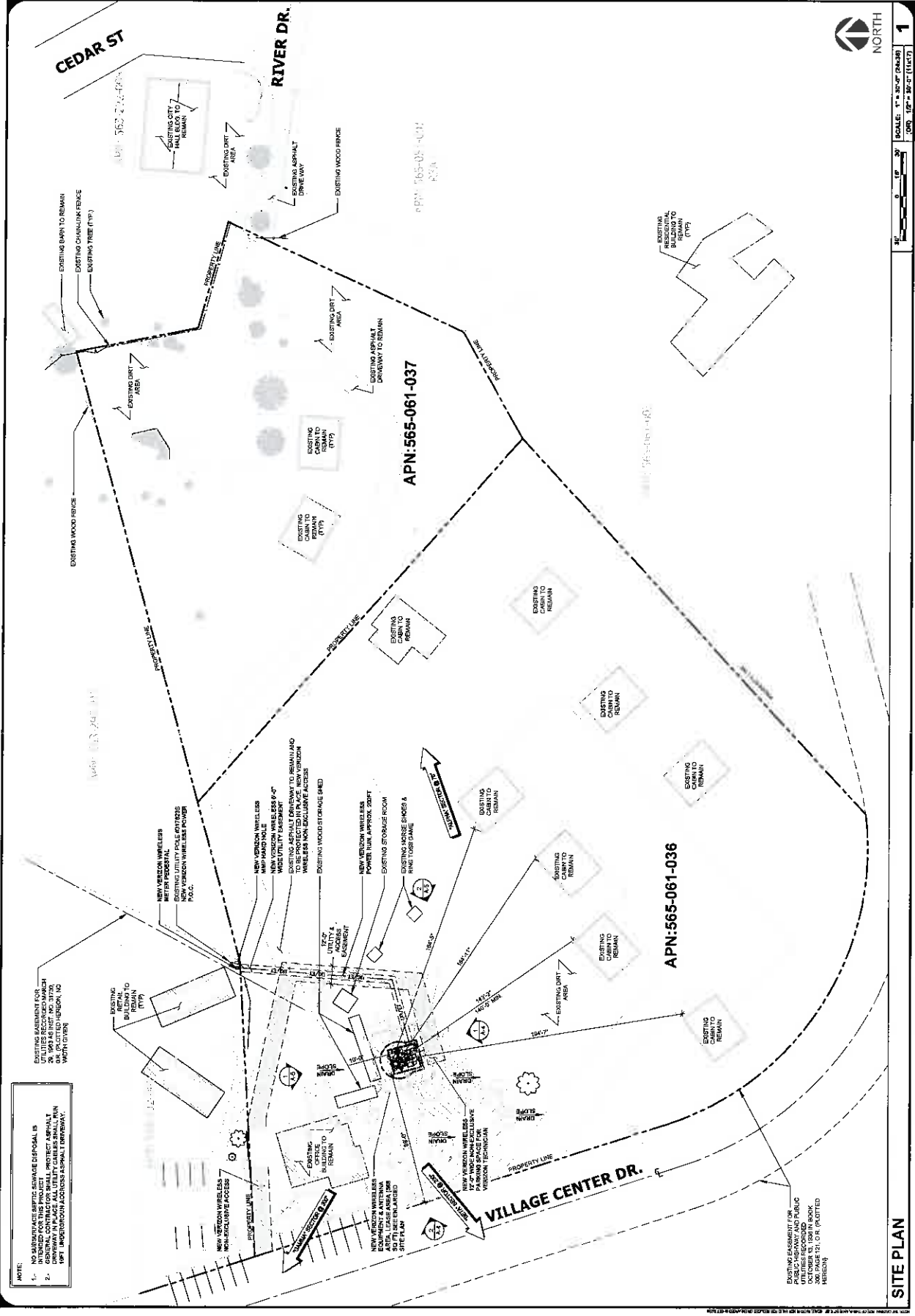


PROPRIETARY INFORMATION  
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF SIC WIRELESS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



VZT BICKNELL  
 54300 VILLAGE CENTER RD.  
 IDYLLWILD, CA 92549

SHEET TITLE: **SITE PLAN**



NOTE:  
 1. NO SURFACE-BERTH SEWAGE DISPOSAL IS ALLOWED IN THIS AREA.  
 2. ALL UTILITIES SHALL BE PROTECTED AND SHALL REMAIN IN PLACE. ALL UTILITIES SHALL BE PROTECTED AND SHALL REMAIN IN PLACE. ALL UTILITIES SHALL BE PROTECTED AND SHALL REMAIN IN PLACE.

**SITE PLAN**

ISSUE	DATE	DESCRIPTION
0	10/01/18	100% CONSTRUCTION
1	10/10/18	CITY COMMENTS
2	10/15/18	100% CONSTRUCTION
3	10/20/18	100% CONSTRUCTION
4	10/25/18	100% CONSTRUCTION
5	10/30/18	100% CONSTRUCTION
6	11/05/18	100% CONSTRUCTION
7	11/10/18	100% CONSTRUCTION
8	11/15/18	100% CONSTRUCTION
9	11/20/18	100% CONSTRUCTION
10	11/25/18	100% CONSTRUCTION
11	12/01/18	100% CONSTRUCTION
12	12/05/18	100% CONSTRUCTION
13	12/10/18	100% CONSTRUCTION
14	12/15/18	100% CONSTRUCTION
15	12/20/18	100% CONSTRUCTION
16	12/25/18	100% CONSTRUCTION
17	01/01/19	100% CONSTRUCTION
18	01/05/19	100% CONSTRUCTION
19	01/10/19	100% CONSTRUCTION
20	01/15/19	100% CONSTRUCTION
21	01/20/19	100% CONSTRUCTION
22	01/25/19	100% CONSTRUCTION
23	02/01/19	100% CONSTRUCTION
24	02/05/19	100% CONSTRUCTION
25	02/10/19	100% CONSTRUCTION
26	02/15/19	100% CONSTRUCTION
27	02/20/19	100% CONSTRUCTION
28	02/25/19	100% CONSTRUCTION
29	03/01/19	100% CONSTRUCTION
30	03/05/19	100% CONSTRUCTION
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95	02/01/20	100% CONSTRUCTION
96	02/05/20	100% CONSTRUCTION
97	02/10/20	100% CONSTRUCTION
98	02/15/20	100% CONSTRUCTION
99	02/20/20	100% CONSTRUCTION
100	02/25/20	100% CONSTRUCTION



PROPRIETARY INFORMATION  
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF VERIZON WIRELESS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

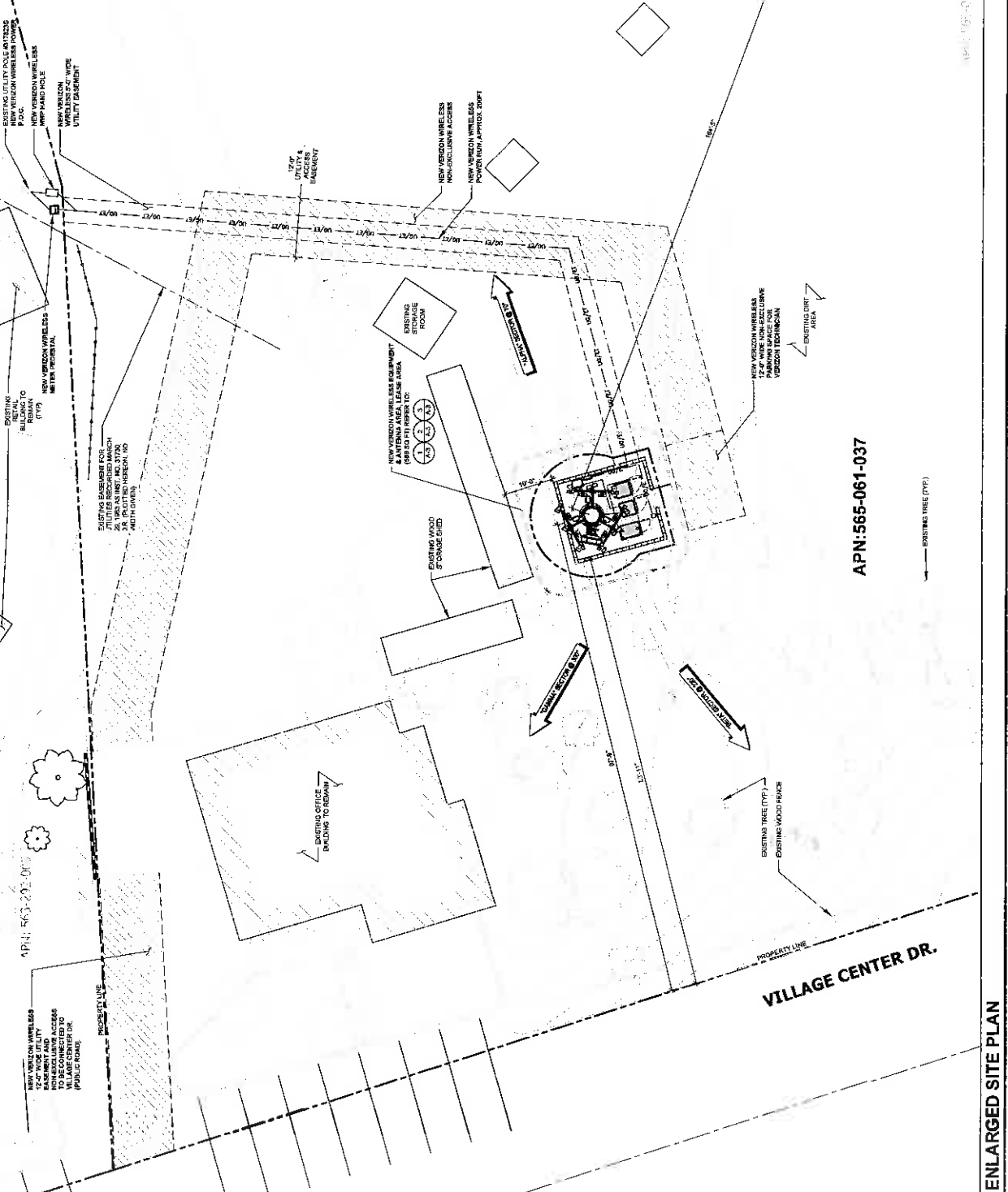
**Verizon**  
 1555 SAND CANYON AVENUE  
 IRVINE, CA 92618

VZT BICKNELL  
 54300 VILLAGE CENTER RD  
 IDYLLWILD, CA 92549

SHEET TITLE:  
**ENLARGED SITE PLAN**

**A-2**

NOTE:  
 1. NO CLEARANCE NOTICING SERVICE DISPOSAL IS REQUIRED FOR THIS PROJECT.  
 2. ALL UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE VERIFIED BY UTILITY LOCATING SERVICE PRIOR TO CONSTRUCTION.  
 3. ALL UTILITIES SHALL BE PROTECTED BY 18" UTILITY CASING.  
 4. ALL UTILITIES SHALL BE PROTECTED BY 18" UTILITY CASING.



SCALE: 1" = 50'-0" (AS SHOWN)  
 (SEE 102'-0" x 50'-0" (1:100))

APN: 565-061-037

EXISTING TREE (TYP)

EXISTING WOOD STORAGE SHED

NEW VERIZON WIRELESS EQUIPMENT

ANTENNA AREA LEASE AREA

EXISTING WOOD STORAGE SHED

NEW VERIZON WIRELESS NON-EXCLUSIVE ACCESS

NEW VERIZON WIRELESS POWER RUN APPROX. 200FT

EXISTING TREE (TYP)

EXISTING WOOD STORAGE SHED

VILLAGE CENTER DR.

RESIDENTIAL

NEW VERIZON WIRELESS EQUIPMENT

ANTENNA AREA LEASE AREA

EXISTING WOOD STORAGE SHED

NEW VERIZON WIRELESS NON-EXCLUSIVE ACCESS

NEW VERIZON WIRELESS POWER RUN APPROX. 200FT

EXISTING TREE (TYP)

EXISTING WOOD STORAGE SHED

VILLAGE CENTER DR.

RESIDENTIAL

NEW VERIZON WIRELESS EQUIPMENT

ANTENNA AREA LEASE AREA

EXISTING WOOD STORAGE SHED

NEW VERIZON WIRELESS NON-EXCLUSIVE ACCESS

NEW VERIZON WIRELESS POWER RUN APPROX. 200FT

EXISTING TREE (TYP)

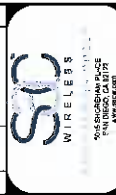
EXISTING WOOD STORAGE SHED

VILLAGE CENTER DR.

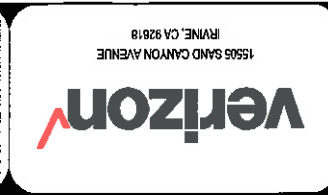
RESIDENTIAL

ENLARGED SITE PLAN

REV	DATE	DESCRIPTION	BY
0	10/20/18	ISSUE FOR PERMITS	AS
1	10/20/18	CITY COMMENTS	RM
2	10/20/18	RELOCATION	AS
3	10/20/18	WORK ZONING	AS



PROPRIETARY INFORMATION  
 THE INFORMATION CONTAINED  
 HEREIN IS PROPRIETARY AND CONFIDENTIAL TO  
 SIC WIRELESS. ANY USE OR DISCLOSURE OF THIS INFORMATION TO  
 ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF  
 SIC WIRELESS IS STRICTLY PROHIBITED.

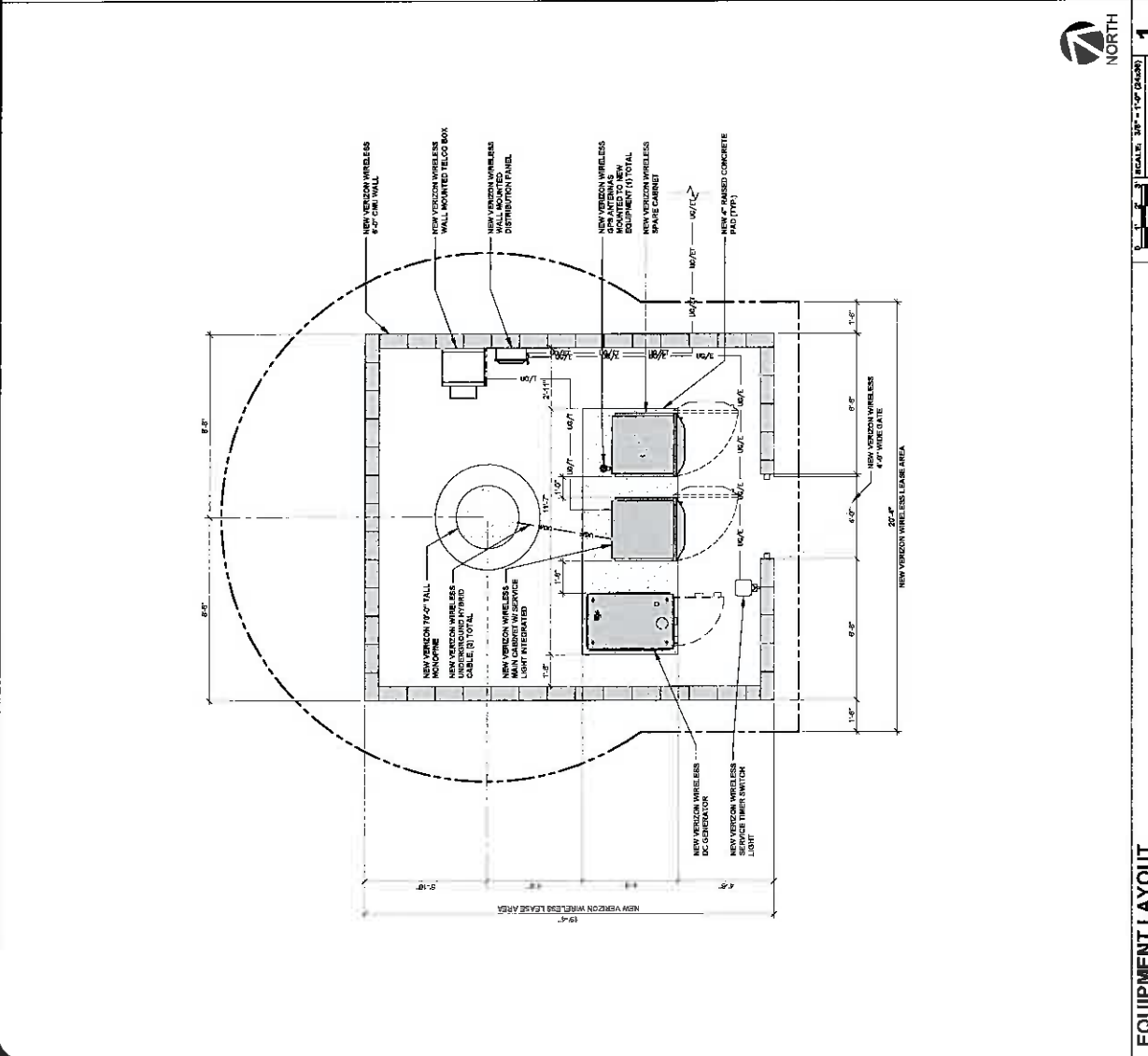
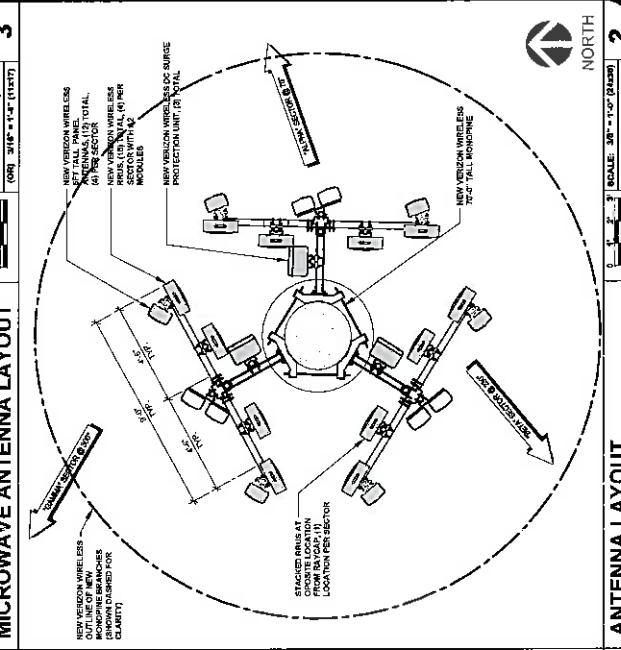
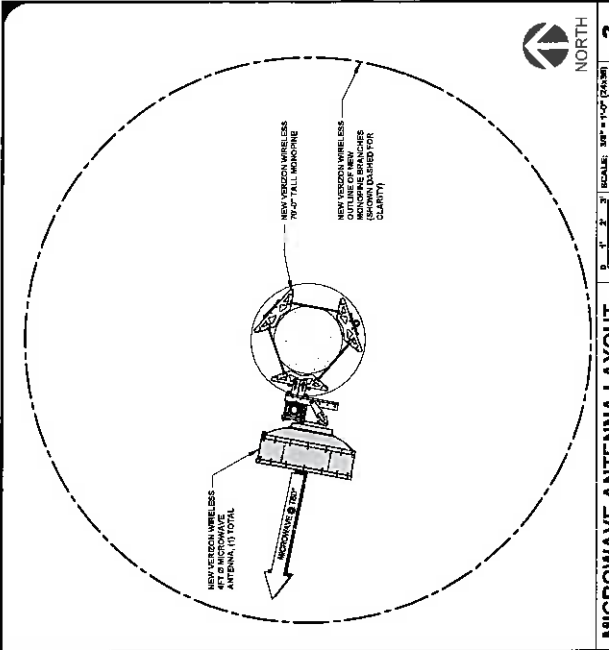


15505 SAND CANYON AVENUE  
 IRVINE, CA 92618

VZT BICKNELL  
 54300 VILLAGE CENTER RD.  
 IDYLLWILD, CA 92549

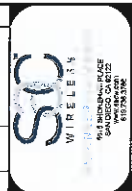
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**EQUIPMENT &  
 ANTENNA LAYOUT**

**A-3**





REV	DATE	DESCRIPTION	BY
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1	02/01/18	CITY COMMENTS	AK
2	02/01/18	SITE RELOCATION	AK
3	02/01/18	100% DOWNS	AK



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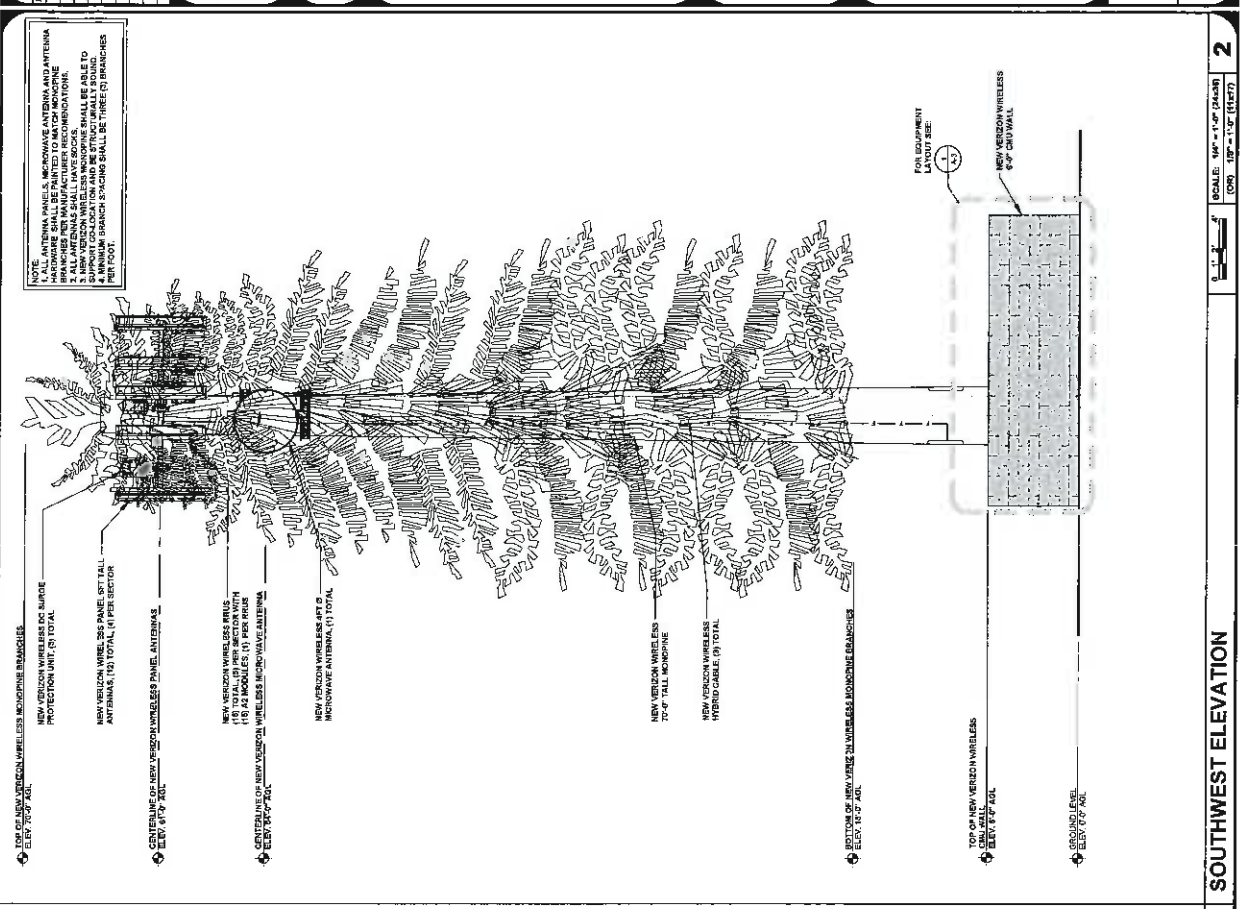


15095 SAND CANYON AVENUE  
 IRVINE, CA 92618

VZT BICKNELL  
 54300 VILLAGE CENTER RD.  
 IDYLLWILD, CA 92549

SHEET TITLE:  
 SOUTHWEST &  
 SOUTHEAST  
 ELEVATIONS

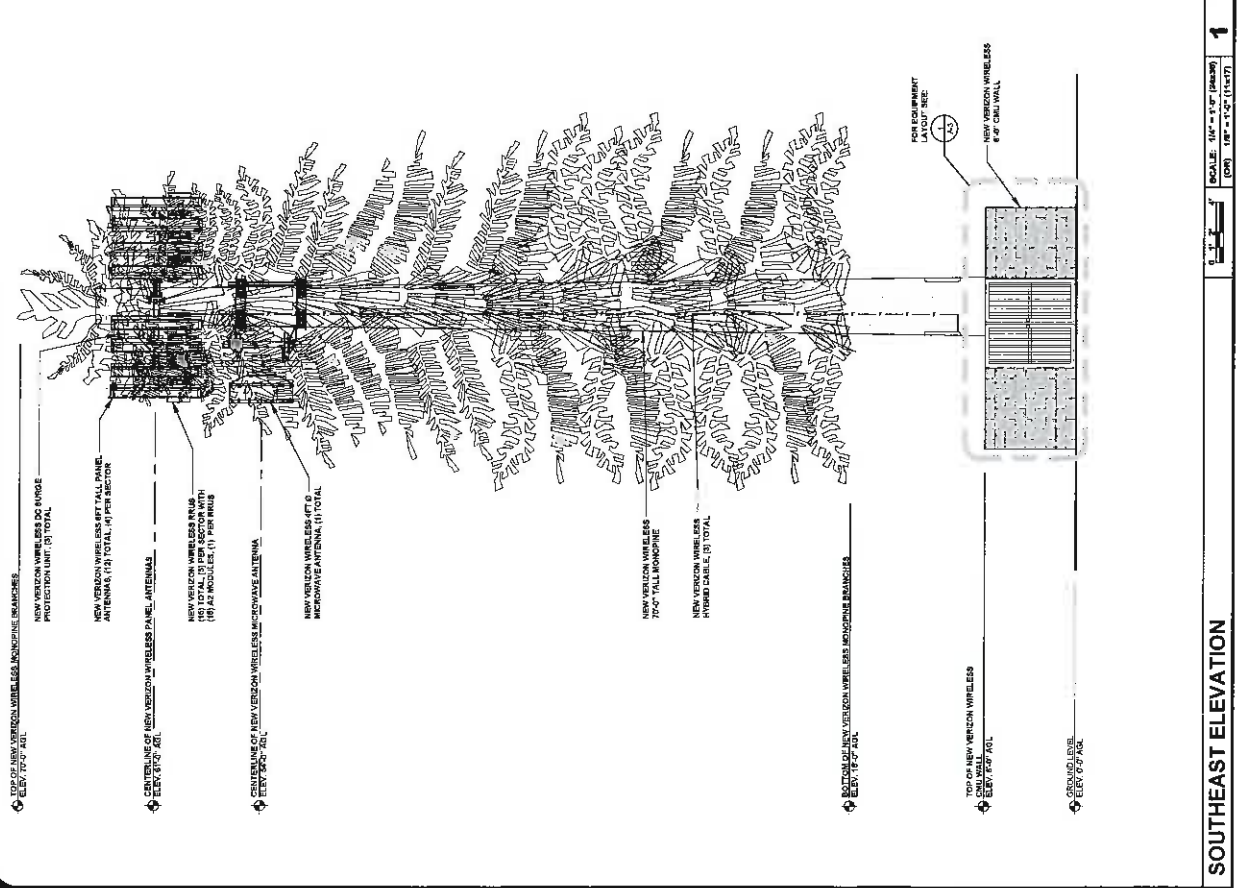
**A-4**



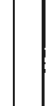
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 (CON) 1/8" = 1'-0" (VERT)



**2**



SCALE: 1/4" = 1'-0" (HORIZ)  
 (CON) 1/8" = 1'-0" (VERT)



**1**

**SOUTHWEST ELEVATION**

REV	DATE	DESCRIPTION	BY
0	02/16	100% DRAWING	JA
1	10/24/16	CITY COMMENTS	JA
2	11/17	BITE REVISION	JA
3	01/13/17	100% DRAWING	JA

**SD**  
WIRELESS  
4-11 ARDENHURST  
SAN FRANCISCO, CA 94127  
415-755-3388

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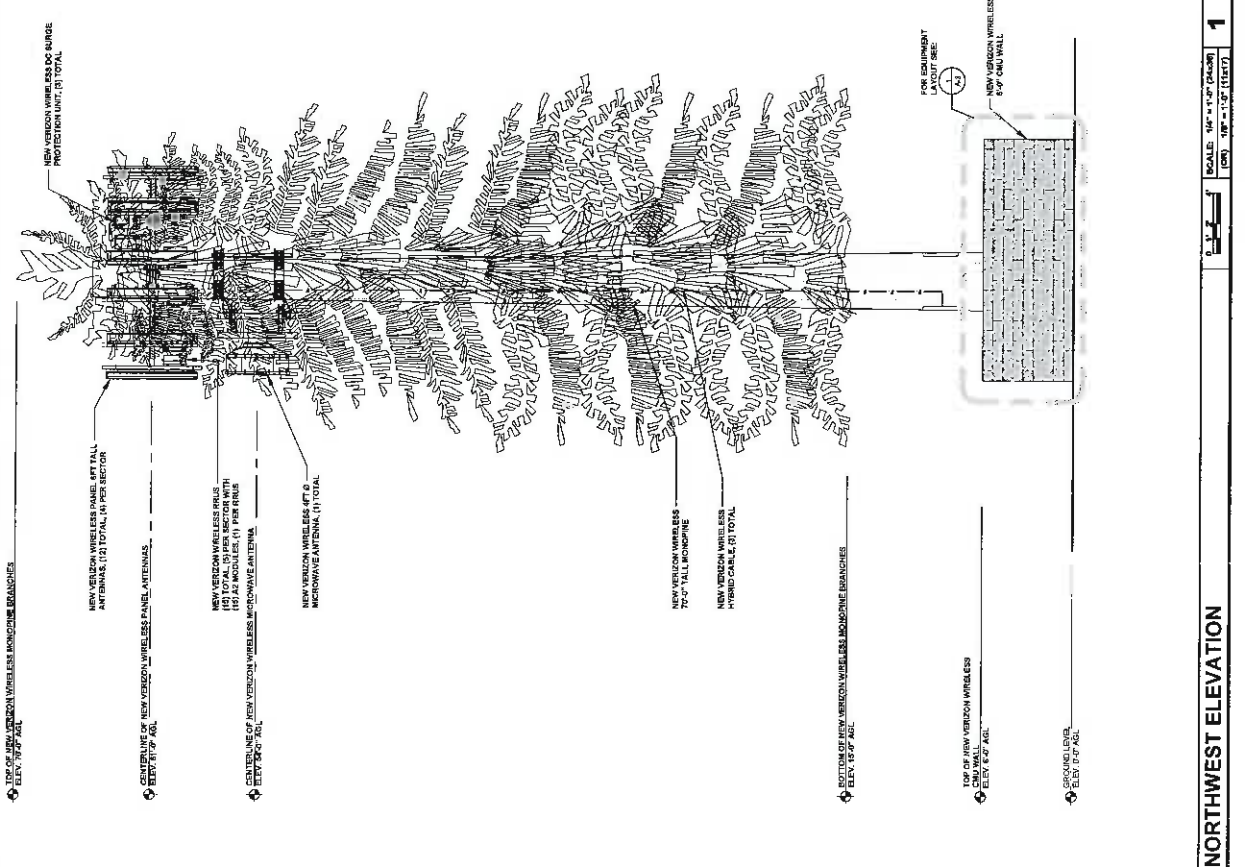
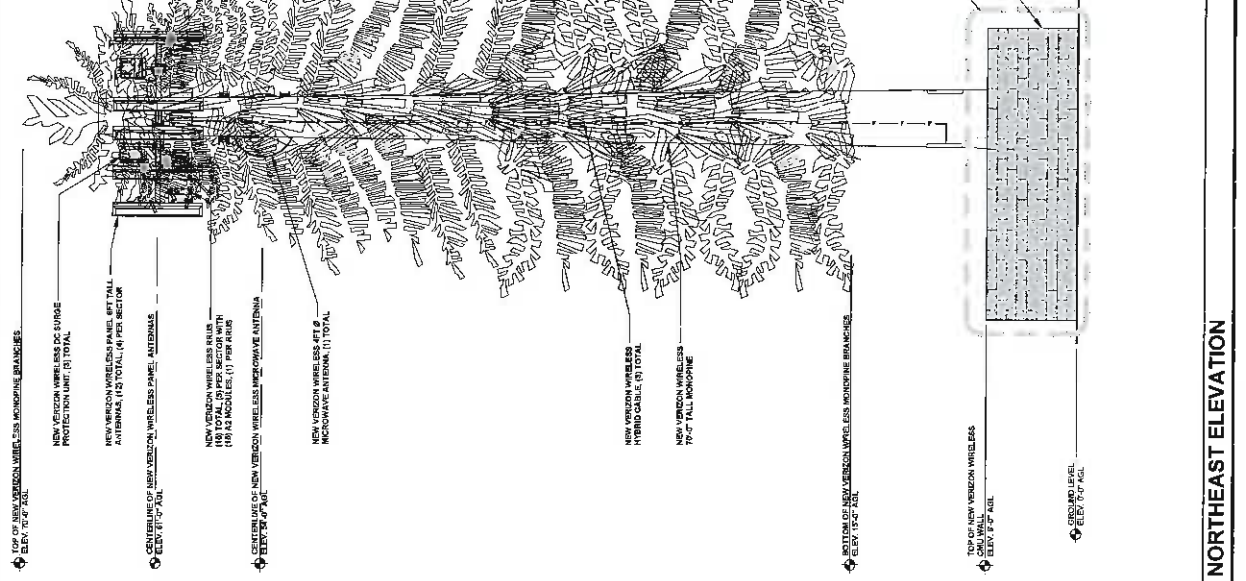
**Verizon**  
15505 SAND CANYON AVENUE  
IRVINE, CA 92618

**VZT BICKNELL**  
54300 VILLAGE CENTER RD.  
IDYLLWILD, CA 92549

**SHEET TITLE:**  
NORTHWEST &  
NORTHEAST  
ELEVATIONS

**A-5**

**NOTE:**  
1. ALL WIRELESS ANTENNAS SHALL BE PAINTED TO MATCH MONUMENTS.  
2. ALL WIRELESS ANTENNAS SHALL BE PAINTED TO MATCH MONUMENTS.  
3. NEW VERIZON WIRELESS MONUMENT SHALL BE ABLE TO SUPPORT ALL VERIZON WIRELESS ANTENNAS.  
4. MINIMUM BRANCH SPACING SHALL BE THREE (3) FEET ON ALL SIDES.



# BICKNELL

54300 VILLAGE CENTER RD. - IDYLLWILD, CA 92549

LOCATION



PROPOSED



EXISTING



Verizon Wireless  
2785 Mitchell Drive Bldg #9  
Walnut Creek, CA 94598

WEST LOOKING EAST

J5 Infrastructure Partners  
2030 Main Street, Suite 200  
Irvine, CA 92614



SHEET CONTENT:

PHOTOSIMULATION  
VIEW WEST ELEVATION LOOKING EAST

Sheet No.

1

# BICKNELL

54300 VILLAGE CENTER RD. - IDYLLWILD, CA 92549

LOCATION



EXISTING



PROPOSED



Sheet No.

2

NORTHEAST LOOKING SOUTHWEST

SHEET CONTENT:

PHOTOSIMULATION  
VIEW NORTHEAST ELEVATION  
LOOKING SOUTHWEST

**JS** INFRASTRUCTURE  
AZ · CA · CO · ID · NM · NV · TX · UT

JS Infrastructure Partners  
2030 Main Street, Suite 200  
Irvine, CA 92614

Verizon Wireless  
2785 Mitchell Drive Bldg #9  
Walnut Creek, CA 94598



# BICKNELL

54300 VILLAGE CENTER RD. - IDYLLWILD, CA 92549

LOCATION



PROPOSED



EXISTING



Verizon Wireless  
2785 Mitchell Drive Bldg #9  
Walnut Creek, CA 94598

EAST LOOKING WEST

J5 Infrastructure Partners  
2030 Main Street, Suite 200  
Irvine, CA 92614



SHEET CONTENT:

PHOTOSIMULATION  
VIEW EAST ELEVATION LOOKING WEST

Sheet No.

3

# BICKNELL

54300 VILLAGE CENTER RD. - IDYLLWILD, CA 92549

LOCATION



PROPOSED



EXISTING



Verizon Wireless  
2785 Mitchell Drive Bldg #9  
Walnut Creek, CA 94598



J5 Infrastructure Partners  
2030 Main Street, Suite 200  
Irvine, CA 92614

SOUTHEAST LOOKING NORTHWEST

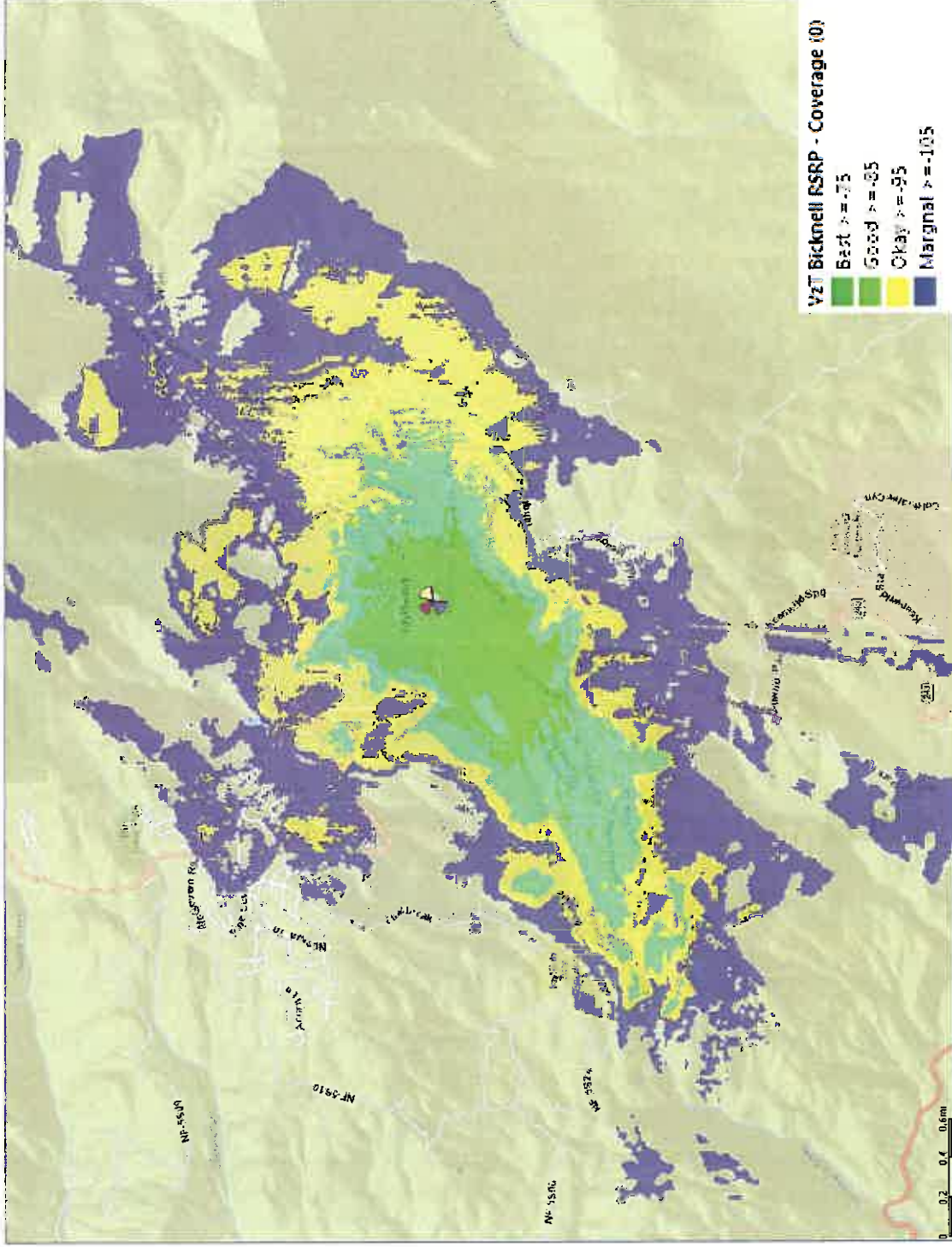
SHEET CONTENT:

PHOTOSIMULATION  
VIEW SOUTHEAST ELEVATION LOOKING  
NORTHWEST

Sheet No.

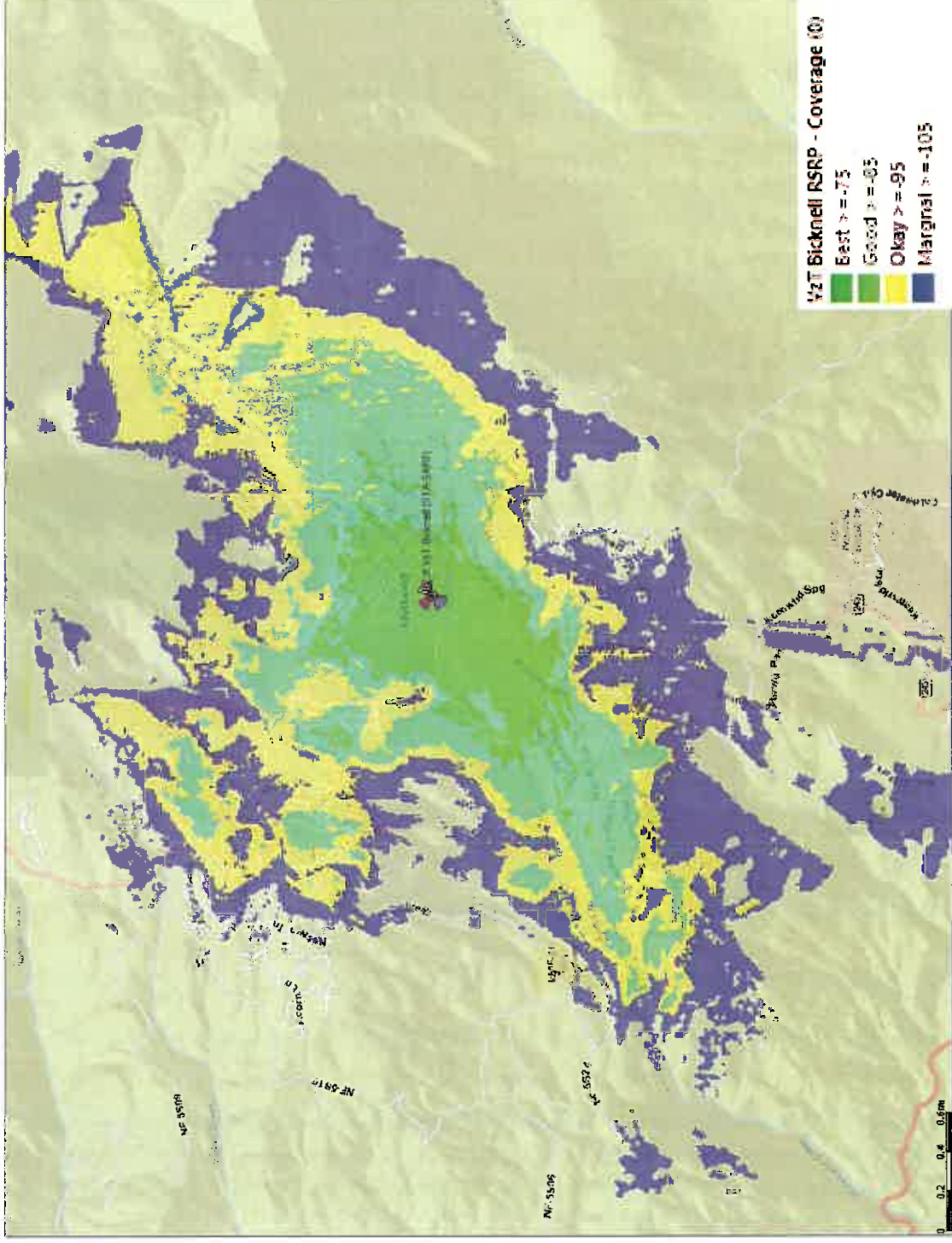
4

# VzT Bicknell at 45' Rad Center



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# VzT Bicknell at 55' Rad Center

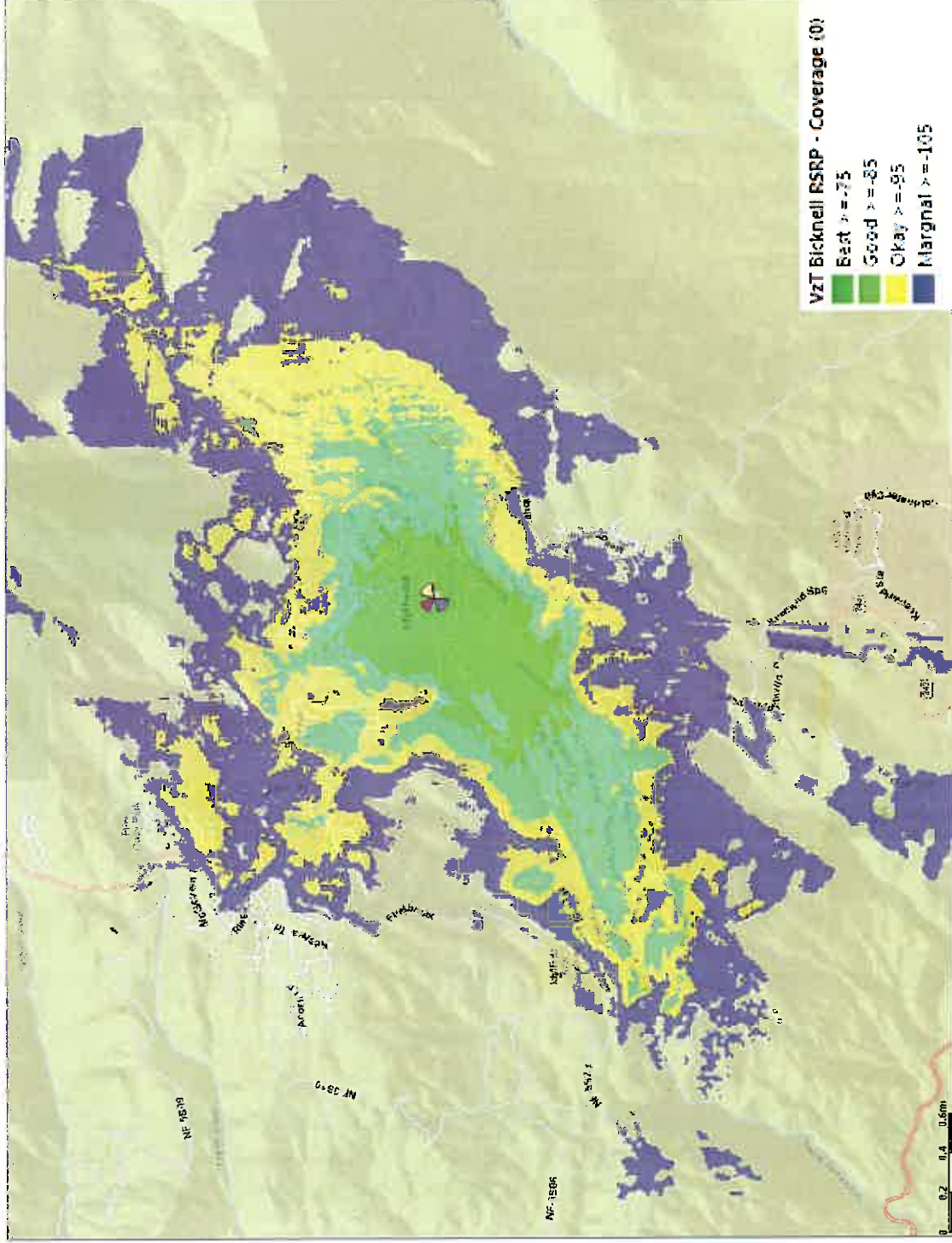


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# VzT Bicknell at 50' Rad Center



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**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach,  
Assistant TLMA Director*

**NEGATIVE DECLARATION**

Project/Case Number: PP25987 / EA42870

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

**COMPLETED/REVIEWED BY:**

By: Tim Wheeler Title: Project Planner Date: November 21, 2017

Applicant/Project Sponsor: Verizon Wireless c/o Cortel Date Submitted: March 17, 2016

**ADOPTED BY:** Planning Director

Person Verifying Adoption: Tim Wheeler Date: December 18, 2017

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

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

For additional information, please contact Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA42870 ZCFG06243 .

**FOR COUNTY CLERK'S USE ONLY**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42870  
**Project Case Type (s) and Number(s):** Plot Plan No. 25987  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Tim Wheeler  
**Telephone Number:** 951-955-6060  
**Applicant's Name:** Verizon Wireless c/o Corel  
**Applicant's Address:** 15505 Sand Canyon Avenue, Irvine, CA 92618

### I. PROJECT INFORMATION

- A. Project Description:** Plot Plan No. 25987 proposes to install a 70-foot-high disguised wireless communication facility designed as a pine tree (monopine) with twelve (12) antennas, fifteen (15) RRUs, one (1) 4-foot-diameter microwave dish, three (3) RAYCAPS, one (1) GPS antenna, and one (1) DC generator on a concrete pad with outdoor equipment cabinets enclosed inside a 568 sq. foot lease area surrounded by a 6-foot-high block wall.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 568 sq. ft. lease area.
- D. Assessor's Parcel No(s):** 565-061-036

**Street References:** North of South Circle Dr., South of North Circle Dr., East of Village Center Dr., and West of River Dr.

- E. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 5 South Range 3 East Section 18 and Section 7
- F. Brief description of the existing environmental setting of the project site and its surroundings:** The site currently contains an inn. The site is surrounded by scattered single-family residential on the south and west and by commercial uses on the west and north.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The proposed project is consistent with the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) and Community Development: Medium Density Residential (CD: MDR) (2 to 5 du/ac). The project is located within the Commercial Retail section of the subject parcel. All other land use designations and other applicable land use policies within the General Plan.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, this is an unmanned wireless communication facility that requires occasional maintenance personnel to access the site. The proposed project meets all other applicable circulation policies of the General Plan.

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

**B. General Plan Area Plan(s):** Riverside Extended Mountain Area Plan (REMAP)

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) and Community Development: Medium Density Residential (CD: MDR). The project is located within the (CD: CR) section of the parcel.

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

**F. Policy Area(s), if any:** Village Tourist Policy Area

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Riverside Extended Mountain Area Plan (REMAP)

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

3. **Land Use Designation(s):** Community Development: Commercial Retail (CD: CR) and Community Development: Medium Density Residential (CD: MDR)

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

5. **Policy Area(s), if any:** Village Tourist Policy Area

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. **Existing Zoning:** Scenic Highway Commercial (C-P-S) and Village Tourist Residential (R-3A).  
The project is located within the (C-P-S) section of the parcel.

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

K. **Adjacent and Surrounding Zoning:** Village Tourist Residential (R-3A) to the east and south;  
Scenic Highway Commercial (C-P-S) to the north and west.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

will be considered by the approving body or bodies.

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

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

\_\_\_\_\_  
Signature

Tim Wheeler  
\_\_\_\_\_  
Printed Name

September 25, 2017

\_\_\_\_\_  
Date

For Charissa Leach, Asst. TLMA Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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) According to REMAP Area Plan Figure 8, *REMAP Area Plan Scenic Highways*, the nearest State Designated Scenic Highway is Highway 243 located approx. 750 feet to the west of the Project site. However, because the proposed Project would be disguised as a pine and located towards to center of the subject property, there would not be a substantial effect upon a scenic highway corridor, and no impact would occur.

b) Under current conditions, the Project site contains an inn and forest cover. There are no natural open spaces on the Project site. Accordingly, the Project site would not disturb any scenic resources.

With respect to the visual character of the surrounding area, the proposed Project would be disguised as a pine to blend in with existing trees on the project site. Accordingly, the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Furthermore, the Project has been reviewed by the Idyllwild Historical District and approved by them dated July 20, 2017. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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**2. Mt. Palomar Observatory**

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

---

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

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 28.10 miles northeast of the Mt. Palomar Observatory, and is therefore subject to the provisions of Ordinance No. 655. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. The project incorporated the lighting requirements of the Riverside County Ordinance No. 655 into the proposed project design with shielding and directing the light directly into the lease area only. This will reduce the impact to a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

---

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

---

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communications facility will provide a service light to be used at the time of servicing the facility and on a timer. However, it will not create a new source of light or glare in the area and will not expose residential property to unacceptable light levels as the lighting is shielded and directed into the project lease area. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

---

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) According to "Map My County," the project site has not been mapped by the California Resources Agency. However, no portion of the Project site or immediately surrounding areas contains any sort of farmland. Accordingly, the Project would not result in the conversion of Farmland to a non-agricultural use, and no impact would occur.

b-c) According to "Map My County," there are no lands on the Project site or in the off-site improvement areas that are located within an agricultural preserve. As such, the Project would have no impacts to any Riverside County Agricultural Preserves.

Additionally, according to mapping information available from the CDC, the Project site is not subject to a Williamson Act Contract and is not located near a property subject to a Williamson Act Contract. No impact would occur.

The Project site is zoned Village Tourist Residential (R-3A). According to "Map My County," zoning designations surrounding the Project site are designated Village Tourist Residential (R-3A) and Scenic Highway Commercial (C-P-S). There are no agriculturally zoned properties within 300-feet of the Project site. Therefore, there would be 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 would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

**6. Air Quality Impacts**

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP on December 7, 2012. The 2012 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the 2012 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2012 Regional Transportation Plan (RTP). The 2012 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

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

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

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

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

The 2012 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The project proposes a wireless communication facility on a property currently designated by Riverside County as Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR). Because the proposed Project is simply an unmanned wireless telecommunication facility and would only require occasional routine maintenance, there would be an operational traffic trip generation rate that is less than that of the development of uses permitted by the CD-MDR land use generation. Thus, development of the project would not exceed the growth projections in the County of Riverside's General Plan and thus considered to be consistent with the AQMP.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) The SCAQMD has also developed regional significance thresholds for regulated pollutants, as summarized in Table 1, *SCAQMD Regional Thresholds*. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2015) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

**Table 1 SCAQMD Regional Thresholds**

<b>MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)</b>		
<b>Pollutant</b>	<b>Construction</b>	<b>Operational</b>
No <sub>x</sub>	100 lbs/day	100 lbs/day
VOC	75 lbs/day	75 lbs/day
PM <sub>10</sub>	150 lbs/day	150 lbs/day
PM <sub>2.5</sub>	55 lbs/day	55 lbs/day
SO <sub>x</sub>	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

(AQMD)

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

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

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

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

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is Idyllwild School located at 26700 CA-243, Idyllwild, CA 92549 at approximately .58 miles southwest of the Project site.

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

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

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

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is on a built-up parcel in an urbanized area. The proposal will disturb approximately 568 square foot lease area for the construction of the tower and associated equipment. Based on periodical disturbance, the site is not anticipated to have biological impacts. Therefore, project will have less than significant impact.

b-c) The proposal will disturb approximately 568 square foot lease area for the construction of the tower and associated equipment. Based on previous construction, the site is not anticipated to have habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no impact.

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

Mitigation: No mitigation measures are required.

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

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: Helix 2017; PDA05010r1 "Phase I Cultural resources Assessment Verizon Wireless Candidate 'Bicknell', Idyllwild, Riverside County California". Project Application Materials.

Findings of Fact:

a-b) The project location is located on the property of the Idyllwild Inn property, which has been found to be potentially eligible as a historic district under Riverside County Historic Landmark, California Register of Historic Resources, and National Register of Historic Places under Criterion A/1: Event as a part of the pattern of social and economic development of Riverside County and Idyllwild between 1915-1965 that characterizes Idyllwild as a mountain resort community. It is also considered to be potentially eligible as a historic district under Criterion C/3: Architecture as a good example of Craftsman architecture adapted to the local Riverside County and Idyllwild rural vernacular building traditions. Additionally, the Idyllwild Inn, is considered to be potentially eligible for listing as a historic district on the Riverside County Historic Landmarks listings, the California Register of Historical Resources, and the National Register of Historic Places. The property is considered to be a historic resource for the purposes of CEQA.

The results of HELIX's assessment indicate that installation of the new 70-foot tall monopine antenna structure and associated equipment should not negatively affect the historic property. Since the historic property has numerous pine trees, the monopine would not be incompatible with the existing landscape. In addition, it would appear similar in mass, scale and appearance to the adjacent pines and its location would not block the view of another listed historic property. It does not appear that the installation of the monopine within the historic property would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association, which are characteristics that qualify the property for eligibility for listing. Impacts have been reduced to a level below significant with the implementation of project design considerations which avoid the Idyllwild Inn buildings. Therefore, the proposed project will have a less than significant impact these resources. Moreover, because the significant historic resources are completely protected and will not be modified, the project will not contribute to a potentially significant cumulative impact on historical resources.

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	<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
outside of formal cemeteries?				
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: Helix 2017; PDA05010r1 "Phase I Cultural resources Assessment Verizon Wireless Candidate 'Bicknell', Idyllwild, Riverside County California". Project Application Materials.

**Findings of Fact:**

a) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist Sarah Williams on June 13, 2017, it has been determined that the project site does not contain any archaeological resources. The results of the survey are provided in an archaeological survey report entitled, *Phase I Cultural resources Assessment Verizon Wireless Candidate 'Bicknell', Idyllwild, Riverside County California*, dated June 26, 2017. Therefore, there will be no impacts in this regard.

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

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

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**TRIBAL CULTURAL RESOURCES** Would the project

**10. Tribal Cultural Resources**

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

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

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

Source: Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices were mailed to six requesting tribes on March 30, 2016. There was no response from the Cahuilla Band of Indians, the Pechanga Band of Luiseno Indians, the Colorado River Indian Tribes or the Soboba Band of Luiseno Indians. This project was discussed with the Morongo Band of Indians but formal consultation was never requested. Consultation was requested by the Agua Caliente Band of Cahuilla Indians. In a letter dated April 13, 2016 the Tribe requested that a cultural resources inventory be conducted and that they be provided with the record search results and copies of all reports and site records associated with the Project. This project was discussed during a meeting on May 25, 2016. On January 18, 2017 a letter was received from the Tribe requesting that a condition of approval dictating the procedures to be followed in the event human remains are discovered during grading be included. The revised conditions of approval were provided to the Tribe on the same day. On June 08, 2017 a letter concluding AB52 consultation was received from the Tribe. No Tribal Cultural resources were identified by any Tribe. The project will cause no adverse change in the significance of a Tribal Cultural Resource because there are none present within the project area. Therefore, there will be no impact in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

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

Findings of Fact:

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. The nearest fault is 2.82 miles southwest of the project site. Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur.

Additionally, through mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures proposed to be constructed on the site would be designed and constructed to resist the effects of seismic ground motions. Thus, impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**12. Liquefaction Potential Zone**

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

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

Findings of Fact:

Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to "Map My County," the Project site is identified as having no potential for liquefaction. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. Ground-shaking Zone**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

According to "Map My County," the Project site is not located in a fault zone or near an identified fault-line. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**14. Landslide Risk**

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

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

Findings of Fact:

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, REMAP Area Plan Figure 16, *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 rockfalls. Accordingly, the proposed Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. Thus, impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**15. Ground Subsidence**

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

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

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

The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. According to "Map My County," the Project site is not susceptible to subsidence. Therefore, there would be no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:**

The Project site is more than 60 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. Additionally, Figure 12, *REMAP Area Plan Flood Hazards* illustrates that a portion of Project site is located within a 100-Year Flood Zone. However, the lease area itself is not located within the 100-Year Flood Zone. Due to the relatively flat topography of the proposed lease area, there is no potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**17. Slopes**

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

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

**Findings of Fact:**

a-b) Under existing conditions, the Project site is relatively flat. Implementation of the proposed Project would require minimal grading of the site to accommodate the proposed development. Due to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the limited scale of the proposed Project, the site's existing topographic conditions would be maintained. Therefore, impacts would be less than significant and no mitigation would be required.

c) Under existing conditions, the Project site comprises of built-up land. Due to the limited scale of the proposed Project, however, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2016 California Building Code (CBC). Therefore, there would be no risk to life or property. No impact would occur. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**19. Erosion**

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

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

Findings of Fact:

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

b) Due to the limited scope of the proposed Project, an increase in water erosion either on site or off-site is not expected. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>21. Paleontological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 and built-up. Therefore, the proposed Project would have a less than significant impact due to the existing conditions on the Project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**22. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project application materials

Findings of Fact:

a) The Project proposes the installation of a 70-foot tall unmanned wireless telecommunication within a 568 square foot lease area. The installation of the telecommunication facility will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**23. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
accident conditions involving the release of hazardous materials into the environment?				
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<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. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. There will be no impact.

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

c-d) Any new development on the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. There will be no 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 and, as a result, its development would not create a significant hazard to the public or the environment. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

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

Findings of Fact:

- a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. The closest airport is Palm Springs International Airport which is located approximately 13 miles east of the project site.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

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, REMAP Area Plan, Figure 11, *REMAP Plan Wildfire Susceptibility*, the Project site is located within a "Very High Fire Area." With adherence to Riverside County Ordinance No. 787 and California Building Code Guidelines, which contain provisions for prevention and fire hazards, the proposed Project would 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**

a) Substantially alter the existing drainage pattern of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, an unmanned wireless telecommunication facility, there will not be a substantial alteration to the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered to be less than significant.

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

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

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

e) A portion of the Project site is located within a 100 year flood zone, however no housing is being proposed. Therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. There would be no impact.

f) A portion of the Project site is located within a 100 year flood zone. However, the proposed lease area is not within the 100-Year Flood Zone. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows. There would be 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  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Due to the limited scope of the proposed Project and existing development on the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the Project will have less than significant impact.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**28. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

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

Findings of Fact:

a) Under existing conditions, the Project site is built-up with an inn. With implementation of the proposed Project, only the 568 square-foot lease area would be disturbed. According to Table LU 4 of the General Plan, the proposed wireless telecommunication facility would be in compliance with both current land use designations of Community Development: Commercial Retail (CD: CR) and Community Development: Medium Density Residential (CD: MDR). The project is located within the (CD: CR) section of the subject parcel. Although the proposed Project will not result in a substantial alteration of the present or planned land use of the area, all potential environmental impacts associated with the Project are evaluated throughout this environmental assessment. Therefore, there would be a less than significant impact.

b) The proposed Project site is in unincorporated Riverside County and not located within a city sphere of influence. 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 would result. Therefore, the proposed Project would not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries, and no impact would occur.

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

Monitoring: No monitoring is required.

**29. Planning**

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Under existing conditions, the Project site is zoned both Scenic Highway Commercial (C-P-S) and Village Tourist Residential (R-3A), which allows for various commercial and residential uses, including wireless communication facilities. The project is located within the (C-P-S) section of the subject parcel. Because the proposed Project is a disguised telecommunications tower, it may be considered to be of a lower intensity than the existing inn on the Project site. Accordingly, impacts would be less than significant and no mitigation is required.

b) The Project site is entirely surrounded by properties zoned Scenic Highway Commercial (C-P-S) and Village Tourist Residential (R-3A). The Project proposed is a wireless communication facility. The use is fully compatible with C-P-S and R-3A zoning designations that abut the site. Therefore, the proposed Project would be consistent with existing surrounding zoning, and impacts would be less than significant requiring no mitigation.

c) Surrounding land uses include a shopping center to the north and west; with vacation rentals and scattered residential dwellings to the east and south. The wireless communication facility would be fully compatible with the existing commercial and residential uses near the Project site and would not conflict with the subject site's existing surrounding land uses.

The County of Riverside General Plan identifies future planned land uses within the project vicinity. Riverside County General Plan land uses include: Community Development: Commercial Retail (CD: CR) and Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre). These land uses are reflective of the existing land uses that surround the Project site. As noted in the analysis presented above, the Project would be compatible with, or otherwise would not conflict with, these existing or planned land uses. Thus, the Project would not conflict with any proposed land uses in the surrounding area. There would be no impact.

d) The Project site is designated by the Riverside County General Plan for Community Development: Commercial Retail (CD: CR) and Community Development: Medium Density Residential (CD: MDR),

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the project's location within the Commercial Retail section of the subject parcel. The proposed wireless communication facility would be fully consistent with the property's General Plan land use designation. There would be no impact.

e) There are residential communities to the east and south of the Project site. However, there are no components of the proposed Project that would obstruct access to the communities. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MINERAL RESOURCES** Would the project

**30. Mineral Resources**

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

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

Findings of Fact:

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General Plan Figure OS-6, *Mineral Resources Area*, the Project site is within an unstudied area. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project is not likely to result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Thus, there would be a less than significant impact.

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

Mitigation: No mitigation is required.

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

NA  A  B  C  D

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

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact:

There are no railroads in the vicinity of the Project site. Therefore, there would 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>33. Highway 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: On-site Inspection, Project Application Materials  
Findings of Fact:

The nearest highway is Highway 243, which is the Banning-Idyllwild Panoramic Highway located 722 feet (0.14 miles) to the west of the Project site. Additionally, State Route Highway 74 is 14,432 feet (2.81 miles) further to the west of the Project site. However, the proposed Project is simply a wireless communication facility, which would not be affected by highway noise or pose an impact to either Panoramic Highway 243 or State Route Highway 74. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<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 would expose the Project to a significant amount of noise. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>35. Noise Effects on or by 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:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance, the impacts are not considered significant. Additionally, the ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network, including Panoramic Highway 243 and possibly State Route Highway 74. Therefore, the proposed Project itself would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts would be less than significant.

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

All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The nearest habitable dwelling is approximately 540 feet away. Therefore, the project will have a less than significant impact.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**POPULATION AND HOUSING** Would the project

**36. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 & c) Under existing conditions, there are no existing homes on-site, nor is the site occupied by any residents. Thus, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

b) The Project simply proposes an unmanned wireless communication and would not result in an affordable housing demand. Therefore, there would be no impact.

d) According to Riverside County's "Map My County," the Project site is not located within or adjacent to any County Redevelopment Project Area. Therefore, there would be no impact.

e) The Project simply proposes an unmanned wireless communication facility. Implementation of the proposed Project would not result in the construction of housing or in a population increase. Accordingly, there would be no impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**37. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served by Idyllwild Fire Station No. 621 located approximately .24 miles northwest of the Project site at 54160 Maranatha Dr. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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unmanned wireless communication facility, implementation of the proposed Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department provides community policing to the Project area via the Hemet Station located approximately 10.38 miles west of the Project site at 43950 Acacia Avenue Suite B, Hemet, CA 92544. The proposed Project's demand on sheriff protection services would be little to nonexistent because the proposed Project is simply an unmanned wireless communication facility. Therefore, implementation of the proposed Project would not result in the need for new or physically altered sheriff stations. There would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**39. Schools**

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact:

The Project simply proposes an unmanned wireless communication facility. The closest school is the Idyllwild School approximately 0.60 miles away. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**40. Libraries**

Source: Riverside County General Plan

Findings of Fact:

The Project simply proposes an unmanned wireless communication facility. The closest library is the Idyllwild Branch Library approximately 562 feet away. No housing, which could potentially increase the demand for library services, is being proposed. Therefore, there would be no impact.

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

Monitoring: No monitoring is required.

**41. Health Services**

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

Findings of Fact:

The Project simply proposes an unmanned wireless communication facility. The closest health services facility is the Hemet Valley Medical Center approximately 14.59 miles away. No housing, which could increase the demand for health services, is being proposed.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**RECREATION**

**42. Parks and Recreation**

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

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

b) The Project simply proposes an unmanned wireless communication facility. No use of existing neighborhood or regional parks or other recreational facilities is being proposed. Any fees for the CSA would be paid accordingly by the applicant. Therefore, there would be a less than significant impact.

c) According to “Map My County,” the Project site is located within the Idyllwild #36 County Service Area (CSA #36), which provides funding for parks and recreation and lighting. Therefore, there would be no impact.

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

Monitoring: No monitoring is required.

**43. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

According to the REMAP Area Plan Figure 8, *Trails and Bikeway System*, there are no regional trails planned in the immediate vicinity of the Project site. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION/TRAFFIC** Would the project

**44. Circulation**

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Conflict with adopted policies, plans or programs

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan

Findings of Fact:

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

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

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

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

h) The proposed Project is simply an unmanned wireless communication facility on a 568 square-foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, there would be no impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**45. Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required.

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

**UTILITY AND SERVICE SYSTEMS** Would the project

**46. Water**

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**47. Sewer**

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility and would not require any connection to sewer lines. Therefore, the Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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 proposed Project is simply an unmanned wireless communication facility and would 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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**49. Utilities**

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

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

Source: Project implementation materials

Findings of Fact:

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

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

Mitigation: No mitigation is required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
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Source: Project implementation materials

Findings of Fact:

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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>52.</b> Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable.

<b>53.</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

Findings of Fact:

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002)  
102 Cal.App.4th 656.

Revised: 11/21/2017 6:11 PM

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

Plot Plan No. 25987 proposes to install a 70-foot-high disguised wireless communication facility designed as a pine tree (monopine) with twelve (12) antennas, fifteen (15) RRUs, one (1) 4-foot-diameter microwave dish, three (3) RAYCAPS, one (1) GPS antenna, and one (1) DC generator on a concrete pad with outdoor equipment cabinets enclosed inside a 568 sq. foot lease area surrounded by a 6-foot-high block wall.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25987 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25987, Exhibit A, dated December 18, 2017.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 2 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 3 USE - DISTURBS NEED G/PMT RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILDING PERMITS RECOMMND

The applicant shall obtain all required building permits from the Building Department prior to any construction on the property. At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment that does not have all required building permits as required by State Law.

10.BS PLNCK. 2 B&S - SUBMITTAL REQUIREMENTS RECOMMND

PERMIT ISSUANCE:  
Per section 105.1 (2016 California Building Code, CBC):

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10. GENERAL CONDITIONS

10.BS PLNCK. 2                    B&S - SUBMITTAL REQUIREMENTS (cont.)                    RECOMMND

Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

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

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

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

In commercial and residential applications, each separate structure will require a separate building permit.

William Peppas  
Senior Building Inspector  
Riverside County Building & Safety  
(951) 955-1440

E HEALTH DEPARTMENT

10.E HEALTH. 1                    USE-NO WASTEWATER PLUMBING                    RECOMMND

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

10.E HEALTH. 2                    USE - EMERGENCY GENERATOR                    RECOMMND

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

a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).

b) A concrete berm shall be installed around all diesel

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10. GENERAL CONDITIONS

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

RECOMMND

backup generators, especially those designed with single-walled tanks.

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

10.E HEALTH. 3 USE - NOISE STUDY

RECOMMND

Noise Consultant: Helix Environmental Planning  
7578 El Cajon Blvd.  
San Diego CA 91942

Noise Study: "Noise Impact Analysis, Verizon Wireless Telecommunication Facility, "Bicknell" Idyllwild, CA 92549," April 19, 2017.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study,

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10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - NOISE STUDY (cont.)

RECOMMND

PP25987 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated May 17, 2017 c/o Steven Uhlman.

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

FIRE DEPARTMENT

10.FIRE. 1 USE#03-ADDRESS AT CELL TOWER

RECOMMND

The site address shall be clearly posted at the job site entrance. This will enable incoming emergency equipment and the inspectors to locate the job-site from the assigned street location. Numbers shall be a minimum of 12 inches in height and visible from Cedar Street.

10.FIRE. 2 USE#25-KNOX FOR GATE

RECOMMND

KNOX BOX or KNOX PADLOCK will be required for Fire Access. Application for KNOX will be available with our Fire Marshal's signature to order for customers at 77933 Las Montanas Rd.Ste.201 Palm Desert, CA 92211 (760)863-8886.

10.FIRE. 3 USE-FIRE ACCESS

RECOMMND

Plans need to show Fire Access from Cedar Road to cell tower site and needs to be a minimum of 12 feet wide or greater. If Cedar Street to cell site exceeds 150 feet in length, Fire Department will require a turnaound or hammerhead for our engine to turn around.

10.FIRE. 4 USE\* -PLACARD

RECOMMND

Placard- Need 704 placard on the outside of the wall, visible from the street.

10.FIRE. 5 USE\* -FIRE EXTINGUISHER

RECOMMND

Extinguishers (Light Hazard)- Install a portable fire extinguisher, with a minimum rating of 4A-40BC, for every 3,000 sq. ft. and/or 75 feet of travel distance. Fire extinguishers shall be mounted no higher than 5 ft. above finished floor, as measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers



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10. GENERAL CONDITIONS

10.FIRE. 5 USE\* -FIRE EXTINGUISHER (cont.) RECOMMND

Must have current CSEFM service tags affixed; or within one year of from the date of month and year of manufacture. (NOTE: If only a year of manufacture is indicated, maintenance shall be due January 1st of the year following.)

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Bluebeam Session ID: 748-712-059  
Plot Plan (PP) 25987 is a proposal to construct a wireless communication facility on a lease area inside 1.40-acre parcel in the Idyllwild Area. The site is located southerly of North Circle Drive between Village Center Drive and Cedar Street.

The site is located on the north bank of Strawberry Creek and receives runoff from a tributary offsite drainage area of approximately 10 acres to the northeast. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW (cont.) RECOMMND

accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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

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

10.PLANNING. 4 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 5 USE - MAX HEIGHT RECOMMND

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

10.PLANNING. 6 USE - CO-LOCATION RECOMMND

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

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

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

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

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

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10. GENERAL CONDITIONS

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

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

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

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

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

10.PLANNING. 13 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

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

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

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

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

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

10.PLANNING. 17 USE - NOISE REDUCTION RECOMMND

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

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

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

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

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
  - i) A County Official is contacted.
  - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
  - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.

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10.PLANNING. 18                    MAP - IF HUMAN REMAINS FOUND (cont.)                    RECOMMND

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

i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.

- (1)The MLD identified fails to make a recommendation; or
- (2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 18                    MAP - GEO02511 ACCEPTED                    RECOMMND

County Geologic Report GEO No. 2511, submitted for the project (PP25987/APN 565-061-037), was prepared by Terradyne LAX, Inc. The report is titled; "Geotechnical Investigation Report, VZT BICKNELL, 60-ft Cell Tower at 54300 Village Center Drive, Idyllwild, California," dated August 15, 2016. In addition, Terradyne LAX, Inc. has also submitted the following document:

"Geotechnical Investigation Report, VZT BICKNELL, 70-ft Cell Tower at 54300 Village Center Drive, Idyllwild, California," dated May 18, 2017.

This document is herein incorporated as a part of GEO02511. GEO02511 concluded:

- 1. There are no known active or inactive faults or fissures that traverse the subject property.
- 2. The potential for surface fault rupture at the property is considered low.
- 3. The potential for liquefaction to affect the subject site during a large earthquake is low.
- 4. The near surface alluvial fan deposits at the site are relatively unconsolidated.
- 5. The potential impact due to collapsible soils, if they exist onsite, is considered less than significant.
- 6. The site is not considered susceptible to seismically induced landslide and there is no potential impact for the site
- 7. The possibility of the tsunamis or seiches to impact the site is considered nil.

GEO02511 recommended:

- 1. All tree roots should be properly removed at the time of grading. All debris and perishable material should be removed from the site.
- 2. The surficial dry soil be excavated to the contact with

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - GEO02511 ACCEPTED (cont.)

RECOMMND

firm underlying alluvium deposit and replaced as properly compacted fill. A minimum over-excavation of 30 inches is recommended for the equipment pad with the acceptable soil parameters given for the remaining in-situ alluvium deposit of 85% relative compaction.

3.The bottom of the excavation should be scarified 6 inch, moisture conditioned and recompacted to 90 percent of the maximum dry density with moisture content (2) percentage points above optimum.

4.The monopole should be supported on a minimum 15-foot deep drilled straight shaft pier.

GEO02511 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO02511 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.

10.PLANNING. 19 MAP - UNANTICIPATED RESOURCES

RECOMMND

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

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

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

b)At the meeting, the significance of the discoveries shall

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## 10. GENERAL CONDITIONS

### 10.PLANNING. 19 MAP - UNANTICIPATED RESOURCES (cont ) RECOMMND

be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

### 10.PLANNING. 20 MAP - LOW PALEO RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - LOW PALEO (cont.)

RECOMMND

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.

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.

10.PLANNING. 21 USE - PDA05010R1 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No.5010 submitted for this project (PP25987) was prepared by Helix Environmental and is entitled: "Cultural Resource Record Search and Site Visit Results for Cellco Partnership Controlled Affiliates doing business as Verizon Wireless Candidate 'VZT Bicknell II', 54300 Village Center Road, Idyllwild, Riverside County California" dated April 27, 2016. This report was not



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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - PDA05010R1 ACCEPTED (cont.)

RECOMMND

accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant on September 22, 2016. Revised County Archaeological Report (PDA) No. 5010r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated June 26, 2017. This report was accepted by the County Archaeologist on August 18, 2017. PDA05010r1 concludes: the Idyllwild Inn property has been evaluated and found to be potentially eligible as a historic district under Riverside County Historic Landmark, California Register of Historic Resources, and National Register of Historic Places Criterion A/1: Event as a part of the pattern of social and economic development of Riverside County and Idyllwild between 1915-1965 that characterizes Idyllwild as a mountain resort community. The Idyllwild Inn was one of the main landmark developments of the Idyllwild community over the twentieth century and has served as a social center and primarily location for the overall pattern of development of the community. It provided not only tourist accommodations which brought more economic development to the community and county but it also functioned as the local store with goods and services for residents and visitors for many years until the development of the larger commercial business enterprises that served the residents of Idyllwild. In addition, the Idyllwild Inn is considered to be potentially eligible as a historic district under the County of Riverside Historic Landmark listings, the California Register of Historical Resources, and the National Register of Historic Places Criterion C/3: Architecture as a good example of Craftsman architecture adapted to the local Riverside County and Idyllwild rural vernacular building traditions. The subject property, the Idyllwild Inn, is considered to be potentially eligible for listing as a historic district on the Riverside County Historic Landmarks listings, the California Register of Historical Resources, and the National Register of Historic Places. The property is considered to be an historic PDA05010r1 recommends: a finding of no adverse effect for direct and visual effects, and does not recommend additional mitigative efforts prior to project implementation. These documents are herein incorporated as a part of the record for project.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10. TRANS. 2 USE - COUNTY WEBSITE RECOMMND

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.

10. TRANS. 3 USE - TS/EXEMPT RECOMMND

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

WASTE DEPARTMENT

10. WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

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.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

The lifespan of a wireless telecommunication facility shall be consisten with the County of Riverside's Ordinance 348.

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

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

- a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.
- b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.
- c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.
- d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

tolerant, low water using and erosion controlling.

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN

RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION

RECOMMND

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

EPD DEPARTMENT

80.EPD. 1 EPD - MBTA REPORT

RECOMMND

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80. PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A.

80. PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

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

80. PLANNING. 3 USE - RVW BLDNG PLNS/SOCKS/BRN RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A.

TRANS DEPARTMENT

80. TRANS. 5 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

80. TRANS. 6 USE - UTILITY PLAN CELL TOWER RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

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

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 2 USE - HAZMAT CONTACT/REVIEW RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25987 has been calculated to be 568 square-feet.

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

90.PLANNING. 5 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25987 is calculated to



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - ORD 810 O S FEE (2) (cont.) RECOMMND

be 568 square-feet. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT RECOMMND

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

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

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

90.PLANNING. 7 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25987 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A.

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 2 ~~USE-UTILITY-INSTALL CELL TOWER~~ RECOMMND

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

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

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

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

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

DATE: March 13, 2017

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check  
P.D. Environmental Programs Division  
P.D. Geology Section  
P.D. Archaeology Section  
Board of Supervisors - Supervisor: Washington

Planning Commissioner: Taylor-Berger

**PLOT PLAN NO. 25987 SUBMITTAL No. 4 – EA42870 – Applicant:** Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas - Third Supervisorial District - Idyllwild Zoning District - REMAP Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) and Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 3.18 Acres - Zoning: Scenic Highway Commercial (C-P-S) and Village Tourist Residential (R-3A) - **REQUEST:** The proposal to install a 70 foot high wireless communication facility disguised as a pine tree with twelve (12) six foot antennas, fifteen (15) Remote Radio Units, one (1) four foot diameter microwave dish, three (3) RAYCAPS, one (1) Global Positioning Satellite antenna, three (3) outdoor equipment cabinets on concrete pad, and one (1) DC generator located inside a 568 sq. ft. lease area surrounded by a 6 foot high masonry block wall. – APN: 565-061-036. Note: this reflects a new location on the subject property for this wireless facility due to height requirements wanted for the tower. **BBID: 748-712-059 UPROJ: PP25987**

**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 comment on April 6, 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.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

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

DATE: October 25, 2016

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
P.D. Environmental Programs Division

P.D. Geology Section  
P.D. Archaeology Section  
Riv. Co. Information Technology

**PLOT PLAN NO. 25987 AMENDED NO. 2 – EA42870 – Applicant:** Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas - Third Supervisorial District - Idyllwild Zoning District - REMAP Area Plan: Community Development - Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 1.40 Acres - Zoning: Village Tourist Residential (R3-A) - **REQUEST:** The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats. – APN: 565-061-037. **BBID: 748-712-059. UPROJ CASE: PP25987**

**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 comment on November 3, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**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.

**Go Paperless!**

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at [FSIERRA@rctlma.org](mailto:FSIERRA@rctlma.org). Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

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

DATE: August 4, 2016

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Information Technology

**PLOT PLAN NO. 25987 AMENDED NO. 1 – EA42870 – Applicant:** Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas – Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development – Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 1.40 Acres – Zoning: Village Tourist Residential (R3-A) – **REQUEST:** The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats – APN: 565-061-037 **BBID# 748-712-059 UPROJ CASE: PP25987.**

**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 comment on August 11, 2016.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by accessing the Bluebeam Studio Session at the following link. <https://studio.bluebeam.com/join.html?ID=514-201-411>. You will need Bluebeam software installed on your computer in order to access the Bluebeam Studio Session. If you do not have Bluebeam installed on your computer, you can download a free version at <http://www.bluebeam.com/us/products/free-viewer/>. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

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

DATE: March 23, 2016

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Department  
Riv. Co. Landscape  
Riv. Co. Geology Section  
Riv. Co. Archaeology Section  
Palm Desert Fire Department

Regional Parks & Open Space  
Idyllwild Fire Department  
Building & Safety-Grading  
Building & Safety-Plan Check  
Hemet Unified School District  
Riv. Co. Information Technology

Riv. Co. Waste Resources Management  
Biology  
Southern California Edison Co.  
Southern California Gas Co.  
3rd District Supervisor  
3rd District Planning Commissioner

**PLOT PLAN NO. 25987** – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas - Third Supervisorial District - Idyllwild Zoning District - REMAP Area Plan: Community Development - Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 1.40 Acres - Zoning: Village Tourist Residential (R3-A) - **REQUEST:** The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats. – APN: 565-061-037.

**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 as an **LDC comment item on April 7, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**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. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Tim Wheeler, (951) 955-6060, Interim Urban/Regional Planner II**

, or e-mail at [TWheeler@rctlma.org](mailto:TWheeler@rctlma.org)/MAILSTOP #: 1070

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

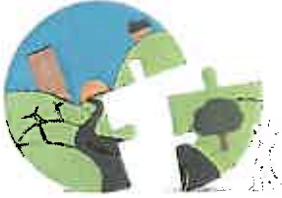
**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

June 7, 2017

Pages 3 (including this cover)

Terradyne LAX, Inc.  
Fax: 949-231-1700  
Attn: A. Wahab Noori

RE: Conditions of Approval  
County Geologic Report No. 2511  
"Geotechnical Investigation Report, VZT BICKNELL, 60-ft Cell Tower at 54300  
Village Center Drive, Idyllwild, California," dated August 15, 2016.

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

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

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Charissa Leach, Assistant TLMA Director

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

Attachments: Conditions of Approval

cc: Planner: Tim Wheeler, Riverside Office ([twheeler@rivco.org](mailto:twheeler@rivco.org))  
Applicant: VZW c/o Cortel, Attn: Andrea Urbas ([andrea.urbas@cortel-llc.com](mailto:andrea.urbas@cortel-llc.com))

File: GEO02511, PP25987

B:\Geology\CGR\GEO02500-2699\geo2511\_COA.doc

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

March 30, 2016

Colorado River Indian Tribes (CRIT)  
Amanda Barrera  
Tribal Secretary  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25987)**

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 within thirty (30) days of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

PLOT PLAN NO. 25987 – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas - Third Supervisorial District - Idyllwild Zoning District - REMAP Area Plan: Community Development - Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 1.40 Acres - Zoning: Village Tourist Residential (R3-A) –

REQUEST: The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats. – APN: 565-061-037.

Sincerely,

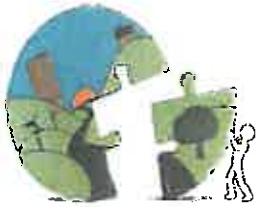
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner [twheeler@rctlma.org](mailto:twheeler@rctlma.org)

Attachment: Project Vicinity Map





# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

March 30, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25987)**

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 within thirty (30) days of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

PLOT PLAN NO. 25987 – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas - Third Supervisorial District - Idyllwild Zoning District - REMAP Area Plan: Community Development - Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 1.40 Acres - Zoning: Village Tourist Residential (R3-A) –

REQUEST: The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats. – APN: 565-061-037.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink, appearing to read "Heather Thomson". The signature is fluid and cursive.

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner [twheeler@rctlma.org](mailto:twheeler@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Wetts, AICP*  
*Planning Director*

March 30, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25987)**

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 within thirty (30) days of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

PLOT PLAN NO. 25987 – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas - Third Supervisorial District - Idyllwild Zoning District - REMAP Area Plan: Community Development - Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 1.40 Acres - Zoning: Village Tourist Residential (R3-A) –

REQUEST: The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats. – APN: 565-061-037.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner [twheeler@rctlma.org](mailto:twheeler@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

March 30, 2016

Morongo Cultural Heritage Program  
Attn: Ray Haute  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25987)**

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 within thirty (30) days of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

PLOT PLAN NO. 25987 – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas - Third Supervisorial District - Idyllwild Zoning District - REMAP Area Plan: Community Development - Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 1.40 Acres - Zoning: Village Tourist Residential (R3-A) –

REQUEST: The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats. – APN: 565-061-037.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner [twheeler@rctlma.org](mailto:twheeler@rctlma.org)  
Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

March 30, 2016

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 (PP25987)**

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 within thirty (30) days of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

PLOT PLAN NO. 25987 – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas - Third Supervisorial District - Idyllwild Zoning District - REMAP Area Plan: Community Development - Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 1.40 Acres - Zoning: Village Tourist Residential (R3-A) –

REQUEST: The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats. – APN: 565-061-037.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner [twheeler@rctlma.org](mailto:twheeler@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

March 30, 2016

Cahuilla Band of Indians  
Andreas J. Heredia  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25987)**

Dear Mr. Heredia:

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 within thirty (30) days of receiving this letter to [htthomson@rctlma.org](mailto:htthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

PLOT PLAN NO. 25987 – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas - Third Supervisorial District - Idyllwild Zoning District - REMAP Area Plan: Community Development - Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 1.40 Acres - Zoning: Village Tourist Residential (R3-A) –

REQUEST: The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats. – APN: 565-061-037.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner [twheeler@rctlma.org](mailto:twheeler@rctlma.org)  
Attachment: Project Vicinity Map

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



59089

April 13, 2016

[VIA EMAIL TO:Hthomson@rctlma.org]  
Riverside County  
Ms. Heather Thomson  
4080 Lemon Street, 12th Floor, P.O. Box 1409  
Riverside, CA 92502-1409

**Re: Plot Plan No. 25987 - EA42870 (VZT Bicknell Cell Tower)**

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Plot Plan No. 25987 - EA42870 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). For this reason, the ACBCI THPO requests the following:

- \*A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.
- \*A copy of the records search with associated survey reports and site records from the information center.
- \*Copies of any cultural resource documentation (report and site records) generated in connection with this project.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6981. You may also email me at [vharvey@aguacaliente.net](mailto:vharvey@aguacaliente.net).

Cordially,

Victoria Harvey  
Archaeological Monitoring Coordinator  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS

### Cultural Resources Records Search Request Instructions

A records search conducted by the Eastern Information Center (EIC) of the California Historical Resources Information System (CHRIS) is required for the CEQA review of your project. Records searches conducted by the EIC are billed using the standard CHRIS fee structure established by the California Historical Resources Commission. A \$150.00 deposit is required to initiate the records search, with any balance due within thirty (30) calendar days of receipt of billing. The final fee will not exceed \$500.00 without applicant approval. Records search results will be submitted directly to the Riverside County Planning Department Archaeologist.

You will need to submit the following to the EIC for the records search.

1. A 1:1 facsimile (not enlarged or reduced) of the relevant portion of the applicable United States Geological Survey (USGS) 7.5-min series topographic quadrangle map on which are clearly delineated: (a) the project area boundary (including any proposed offsite improvements); and (b) a 1-mile radius border around the project area. Remember to identify the name of the subject USGS map on the facsimile submitted.
2. CHRIS Data Request Form (attached).
3. Deposit of \$150.00. Make check payable to UC Regents.

Send requests to:

Dr. M.C. Hall, Coordinator  
Eastern Information Center  
Department of Anthropology  
University of California Riverside  
Riverside, CA 92521-0418

## Wheeler, Timothy

---

**From:** Baird, Yun  
**Sent:** Thursday, July 20, 2017 8:56 AM  
**To:** Wheeler, Timothy; Baird, Yun  
**Cc:** McDonough, Patrick; Brown, Kyla  
**Subject:** RE: Proposed wireless tower (at Idyllwild Inn) - Photo Sims

Hi Tim,  
No comments, looks fine.  
Thanks for the opportunity to review.

Thank you,  
*Yun Baird*  
951.955.6515

**From:** Wheeler, Timothy  
**Sent:** Monday, July 17, 2017 11:32 AM  
**To:** Baird, Yun <YBaird@RIVCO.ORG>  
**Subject:** Proposed wireless tower (at Idyllwild Inn) - Photo Sims  
**Importance:** High

Yun,

Please review the photo sims of the proposed cell tower. Please let me know of any comments you may have, if any.

Thanks

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

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



County of Riverside  
4080 Lemon St., 8<sup>th</sup> Floor  
Riverside, CA 92501

April 7, 2016

Attention: Planning

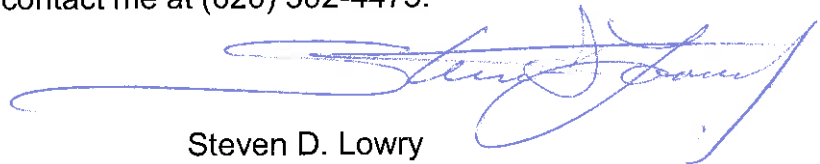
Subject: Plot Plan No. 25987

Please be advised that the division of the property shown on Plot Plan No. 25987 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

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

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

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (626) 302-4473.



Steven D. Lowry  
Title and Real Estate Services  
Corporate Real Estate Department



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

CR03738

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Wireless Telecommunications Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: Verizon Wireless c/o Cortel

E-Mail: andrea.urbas@cortel-llc.com

Mailing Address: 1554 Barton Road, #355

Redlands, Street CA 92373  
City State ZIP

Daytime Phone No: (909) 528.6925

Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: Andrea Urbas

E-Mail: andrea.urbas@cortel-llc.com

Mailing Address: 1554 Barton Road, #355

Redlands, Street CA 92373  
City State ZIP

Daytime Phone No: (909) 528.6925

Fax No: ( ) \_\_\_\_\_

Property Owner's Name: Idyllwild Inn (Josh & Emily White)

E-Mail: \_\_\_\_\_

Mailing Address: 54300 Village Center Rd

Idyllwild, Street CA 92549  
City State ZIP

Daytime Phone No: (951) 659.2552

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

**APPLICATION FOR LAND USE PROJECT**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

ANDREA URBAS  
PRINTED NAME OF APPLICANT

[Handwritten Signature]  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

X Josh White  
PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten Signature]  
SIGNATURE OF PROPERTY OWNER(S)

X Emily White  
PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten Signature]  
SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 565-061-037 + 565-061-036

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 342.25 SF lease area

General location (nearby or cross streets): North of South Circle Drive, South of North Circle Drive, East of VILLAGE CENTER DR West of Cedar Street.

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Project Description: (describe the proposed project in detail)

Installation of 60' monopine at rear lot of lodge, with 12 panel antennas, 12 RRUs, 2 GPS, 1 MW, 4 raycaps, 1 cabinet, 1 back-up generator, 6' chainlink enclosue with slats.

Related cases filed in conjunction with this application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

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

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

---

Estimated amount of fill = cubic yards \_\_\_\_\_

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

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

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

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes  No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes  No

Does the project area exceed one acre in area? Yes  No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River                       Santa Margarita River                       Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)  Date 1/18/15

Applicant (2) \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

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

Yes  No

**APPLICATION FOR LAND USE PROJECT**

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

Yes  No

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

Owner/Authorized Agent (1)  Date 11/18/15

Owner/Authorized Agent (2) \_\_\_\_\_ 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 Idyllwild Inn, Inc., a California Corporation 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**, Idyllwild Inn, Inc. has a legal interest in the certain real property described as APN 565-061-036 and 565-061-037 ("PROPERTY"); and,

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

**WHEREAS**, on February 11, 2016, PROPERTY OWNER filed an application for Plot Plan No. 25987 ("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:  
Idyllwild Inn, Inc.  
Attn: Josh & Emily White  
54300 Village Center Road  
Idyllwild, CA 92549

With a copy to:  
Verizon Wireless  
Attn: Andrea Urbas  
15505 Sand Canyon Ave.  
Building D1  
Irvine, CA 92618

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.

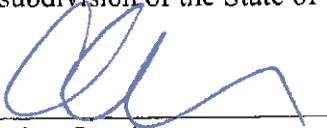
18. ***Joint and Several Liability.*** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

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.

[Remainder of Page Intentionally Blank. Signatures on Following Page.]

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: 10/31/17

**PROPERTY OWNER:**  
Idyllwild Inn, Inc., a California Corporation

By: \_\_\_\_\_  
Joshua B. White  
President

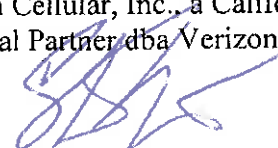
Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Emily M. White  
Secretary

Dated: \_\_\_\_\_

Los Angeles SMSA Limited Partnership, a California Limited Partnership

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

By:   
Steven Lamb  
Director – Network Field Engineering

Dated: 10/9/17

FORM APPROVED COUNTY COUNSEL  
BY:   
MICHELLE CLACK  
DATE 10/26/17

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: \_\_\_\_\_

PROPERTY OWNER:  
Idyllwild Inn, Inc., a California Corporation

By: Joshua B. White  
Joshua B. White  
President

Dated: 10/4/17

By: Emily M. White  
Emily M. White  
Secretary

Dated: 10/4/17

Los Angeles SMSA Limited Partnership, a California Limited Partnership

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

By: \_\_\_\_\_  
Steven Lamb  
Director – Network Field Engineering

Dated: \_\_\_\_\_

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A NEGATIVE DECLARATION**

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

**PLOT PLAN NO. 25987 – Intent to Adopt a Negative Declaration – EA42870 – Applicant:** Verizon Wireless c/o Cortel – **Engineer/Representative:** Andrea Urbas – **Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan:** Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – **Community Development: Medium Density Residential (CD-MDR) (2-5 dwelling units per acre) – Location:** Northerly of South Circle Drive, southerly of North Circle Drive, easterly of Village Center Drive, and westerly of River Drive – **3.18 Acres – Zoning:** Scenic Highway Commercial (C-P-S) – **Village Tourist Residential (R-3A) – REQUEST:** Plot Plan No. 25987 proposes to install a 70-foot-high disguised wireless communication facility designed as a pine tree (monopine) with 12 antennas, 15 RRUs, one (1) 4-foot-diameter microwave dish, three (3) RAYCAPS, one (1) GPS antenna, and one (1) DC generator on a concrete pad with outdoor equipment cabinets enclosed inside a 568 sq. ft. lease area surrounded by a 6-foot-high block wall.

**TIME OF HEARING:** 1:30 pm or as soon as possible thereafter  
**DATE OF HEARING:** **DECEMBER 18, 2017**  
**PLACE OF HEARING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on November 02, 2017,

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

APN (s) or case numbers PP25987 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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



# Riverside County GIS

PP25987 ( 600 feet buffer )



## Legend

- County Boundary
- Cities
- World Street Map

## Notes



0 376 752 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... 11/2/2017 8:45:09 AM

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563300024  
GEORGIA A SUMMERTON  
STERLING TRUST CO IRA  
P O BOX 786  
IDYLLWILD CA 92549

563300027  
TENACITY  
P O BOX 243  
IDYLLWILD CA 92549

563300046  
TENACITY  
P O BOX 243  
IDYLLWILD CA 92549

563292003  
TENCITY  
P O BOX 243  
IDYLLWILD CA 92549

563300026  
TENACITY  
P O BOX 243  
IDYLLWILD CA 92549

563283019  
ROGER A HULL  
NANCY A HULL  
25812 VIA DEL REY  
SAN JUAN CAPO CA 92675

563283020  
PHIL THOMPSON  
CYNTHIA P THOMPSON  
P O BOX 1130  
IDYLLWILD CA 92549

565062003  
DELOBO ENTERPRISES INC  
P O BOX 2423  
IDYLLWILD CA 92549

565062017  
WILLIAM D WAGSTAFF  
P O BOX 69  
IDYLLWILD CA 92549

565062015  
TENACITY  
P O BOX 243  
IDYLLWILD CA 92549

565101008  
ROBERT A DYSON  
4025 CAMINO DEL RIO S 318  
SAN DIEGO CA 92108

565051001  
LAWRENCE E DUBOIS  
KRISTEN N DUBOIS  
2674 STEEPLECHASE WAY  
NORCO CA 92860

565102013  
ELOISE CASKEY KENNEDY  
1433 E FRANZEN AVE  
SANTA ANA CA 92701

565101039  
G CARSON STRUTHERS  
DONNA J STRUTHERS  
12770 EASTRIDGE CT  
SAN DIEGO CA 92131

565062001  
SUBURBAN PROPANE  
240 RTE 10 WEST  
WHIPPANY NJ 7981

565102015  
JAMES L DANIELS  
P O BOX 3239  
IDYLLWILD CA 92549

565101015  
RALPH C HOETGER  
JOLENE B HOETGER  
P O BOX 564  
IDYLLWILD CA 92549

565102014  
WILLIAM D WEAVER  
KANDLE L WEAVER  
28431 E WORCHESTER RD  
SUN CITY CA 92586

565101006  
FRANZ HUBER  
P O BOX 1299  
IDYLLWILD CA 92549

565051004  
SILVER PINES LODGE  
C/O C/O CHRIS SINGER  
P O BOX 1171  
IDYLLWILD CA 92549

565062010  
KENNETH JAY DAHLEEN  
CHERYL MYRLENE DAHLEEN  
P O BOX 1542  
IDYLLWILD CA 92549

565051003  
SILVER PINES LODGE  
C/O C/O CHRIS SINGER  
P O BOX 1171  
IDYLLWILD CA 92549

565061003  
LEIF L ROGERS  
9735 WILSHIRE BL PENTHSE  
BEVERLY HILLS CA 90212

565062023  
LINEAR LEGACY  
C/O NO 170 110  
11700 W CHARLESTON BLV  
LAS VEGAS NV 89135

565062022  
LINEAR LEGACY  
C/O NO 170 110  
11700 W CHARLESTON BLV  
LAS VEGAS NV 89135

565051007  
PATRICIA A LITFIN  
509 CLARK DR  
SAN MATEO CA 94402

565102029  
RILEY KATHRYN ELLIS  
5712 PENFIELD AVE  
WOODLAND HILLS CA 91367

565051019  
ROGER C DUTTON  
MYRA F DUTTON  
P O BOX 1460  
IDYLLWILD CA 92549

565062008  
SHILOH CHRISTIAN MINISTRIES  
P O BOX 1675  
IDYLLWILD CA 92549

565101007  
SHEILA M ZACKER  
P O BOX 1824  
IDYLLWILD CA 92549

565062020  
ZIEMKOWSKI ENTERPRISES  
C/O C/O JAME A ZIEMKOWSKI  
PO BOX 326  
IDYLLWILD CA 92549

565062026  
VILLAGE CENTER ENTERPRISES  
P O BOX 928590  
SAN DIEGO CA 92192

565101040  
JOHN J SIMPSON  
LON M MERCER  
P O BOX 3384  
IDYLLWILD CA 92549

565111028  
JACK R KILGORE  
GAIL A KILGORE  
42785 CERRITOS DR  
BERMUDA DUNES CA 92203

565102012  
PAMELA F JANOPOULOS  
PO BOX 3018  
IDYLLWILD CA 92549

565101017  
DAVID MARSH  
CHELSEA MARSH  
2517 ROYAL CREST DR  
ESCONDIDO CA 92025

565062019  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

563313006  
PAUL WHITAKER  
P O BOX 1746  
IDYLLWILD CA 92549

563300035  
LAJUANA CROSS  
45500 STONEBROOK CT  
LA QUINTA CA 92253

563283013  
R H ERLANDSON  
KATHLEEN A SMITH ERLANDSON  
P O BOX 3112  
IDYLLWILD CA 92549

563300032  
JAY WILLIAM JOHNSON  
P O BOX 322  
IDYLLWILD CA 92549

563283014  
BRET P MCCAUGHIN STRONG  
P O BOX 4423  
IDYLLWILD CA 92549

563283016  
WILLIAM GARRETT GLASHEEN  
ROBERTA N GLASHEEN  
PO BOX 3684  
IDYLLWILD CA 92549

563283018  
CHRIS SINGER  
P O BOX 1171  
IDYLLWILD CA 92549

563282010  
MILDRED R FOLEY  
C/O C/O JIM FOLEY  
8048 PASEO ARRAYAN  
CARLSBAD CA 92009

563292004  
CHAD R ADAMSON  
11100 SE PETROVITSKY RD AP  
RENTON WA 98055

563282009  
CARLISLE EUGENIA VOLK  
BRUCE W CAMPBELL  
C/O C/O BRUCE CAMPBELL  
1224 W MICHELTORENA ST  
SANTA BARBARA CA 93101

563300033  
TENACITY  
P O BOX 243  
IDYLLWILD CA 92549

563300034  
TENACITY  
P O BOX 243  
IDYLLWILD CA 92549

563300036  
IDYLLWILD ALL YEAR RESORT  
BOX 147  
IDYLLWILD CA 92549

563292014  
REIMERS MARY ANN TRUST  
C/O C/O MARY ANN REIMERS  
3634 S BARRINGTON AVE  
LOS ANGELES CA 90066

563283027  
FIRST CHURCH OF CHRIST SCIENTIST  
P O BOX 455  
IDYLLWILD CA 92549

563283015  
DONNA BARUCZA  
P O BOX 3733  
IDYLLWILD CA 92549

563292012  
TENACITY  
P O BOX 243  
IDYLLWILD CA 92549

563300031  
TENACITY  
P O BOX 243  
IDYLLWILD CA 92549

563283017  
CHRIS SINGER  
P O BOX 1171  
IDYLLWILD CA 92549

563300029  
CHARLES A KRETSINGER  
GEORGE J KRETSINGER  
JACQUELINE L KRETSINGER

P O BOX 911  
IDYLLWILD CA 92549

563291001  
JOANS BAR & RESTAURANT  
164 N STANLEY DR  
BEVERLY HILLS CA 90211

563292006  
JAY WILLIAM JOHNSON  
P O BOX 322  
IDYLLWILD CA 92549

565061037  
IDYLLWILD INN INC  
C/O C/O JOSHUA B WHITE  
P O BOX 515  
IDYLLWILD CA 92549

563292011  
GERALD J VANZANTEN  
JANIS VANZANTEN  
P O BOX 2332  
IDYLLWILD CA 92549

563292015  
TENACITY  
P O BOX 243  
IDYLLWILD CA 92549

565061036  
IDYLLWILD INN INC  
C/O C/O JOSHUA B WHITE  
P O BOX 515  
IDYLLWILD CA 92549

563313007  
VILLAGE CENTER PARTNERS  
3118 SYLVAN AVE  
OAKLAND CA 92549

J5 Infrastructure  
Attn: Andrea Urbas  
1554 Barton Rd. #355  
Redlands, CA 92373

Idyllwild Inn Inc  
P O Box 515  
Idyllwild, CA 92549



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach,**  
**Assistant TLMA Director**

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

PP25987  
*Project Title/Case Numbers*

Tim Wheeler (951) 955-6060  
*County Contact Person Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Verizon Wireless c/o Cortel 1554 Barton Rd #355, Redlands CA 92373  
*Project Applicant Address*

Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr.  
*Project Location*

The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats.  
*Project Description*

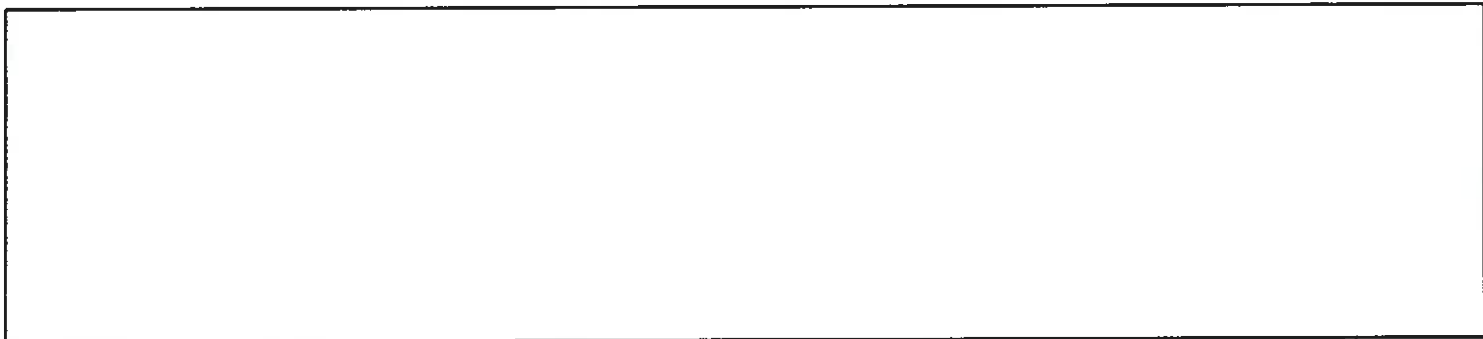
This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not required for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

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

\_\_\_\_\_  
*Signature* Project Planner *Title* \_\_\_\_\_ *Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_





COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

N\* REPRINTED \* R1601599

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: VERIZON WIRELESS C/O CORTEL \$50.00  
paid by: CK 3483  
EA42870  
paid towards: CFG06243 CALIF FISH & GAME - NEG DECL  
at parcel: 54300 VILLAGE CENTER RD IDYL  
appl type: CFG1

By \_\_\_\_\_ Feb 11, 2016 16:58  
MGARDNER posting date Feb 11, 2016

\*\*\*\*\*  
\*\*\*\*\*

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1705971

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: VERIZON WIRELESS C/O CORTEL \$2,216.25  
paid by: CK 2842  
paid towards: CFG06243 CALIF FISH & GAME - NEG DECL  
EA42870  
at parcel #: 54300 VILLAGE CENTER RD IDYL  
appl type: CFG1

By \_\_\_\_\_ May 04, 2017 15:35  
MGARDNER posting date May 04, 2017

\*\*\*\*\*  
\*\*\*\*\*


Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,216.25

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

Agenda Item No.:  
 Area Plan: Mead Valley  
 Zoning Area: Good Hope Area  
 Supervisorial District: First District  
 Project Planner: Desiree Bowdan  
 Directors Hearing: December 18, 2017

Tentative Parcel Map No. 37172  
 CEQA Exempt  
 Applicant: Robert Nicorici  
 Engineer/Representative: Gomez Daneying & Mapping Inc.



Charissa Leach P.E.  
 Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Tentative Parcel Map No. 37172** proposes a Schedule "H" subdivision. The parcel map will subdivide 2.23 gross acres into 2 parcels. The minimum proposed parcel size will be 1.11 gross acres. An **EXCEPTION** to Ordinance No. 460 is also proposed to allow lot depths of Lots 1 and 2 to exceed four (4) times the lot width.

The project site is located north of Betty Road, south of Mountain Avenue, east of Highway 74, and west of Sophie Street.

### BACKGROUND:

#### Sphere of influence

The project site is located within the City of Perris sphere of Influence. The applicant met with City Staff to discuss the proposed project and its relationship with the City's General Plan and Zoning Ordinance. No Further discussion was required, and the City of Perris is in support of the project.

#### Airport Land Use Commission ("ALUC") (File No. ZAP1267MA17)

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed, County of Riverside Case No. PM37172, the proposal to divide 2.23 gross acres into two residential parcels. The project is located on the northerly side of Betty Road, westerly of Sophie Street and southeasterly of State Highway Route 74 in the unincorporated community of Good Hope. The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The project site is located approximately 12,582 feet from the closest point on the runway. At this distance, given the runway elevation of 1,415 feet above mean sea level (AMSL), Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,540 feet AMSL. The proposed building pads for Parcels 1 and 2 are at elevations of 1,562 and 1,563 feet, respectively --- more than 140 feet higher than the runway elevation.

Review by the Federal Aviation Administration Obstruction Elevation Service (FAA OES) is not a prerequisite to the land division, but will be necessary prior to the construction of any structures at this location. Therefore, a condition has been included requiring that the permittee obtain a "Determination of No Hazard to Air Navigation" Letter from the FAA OES prior to issuance of building permits. (90. PLANNING. 4)

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Rural Community: Very Low Density Residential (RC-VLDR) (1 acre minimum)  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC-VLDR) (1 acre minimum) to the north, south, east and west           |
| 3. Existing Zoning (Ex. #2):                   | R-R (Rural Residential)   |
| 4. Surrounding Zoning (Ex. #2):                | R-R to the north, south, east, and west   |
| 5. Existing Land Use (Ex. #1):                 | Vacant  |
| 6. Surrounding Land Use (Ex. #1):              | Single family residential to the north, west, south, and vacant to the east   |
| 7. Project Data:                               | Total Acreage: 2.23 gross acres<br>Total Proposed Lots:2<br>Proposed Min. Lot Size: 1.11 gross acres<br>Schedule: "H" |
| 8. Environmental Concerns:                     | Exempt from CEQA pursuant to State CEQA guidelines Section 15061  |

**RECOMMENDATIONS:**

**STAFF RECOMMENDS THAT THE PLANNING DEPARTMENT TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 based on the findings and conclusions incorporated in the staff report; and,

**APPROVE** an **EXCEPTION** to Section 3.8.C. of Ordinance No. 460 to allow for the lot depth of lots 1, and 2 to exceed four (4) times the width, based on the findings in this staff report and the conclusion that the project will not have a significant effect on the environment; and

**APPROVE TENTATIVE PARCEL MAP NO. 37172**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached conditions of approval.

1. The Project site is designated Rural Community: Very Low Density Residential (RC-VLDR) (1 acre minimum) on the Mead Valley Area Plan. Development within this area is encouraged to be "single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture,

intensive equestrian and animal keeping uses are permitted." The proposed subdivision will result in two, 1.11-acres lots. The proposed subdivision is a specifically anticipated use and is consistent with the land use designation as shown in the Mead Valley Area Plan and with all other relevant policies of this Area Plan and the overall General Plan.

2. The Project site is located within the Rural Village Land Use Overlay (RCVLUO) as detailed in the Mead Valley Area Plan. The policy area generally allows for commercial and small-scale industrial uses, and allows for residential uses at higher densities based on the land use designation. The Project is proposing a lot division that is within the VLDR land use designation requirements, therefore the project is consistent with the RCVLUO Policy.
3. The Project is surrounded by properties that are designated Rural Community: Very Low Density Residential (RC-VLDR) (1-acre minimum) to the north, south, east, and west.
4. The zoning classification for the project site is Rural Residential (R-R)
5. The proposed subdivision of 2.23 acres into two, 1.11-acre parcels with a lot width approximately a lot width of approximately 100 feet is consistent with the required lot area size dimensions and development standards as set forth in the Rural Residential (R-R) zoning classification which requires lots to be no less than one-half acre in size and lot widths to be no less than 80 feet.
6. The Project site is surrounded by properties that zoned Rural Residential (R-R) to the north, south, east, and west. Existing residential uses as well as commercial uses have been constructed and are operating within the project vicinity and will be and compatible to the single-family residential land uses that would ultimately be developed as a result of the currently proposed subdivision.
7. Per Ordinance No. 460 Section 3.8, when lots greater than 18,000 square feet are proposed, the depth shall not exceed 4 times the width of the lot. The Project does not meet this requirement because the existing configuration and irregular dimensions of the property limits the Project from meeting the ratio requirements. By requiring the project to comply with the stated condition, would result in access issues along Betty Road to the parcels and intensifying the irregular property dimensions. Surrounding the Project site are other properties with similar configurations and irregular dimensions. Ordinance No. 460 Section 3.1.C states the Advisory Agency or Appeal Board when it is determined that there are special circumstances applicable to the property, such as but not limited to size, shape or topographical conditions, or existing road alignment and width, and that the granting of the modification will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity. By subdividing the lot, the project is complying with the minimum General Plan land use requirements of 1 acre minimum lots.
8. The proposed subdivision of 2.23 gross acres into two, 1.11-acre parcels is consistent with the required lot area dimensions and standards as set forth in the Development Standards of the R-R zoning classification, which require a minimum one-half acre in size. Therefore, the proposed subdivision is consistent with Ordinance No. 348.
9. The project site is surrounded by properties which are zoned Rural Residential. Subdividing this 2.23 acre parcel in to two, 1.11-gross acre parcel will ensure consistency with the development pattern of the area.

10. The proposed project is not located within an existing Criteria cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), and has found to be consistent with the plan. Although the condition requires a 30 day pre-construction survey and standard Migratory Bird Treaty Act (MBTA) Nesting survey in accordance with standard practices and policy of EPD. These conditions of approval are based on information provided in the biological report of MSHCP consistency that found the project site did not contain suitable habitat for burrowing owl, but if the site was cleared as a result of a requirement for fuel modification onsite conditions may provide suitable habitat for owls to occupy the site. The 30 day pre-construction survey is a safeguard that if and when the site is developed a reasonable effort to ensure compliance with the MSHCP has been achieved. Likewise with MBTA surveys, although nothing was found to occur onsite, the condition is required to conduct a survey before the issuance of a grading permit in accordance with MBTA. Therefore, the design of the proposed map is not likely to cause substantial environmental damage and avoidable injure fish or wildlife or their habitat, nor will it likely cause serious public health problems.
  
11. Based on review by staff, the proposed Project is consistent with the minimum improvements for a Schedule H subdivision as provided in Section 10.13.A.1 of Ordinance No. 460 as they pertain to streets, domestic water, fire protection, sewage disposal, and electrical and communication facilities. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire department access. (90. FIRE. 1)
  - a. Streets: For a Schedule H subdivision, the minimum improvements for a roadway section are as follows: Access Road 24 feet graded. Betty Road is a 50 foot width, which meets the requirement. The proposed parcel map is consistent with these standards because there are no street improvements required. (10. TRANS 6.)
  - b. Ord. No. 460 10.13.A.1.b; all streets shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ord. No. 461. The access road for the project is Betty Road, which is has a 50 foot width and is asphalt paved. This meets the requirement.
  - c. There are no requirements for Access Roads and Existing streets because the Transportation Department is not requiring road improvements because there have already been improvements to Betty Road. Ord. No. 460 10.13.A.1.c.
  - d. Ord. No. 460 10.13.A.1.d; does not apply in this case because the project proposes to be on a septic system. (10 Env. Hlth. 2.)
  - e. Per the Transportation Department, there is no street improvement plans required. (10. TRANS 6.)
  - f. Agricultural lands within an agricultural preserve or within certain zoning classifications are exempt from the Ordinance No. 460 10.13's improvement requirements. The proposed parcel map is not within an agricultural preserve and is not one of the listed agricultural zoning classifications.
  - g. Ordinance No. 460 10.13.f has certain exceptions that apply to parcel maps located entirely within a community services district. The proposed parcel map is not within a community services district.
  
12. This land division is located within a very high fire hazard severity zone in the State Responsibility Area. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee shall be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRA's. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized

and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside's County Assistant Fire Marshall Swarhout stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. The proposed project is a parcel map that may result in the development of an additional single-family residence at the project site. Building setbacks and vegetation management plan shall be in accordance with the California Public Resources Code. Buildings constructed on lots created by this land division shall comply with the special construction requirements of the California Building Code. (10. BS GRADE 5.)
  - b. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 503.2.1 and Riverside County Fire Ordinance No. 787 that road access shall be unobstructed with a width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists. The project meets these requirements by providing primary access on Betty Road which is a 50 foot width, and secondary access on Sophie Street to the property. There is adequate accessibility to the project site for all emergency service vehicles. (COA 90.FIRE 1.)
  - c. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
  - d. The proposed Tentative Parcel Map does not propose any development, improvements, or grading, however the site is physically suitable for conditions of approval 80. FIRE. 1 which states all required water systems, including fire hydrants shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. While the site is located within a CAL Fire state responsibility area and within a very high fire hazard severity zone, Development of this project is in compliance sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding, emergency access and egress, signage and building numbering, and emergency water standards. Fire protection services can easily access the site, with primary access on Betty Road, and secondary access on Sophie Street.
13. Government Code section 66474 and Ordinance No. 460 Section 7.1 require that the following findings be made, and each of these requirements has been met for the following reasons:
  14. The proposed map and its design or improvements are inconsistent with the with the depth ratio of the County's development standards. As demonstrated above in Finding 7, surrounding the project site are other properties with similar configurations and irregular dimensions. Ordinance No. 460 Section 3.1.C states the Advisory Agency or Appeal Board when it is determined that there are special circumstances applicable to the property, such as but not limited to size, shape or topographical conditions, or existing road alignment and width, and that the granting of the modification will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity. By subdividing the lot, the project is complying with the minimum General Plan land use requirements of 1 acre minimum lots.

- a. The site of the proposed map is physically suitable for the type of development and for the proposed density of development. As demonstrated above in Findings 3 through 9, this requirement has been met.
- b. For the reasons set forth in Finding 10 above, the design of the proposed map is not likely to cause substantial environmental damage and avoidable injure fish or wildlife or their habitat, nor will it likely cause serious public health problems.
- c. The design of the Tentative Parcel Map No. 37172 will not conflict with any easements, because there are no easements on this property. No additional road improvements will be required at this time along Betty Road due to existing improvements. (10. TRANS 6.)

15.

The project site is in located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. Because this is a standard requirement for areas within the Fee Assessment Area, this constitutes a standard condition of approval, not mitigation pursuant to CEQA.

16. This project is within the City Sphere of Influence of City of Perris. The applicant met with City Staff to discuss the proposed project and its relationship with the City's General Plan and Zoning Ordinance. No Further discussion was warranted, and the City of Perris is in support of this project.
17. The proposed Tentative Parcel Map would not result in any direct improvements or physical impacts on its own. Assuming the parcel map is approved and built-out in the future, the approval of the proposed Tentative Parcel Map would only result in one additional single-family residence. The project is **EXEMPT** from CEQA pursuant to State CEQA Guidelines Section 15061 because Section (a) (3) states The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

### **CONCLUSIONS:**

1. The proposed project is in conformance with the Rural Community: Very Low Density Rural Community (RC-VLDR) (1 DU/AC) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.



4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the WRCMSHCP.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Fault Zone; or
  - b. A County Service Area
  - c. No in a WRMSHCP Criteria Cell
  - d. No Liquefaction Area; and
  - c. No Subsidence Area; and
  - d. A Flood Zone.
3. The project site is located within:
  - a. Airport Influence Area; or
  - b. A Sphere of Influence Area; and
  - c. A Very High Fire Zone with a State Responsibility Area; and
  - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
4. The subject site is currently designated as Assessor's Parcel 342-150-017

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
PM37172**

Supervisor: Jeffries  
District 1

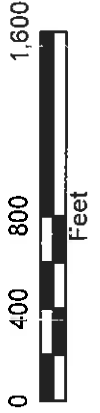
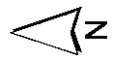
Date Drawn: 08/17/2017  
Vicinity Map

**VICINITY/POLICY AREAS**



Zoning Area: Good Hope

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County. This plan is subject to change. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)985-5300 (Western County) or in Perris at (951)985-4277 (Eastern County) or Website: <http://www.co.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37172

LAND USE

Supervisor: Jeffries

District 1

Date Drawn: 08/17/2017

Exhibit 1



Zoning Area: Good Hope

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37172

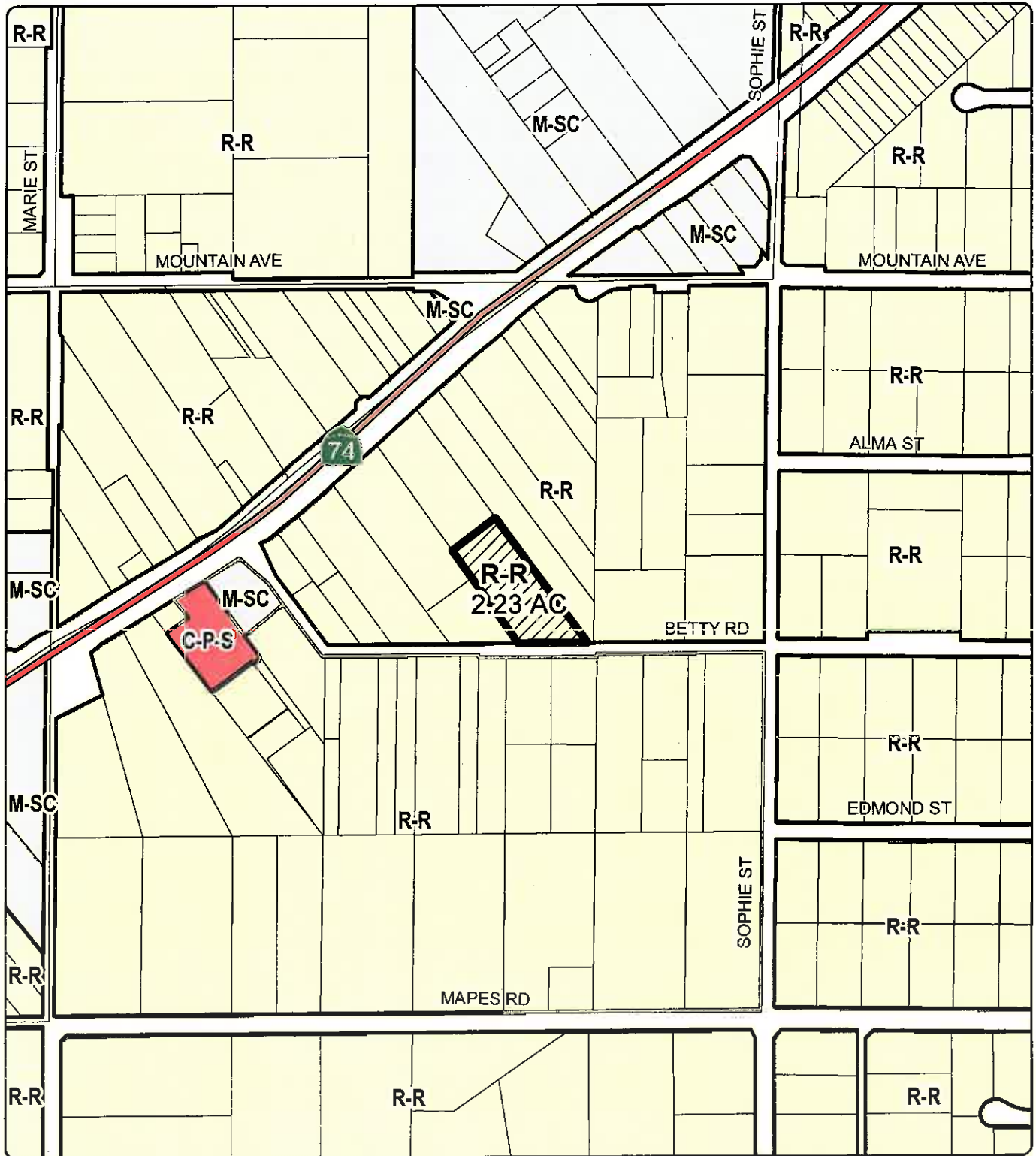
EXISTING ZONING

Supervisor: Jeffries

District 1

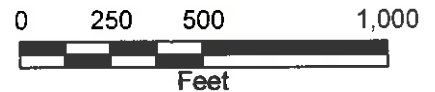
Date Drawn: 08/17/2017

Exhibit 2



Zoning Area: Good Hope

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37172

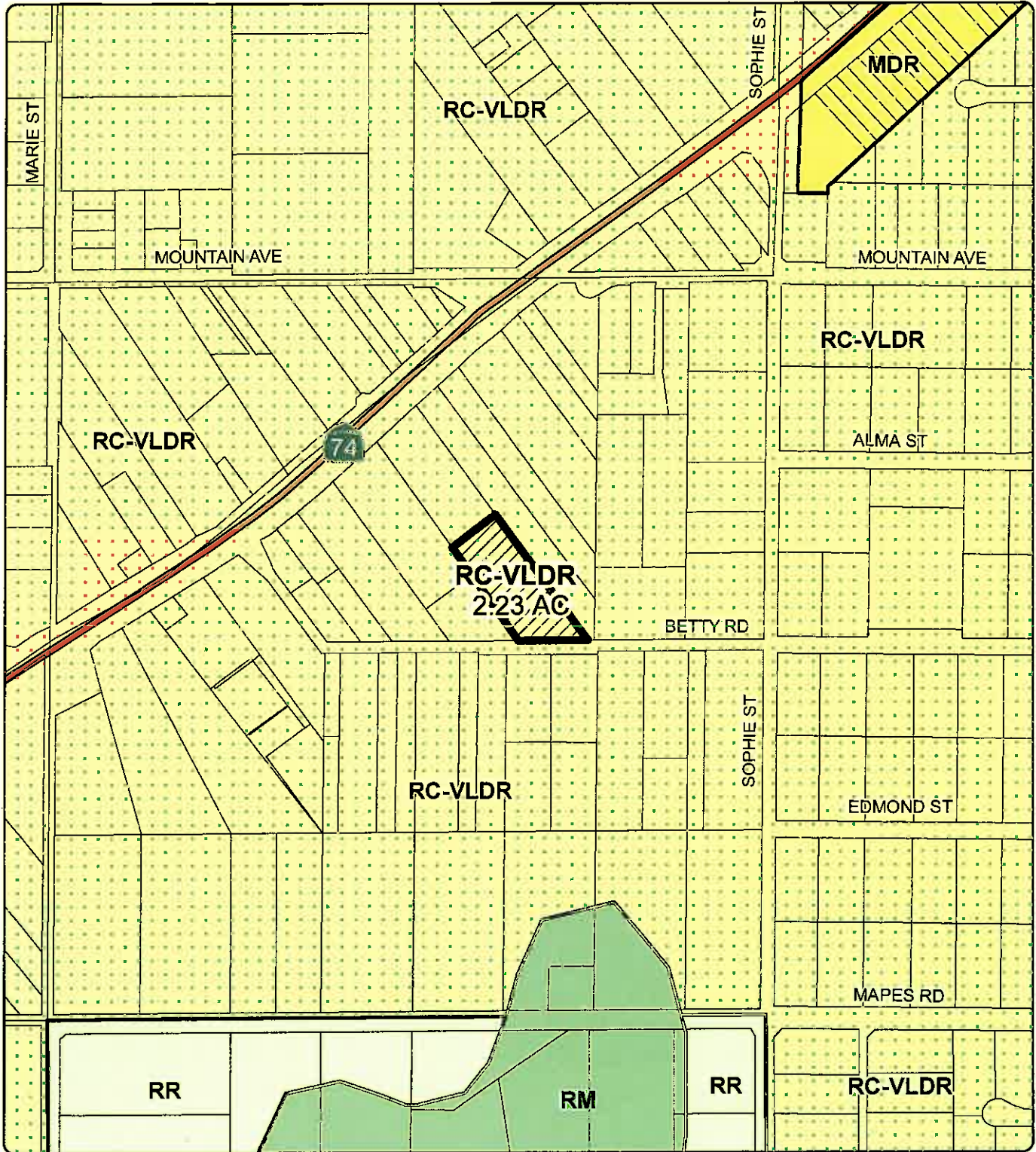
EXISTING GENERAL PLAN

Supervisor: Jeffries

District 1

Date Drawn: 08/17/2017

Exhibit 5



Zoning Area: Good Hope

Author: Vinnie Nguyen



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

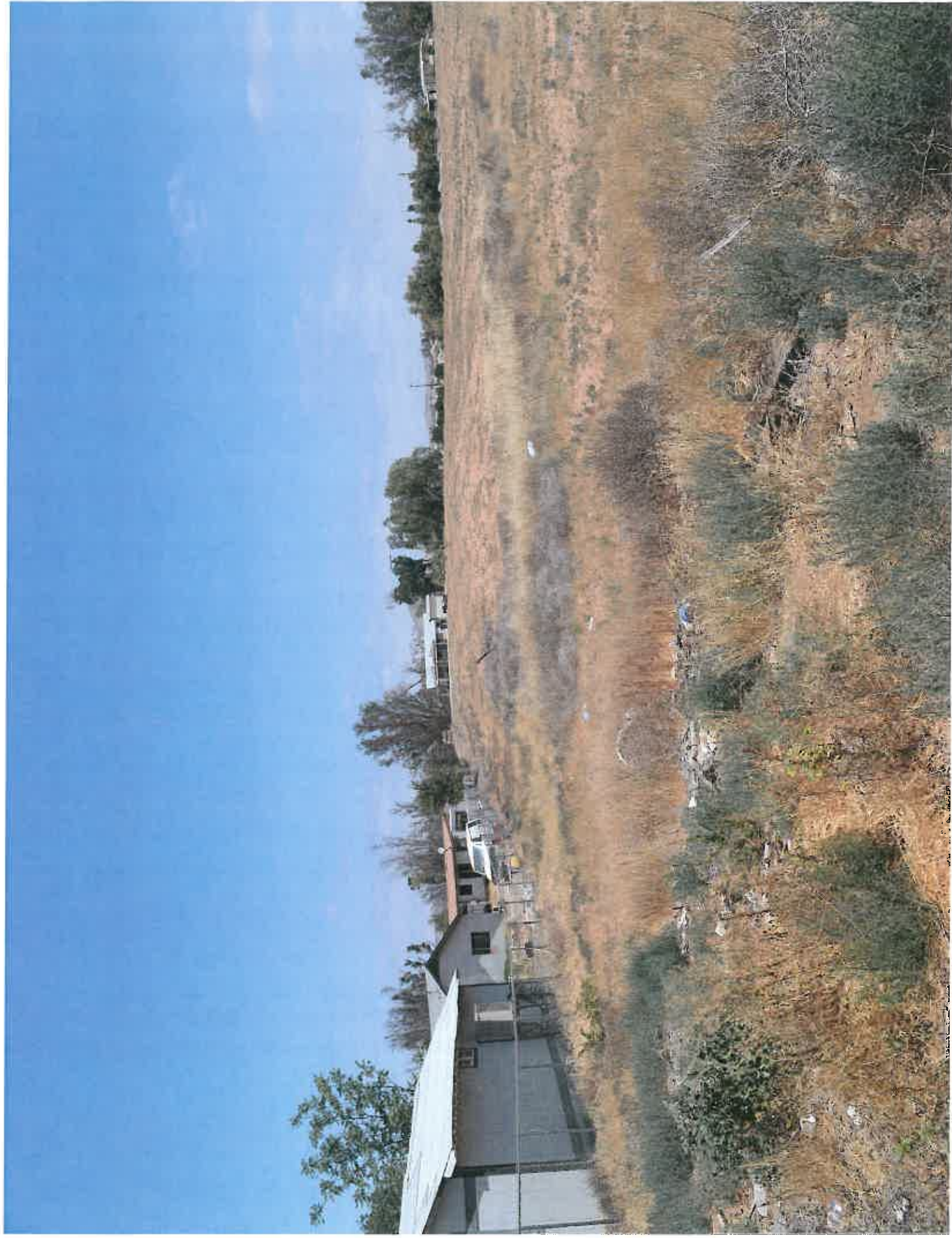












PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is to propose a Schedule "H" subdivision for conveyance purposes. The parcel map will subdivide 2.23 gross acres into 2 parcels. The minimum proposed parcel size will be 1.11 gross acres.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; 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 TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 37172 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 37172, Amended No. 2, dated May 15, 2017.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

10. EVERY. 5 MAP - ALUC

RECOMMND

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses shall be prohibited:

(a) Any use which would direct a steady light or flashing light of red, white green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10. EVERY. 5 MAP - ALUC (cont.)

RECOMMND

(Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)

(d) Any use which would generate eletrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. Prior to issuance of building permits for any structures, the permittee shall provide to the Riverside County Department of Building & Safety a "Determination of No Hazard to Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service.

Please contact Paul Raul, ALUC Urban Regional Planner IV, with any questions at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT

RECOMMND

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

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10.BS GRADE. 5                      MAP - NPDES INSPECTIONS                      RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10.BS GRADE. 5            MAP - NPDES INSPECTIONS (cont )            RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 6            MAP - EROS CNTRL PROTECT            RECOMMND

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

10.BS GRADE. 7            MAP - DUST CONTROL            RECOMMND

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

10.BS GRADE. 9            MAP - MINIMUM DRNAGE GRADE            RECOMMND

Site drainage shall be in accordance with the current California Building Code. Swales located within 10' of the building foundation shall have 2% minimum slope. Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 11            MAP - SLOPE SETBACKS            RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 20            MAP - FINISH GRADE            RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1            USE - POTABLE WATER SERVICE            RECOMMND

PM37172 is proposing potable water service from Eastern Municipal District (EMWD). It is the responsibility of the developer to ensure that all

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - POTABLE WATER SERVICE (cont.) RECOMMND

requirements to obtain potable water service are met with EMWD as well as all other applicable agencies.

Any existing onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 USE - WASTEWATER DISPOSAL RECOMMND

Any and all structures must have an approved method of wastewater disposal. Prior to building permit issuance, the applicant must provide information if sanitary sewer service is available to the property. If no sanitary sewer service is available, then the applicant must submit information required for the review of an onsite wastewater treatment system (OWTS).

Please call 951-955-8980 for any additional questions.

10.E HEALTH. 3 USE - ECP COMMENTS RECOMMND

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

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

10.FIRE. 2 MAP\*-#52-RES HYDRANT RECOMMND

Approved standard fire hydrants, (6"x4"x2.5) shall be located not more than 600 feet in any direction from all exterior walls of the structures.



PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI: 1 MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map (PM) 37172 is a proposal for Schedule H subdivision of 2.23 acres into 2 parcels in the Good Hope area. The site is located on the north side of Betty Road approximately 800 feet west of Sophie Street and east of Highway 74.

The site receives stormwater runoff from a tributary drainage area of approximately 5 acres to the east. These flows enter the property at the northeasterly corner of the proposed pad for Parcel 2 and leave the site at the southwesterly corner for the proposed pad on Parcel 1. The grading of the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with Section 1B of Ordinance 457, by elevating the finished floor a minimum of one foot above the adjacent ground measured at the upstream edge of the structure.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE

RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed herein.

10.PLANNING. 2 MAP - FEES FOR REVIEW

RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10.PLANNING. 5                    MAP - TRAIL MAINTENANCE                    RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 7                    MAP - ZONING STANDARDS                    RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Rural Residential (R-R) zone.

10.PLANNING. 10                    MAP - ORD 810 OPN SPACE FEE                    RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

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

10.PLANNING. 11                    MAP - ORD NO. 659 (DIF)                    RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10.PLANNING. 11                   MAP - ORD NO. 659 (DIF) (cont.)                   RECOMMND

and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 12                   STKP- OFF-HIGHWAY VEHICLE USE                   RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 13                   MAP - SUBMIT BUILDING PLANS                   RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 15                   MAP - LOW PALEO                   RECOMMND

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

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10. PLANNING. 15 MAP - LOW PALEO (cont.)

RECOMMND

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.

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10.PLANNING: 15                    MAP - LOW PALEO (cont.) (cont.)                    RECOMMND

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.

TRANS DEPARTMENT

10.TRANS. 1                        MAP - STD INTRO 3(ORD 460/461)                        RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2                        MAP - COUNTY WEB SITE                        RECOMMND

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

10.TRANS. 3                        MAP - TS/EXEMPT                        RECOMMND

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

10.TRANS. 4                        MAP - DRAINAGE 1                        RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns,

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10.TRANS. 4 MAP - DRAINAGE 1 (cont.) RECOMMND

i.e.; concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6 MAP - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Betty Road due to existing improvements.

10.TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

10. GENERAL CONDITIONS

10.TRANS. 7                      MAP - LC LANDSCAPE REQUIREMENT (cont.)                      RECOMMND

4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                      MAP - EXPIRATION DATE                      RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1                      MAP - PREPARE A FINAL MAP                      RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

PARCEL MAP Parcel Map #: PM37172

Parcel: 342-150-017

50. PRIOR TO MAP RECORDATION

50.PLANNING. 2                    MAP - SURVEYOR CHECK LIST                    RECOMMND

The County Transportation Department Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 1.11 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-R zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

50.PLANNING. 13                    MAP - FINAL MAP PREPARER                    RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 14                    MAP - ECS SHALL BE PREPARED                    RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 15                    MAP - ECS EXHIBIT                    RECOMMND

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

50.PLANNING. 16                    MAP - ECS NOTE RIGHT-TO-FARM                    RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

Lots as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 16                    MAP - ECS NOTE RIGHT-TO-FARM (cont.)                    RECOMMND

Declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 18                    MAP - COMPLY WITH ORD 457                    RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 19                    MAP - AG/DAIRY NOTIFICATION                    RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 19 MAP - AG/DAIRY NOTIFICATION (cont.) RECOMMND

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 21 MAP - REMOVAL OF STRUCTURES RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Division that all existing structures on the subject property have been properly removed.

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - SUFFICIENT R-O-W RECOMMND

Sufficient right-of-way along Betty Road shall be dedicated for public use to provide for a 30 foot half-width right-of-way per Standard No. 106, Section "A", Ordinance 461.

TRANS DEPARTMENT

50.TRANS. 1 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections including driveways shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50'

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50. PRIOR TO MAP RECORDATION

50.TRANS. 1                    MAP - INTERSECTION/50' TANGENT (cont.)                    RECOMMND

tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                    MAP - NPDES/SWPPP                    RECOMMND

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

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

60.BS GRADE. 2                    MAP - GRADING SECURITY                    RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3                    MAP - IMPORT/EXPORT                    RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                    MAP - IMPORT/EXPORT (cont.)                    RECOMMND

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 6                    MAP - DRNAGE DESIGN Q100                    RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 8                    MAP - OFFSITE GDG ONUS                    RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 9                    MAP - NOTRD OFFSITE LTR                    RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11                    MAP - PRE-CONSTRUCTION MTG                    RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13                    MAP- BMP CONST NPDES PERMIT                    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.

60.BS GRADE. 14                    MAP - SWPPP REVIEW                    RECOMMND

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.

60.BS GRADE. 15                    MAP - IF WQMP REQUIRED                    RECOMMND

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.

60.BS GRADE. 16                    MAP - NATURAL DRAINAGE                    RECOMMND

The grading of the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

EPD DEPARTMENT

60.EPD. 1                            EPD - 30 DAY BURROWING OWL SUR                    INEFFECT

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - 30 DAY BURROWING OWL SUR (cont.)                      INEFFECT

and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 2                      EPD - MBTA SURVEY                      INEFFECT

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 bird nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - MBTA SURVEY (cont.) INEFFECT

Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved uilding pad sites shown on the TENTATIVE MAP.

60.PLANNING. 3 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by n appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 4 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 5 MAP - GRADING & BRUSHING AREA RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, ] and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 6 MAP - POST & BEAM FOUNDATIONS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which reflect the utilization of post and beam foundations or the appropriate combination of split-level pads and post and beam foundations] when development is proposed on natural slopes of fifteen (15%) percent or greater measured over a horizontal distance of thirty (30) feet.

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 11 MAP - IDENTIFY SPECIMEN TREES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared for the subject site which identify those existing [native] [specimen] trees which are to be preserved, as identified on the TENTATIVE MAP. Those trees not identified for preservation are to be replaced with specimen trees as approved by the Planning Director. Replacement trees and retained trees shall be noted on approved landscaping plans.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13                    MAP - SECTION 1601/1603 PERMIT                    RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 14                    MAP - SECTION 404 PERMIT                    RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 16                    MAP - SKR FEE CONDITION                    RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.23 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance,



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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O-G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 2 USE - WATER WILL SERVE RECOMMND

Provide current documentation of water service from the appropriate purveyor.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 4 USE - WASTEWATER DISPOSAL

RECOMMND

An approved method of wastewater disposal is required. First, it must be established that no sewer is available at the time of construction. If sewer is available, then construction must connect to sewer.

If no sewer available, the applicant must provide a soils percolation report that is consistent with the requirements of the Local Management Program and any other materials that would be required to review the project.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM

RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety a written certification from the appropriate water district showing that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them. Show on map the location of the fire hydrants and access to the property.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 5 MAP - SKR OCCUPY/CORE IN HCP

RECOMMND

Prior to the issuance of a grading permit, or issuance of a building permit for the construction of a primary structure, a mobile home site preparation permit, or a mobilehome installation permit, whichever comes first:

. A Section 10(a) Permit issued pursuant to the provisions of the federal Endangered Species Act of 1973 and an Agency Agreement State Endangered Species Permit issued pursuant to the provisions of the California Endangered Species Act which authorize take of the Stephens' Kangaroo Rat must be in effect, and

b. Submission of a focused SKR biological report, compiled in accordance with the Riverside County Planning Department "Requirements for Submittal of Biological Reports". The

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5                    MAP - SKR OCCUPY/CORE IN HCP (cont.)                    RECOMMND

Report shall be prepared by a biologist authorized by the U.S. Fish and Wildlife Service to trap the Stephens' Kangaroo Rat for scientific purposes documenting the amount of occupied Stephens' Kangaroo Rat habitat subject to disturbance or destruction. The report must be submitted to the Planning Department - Information Services Counter for review and acceptance. The accepted biological report shall be forwarded to the Planning Department - Advanced Planning Division for archival purposes.

80.PLANNING. 6                    MAP - SKR OCCUPY OUTSIDE HCP                    RECOMMND

Prior to the issuance of a grading permit, or issuance of a building permit for the construction of a primary structure, or a mobilehome site preparation permit, whichever comes first:

a. A Section 10(a) Permit issued pursuant to the provisions of the federal Endangered Species Act of 1973 and an Agency Agreement State Endangered Species Permit issued pursuant to the provisions of the California Endangered Species Act which authorize take of the Stephens' Kangaroo Rat must be in effect, and

b. The applicant shall acquire replacement SKR habitat in accordance with the provisions of the SKR Long-Term Habitat Conservation Plan for all SKR occupied areas incidentally taken, and convey such acreage to the Riverside County Habitat Conservation Agency for inclusion in the SKR core reserve system. The applicant shall provide documentation from the Riverside County Habitat Conservation Agency, or its successors-in-interest, to the Planning Director declaring that the development application is entitled to receive coverage under the Section 10(a) Permit, thereby resulting in condition compliance.

80.PLANNING. 7                    MAP - SCHOOL MITIGATION                    RECOMMND

Impacts to the Perris Elementary and Perris Union High School District shall be mitigated in accordance with California State law.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9                    MAP - FEE BALANCE                    RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

TRANS DEPARTMENT

80.TRANS. 1                    MAP - INTERSECTION/50' TANGENT                    RECOMMND

All centerline intersections including driveways shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                    MAP - PRECISE GRADE INSP                    RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

i.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes

2.Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

90.BS GRADE. 2                    MAP - PRECISE GRD'G APRVL                    RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2                    MAP - PRECISE GRD'G APRVL (cont.)                    RECOMMND

1. Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

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

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

90.BS GRADE. 7                    MAP - IF 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.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 MAP-#45-FIRE DEPARTMENT ACCESS RECOMMND

The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire department access.

PLANNING DEPARTMENT

90.PLANNING. 2 MAP - FENCE REQUIRED RECOMMND

The land divider/permit holder shall construct a six (6) foot high solid wood fence. The required fence shall be subject to the approval of the County Department of Building and Safety.

90.PLANNING. 3 MAP - 2ND DST FENCE/WALL LOCA RECOMMND

Constructed walls/fences shall conform with the locations delineated on the approved Landscaping, Irrigation and Fencing/Wall Plan required by these conditions of approval.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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



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

DATE: October 19, 2017

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Building & Safety – Grading

P.D. Environmental Programs Division  
Riv. Co. Waste Resources Management Dept.

**Parcel Map No. 37172 – EA43011 – Applicant: Robert Nicorici – Engineer/ Representative: Gomez Daneying & Mapping Inc. – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: North of Betty Road, south of Mountain Avenue, east of Highway 74, and west of Sophie Street – 2.23 Gross Acres – Zoning: Rural Residential (R-R) **REQUEST:** The Parcel Map proposes a Schedule “H” subdivision to create two (2) parcels. The parcels will be a minimum of 1.1 gross acres. APN: 342-150-017. **BBID: 510-984-054 UPROJ: PM37172****

**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 comment on June 15, 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.

Any questions or comments regarding this project should be directed to Angel Anguiano, Project Planner at (951) 955-6184 or e-mail at [aanguian@rivco.org](mailto:aanguian@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.*

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

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE      Original Case No. \_\_\_\_\_

REVISED MAP      Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: ROBERT NICORICI

Contact Person: ROBERT NICORICI      E-Mail: robert.nicorici@gmail.com

Mailing Address: 3849 Halladay Avenue

Riverside      CA      92503

City      State      ZIP

Daytime Phone No: (714) 630-1234      Fax No: ( )

Engineer/Representative Name: LANDMARK SURVEYING & MAPPING INC.

Contact Person: DAN GOMEZ      E-Mail: lndmrk@sbcglobal.net

Mailing Address: 14586 Choke Cherry Drive

Victorville      CA      92392

City      State      ZIP

Daytime Phone No: (760) 955-4141      Fax No: (760) 955-3441

Property Owner Name: ROBERT NICORICI

Contact Person: SAM NICORICI      E-Mail: SAMNIC543@GMAIL.COM

Mailing Address: 3849 Halladay Avenue, Riverside, CA 92503

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 SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of BETTY ROAD, South of MOUNTAIN AVE., East of HWY 74, West of SOPHIE ST.

**SUBDIVISION PROPOSAL:**

Map Schedule: G Minimum Developable Lot Size: 48.9K SQ.FT.  
Number of existing lots: 1 Number of proposed developable lots: 2  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No   
Number of proposed non-developable lots (excluding streets): 0 Subdivision Density: 1 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s). \_\_\_\_\_  
(e.g. Tentative Parcel Map, Zone Change, etc.)

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

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

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

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

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

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

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

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

Name of Applicant: ROBERT NICORICI

Address: 3849 HALLADAY AVENUE, RIVERSIDE, CA 92503

Phone number: 714 630-1234

Address of site (street name and number if available, and ZIP Code): BETTY ROAD, PERRIS

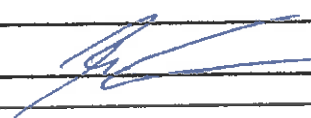
Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 342-150-017

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

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant:  Date 3.23.17

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx  
Created: 04/08/15 Revised: 06/07/16

June 29, 2017

Angel Anguiano, Project Planner  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409



**Subject: Parcel Map No. 37172; APN: 342-150-017**

**Project Description: Proposing Schedule "H" Subdivision to create 2 parcels**

Dear Angel Anguiano:

The subject project may require either water, sewer and/or recycled water services from EMWD. The details of said service connection points will be further detailed in a separate document, known as EMWD's Plan of Service (POS), to be developed by the project proponent and approved by EMWD.

The project may require on-site and offsite facilities, such as water and sewer pipelines, as well as associated easements and/or Right-of-Way Permits to adequately serve the project demands.

On February 14, 2017, the subject project was reviewed for Due Diligence with EMWD's New Business Department, with a New Facilities Project Number WS2017-085 and Application for Service Project Number 2017-172.

To date, EMWD has not received a Work Order deposit to develop the POS, to identify on-site and offsite facilities required to serve this project.

If you have questions or concerns, please do not hesitate to contact me at (951) 928-3777, extension 4468 or by e-mail at [El-hagem@emwd.org](mailto:El-hagem@emwd.org).

Sincerely,

Maroun El-Hage, M.S., P.E.  
Senior Civil Engineer  
New Business Department  
Eastern Municipal Water District

MEH:emn

Attachment

Board of Directors: David A. Brown, President; David A. Brown, Vice President; Joseph J. Fadden, CEO; Thomas J. Fadden, CFO; Donald W. Johnson, Board Secretary



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 1, 2017

**CHAIR**  
Rod Ballance  
Riverside

**VICE CHAIRMAN**  
Steve Manos  
Lake Elsinore

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Glen Holmes  
Hemet

Russell Betts  
Desert Hot Springs

Steven Stewart  
Palm Springs

**STAFF**

**Director**  
Simon A. Housman

John Guerin  
Paul Ruff  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Mr. Angel Anguiano, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR'S DETERMINATION**

File No.: ZAP1267MA17  
Related File No.: PM37172 (Tentative Parcel Map)  
APN: 342-150-017

Dear Mr. Anguiano:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PM37172 (Tentative Parcel Map No. 37172), a proposal to divide 2.23 gross acres located on the northerly side of Betty Road, westerly of Sophie Street and southeasterly of State Highway Route 74 in the unincorporated community of Good Hope into two residential parcels.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The project site is located approximately 12,582 feet from the closest point on the runway. At this distance, given the runway elevation of 1,415 feet above mean sea level (AMSL), Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,540 feet AMSL. The proposed building pads for Parcels 1 and 2 are at elevations of 1,562 and 1,563 feet, respectively --- more than 140 feet higher than the runway elevation. Review by the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) is not a prerequisite to the land division, but will be necessary prior to the construction of any structures at this location. Therefore, a condition has been included requiring that the permittee obtain a "Determination of No Hazard to Air Navigation" letter from the FAA OES prior to issuance of building permits.

As ALUC Director, I hereby find the above-referenced projects **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:



## AIRPORT LAND USE COMMISSION

### CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and tenants of the homes thereon.
4. Prior to issuance of building permits for any structures, the permittee shall provide to the Riverside County Department of Building and Safety a "Determination of No Hazard to Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

## AIRPORT LAND USE COMMISSION

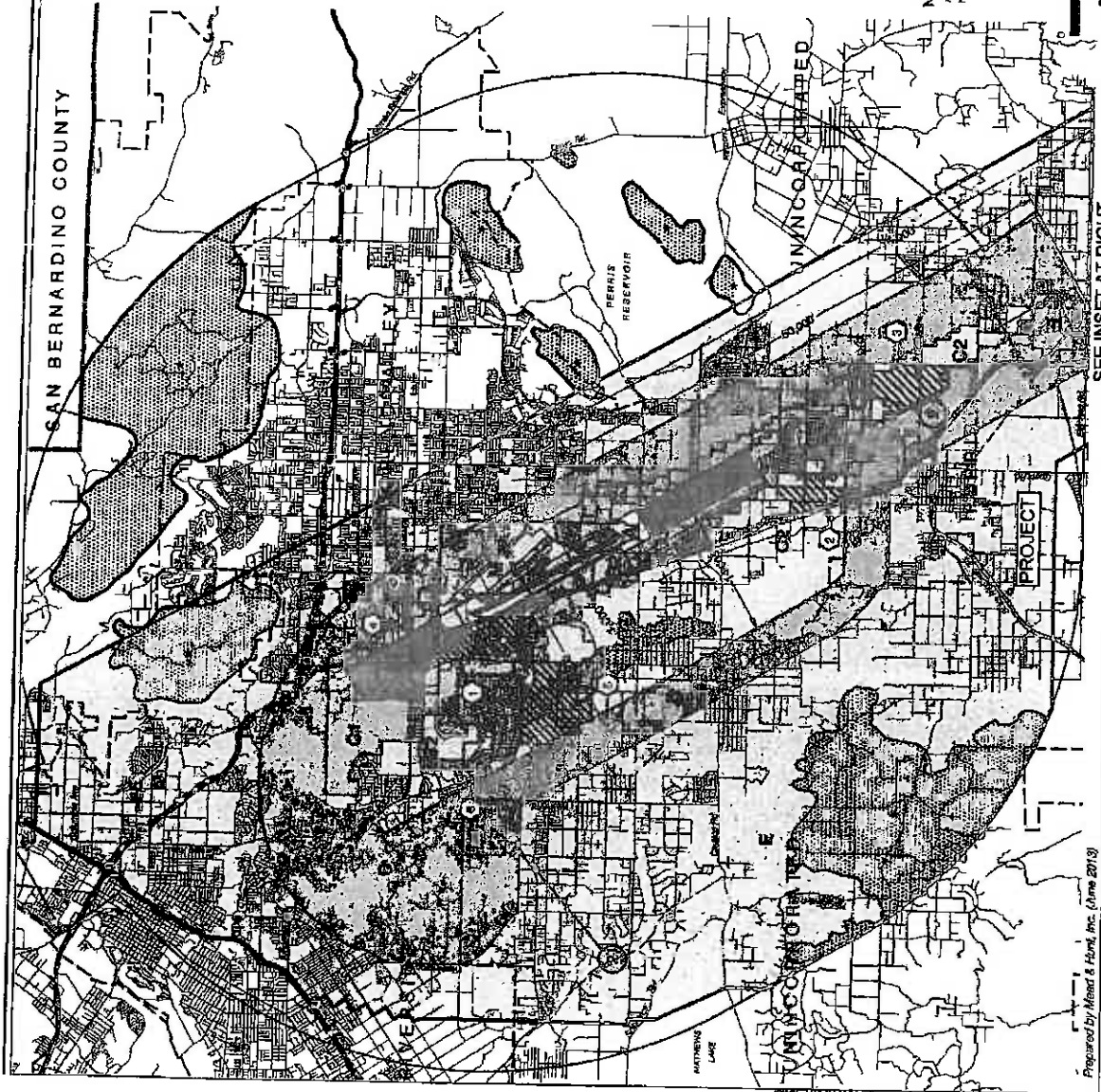
Attachments: Notice of Airport in Vicinity

cc: Robert Nicorici, Betty Road Trust/Resolute, A Nevada Co. (applicant/landowner)  
Dan Gomez, Landmark Surveys (representative)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Daniel Rockholt, March Air Reserve Base  
Pat Conatser, Perris Valley Airport  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1267MA17\ZAP1267MA17.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

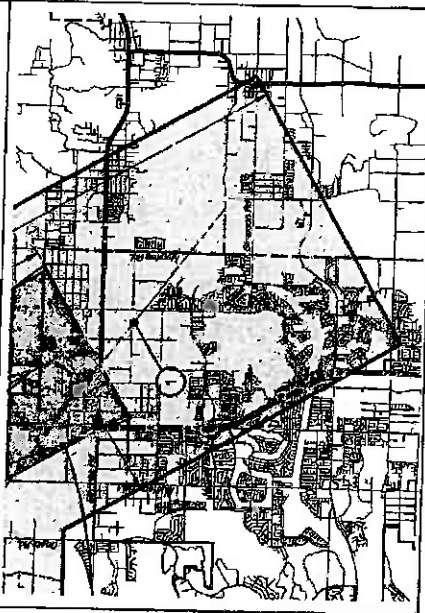
This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



**LEGEND**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C1
  - Zone C2
  - Zone D
  - Zone E
  - Zone M
  - High Terrain Zone
  - FAR Part 77 Military Outer Horizontal Surface Limits
  - FAR Part 77 Notification Area
- Boundary Lines**
- March Air Reserve Base / Air Force Property
  - March Joint Powers Authority Property Line
  - County Boundary
  - City Limits
  - Sites-Specific Exceptions (existing local agency commitments to development projects)
- Points of Interest**
- ① Point at which aircraft on Runway 22 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,835 feet MSL.
  - ② Point at which departing aircraft typically reach 3,000 feet above runway end.
- Other Points of Interest**
- ① March JPA: March Business Center/Meridian
  - ② Paines: Harvest Landing
  - ③ Paines: Park West
  - ④ Moreno Valley: Affordable Housing
  - ⑤ March JPA: Ben Clark Training Center
  - ⑥ Riverside: Ridge Crest subdivision

**INSET**



Riverside County  
 Airport Land Use Commission  
 March Air Reserve Base / Inland Port Airport  
 Land Use Compatibility Plan  
 (Adopted November 13, 2014)

Note:  
 All dimensions are measured from  
 runway ends and centerlines.

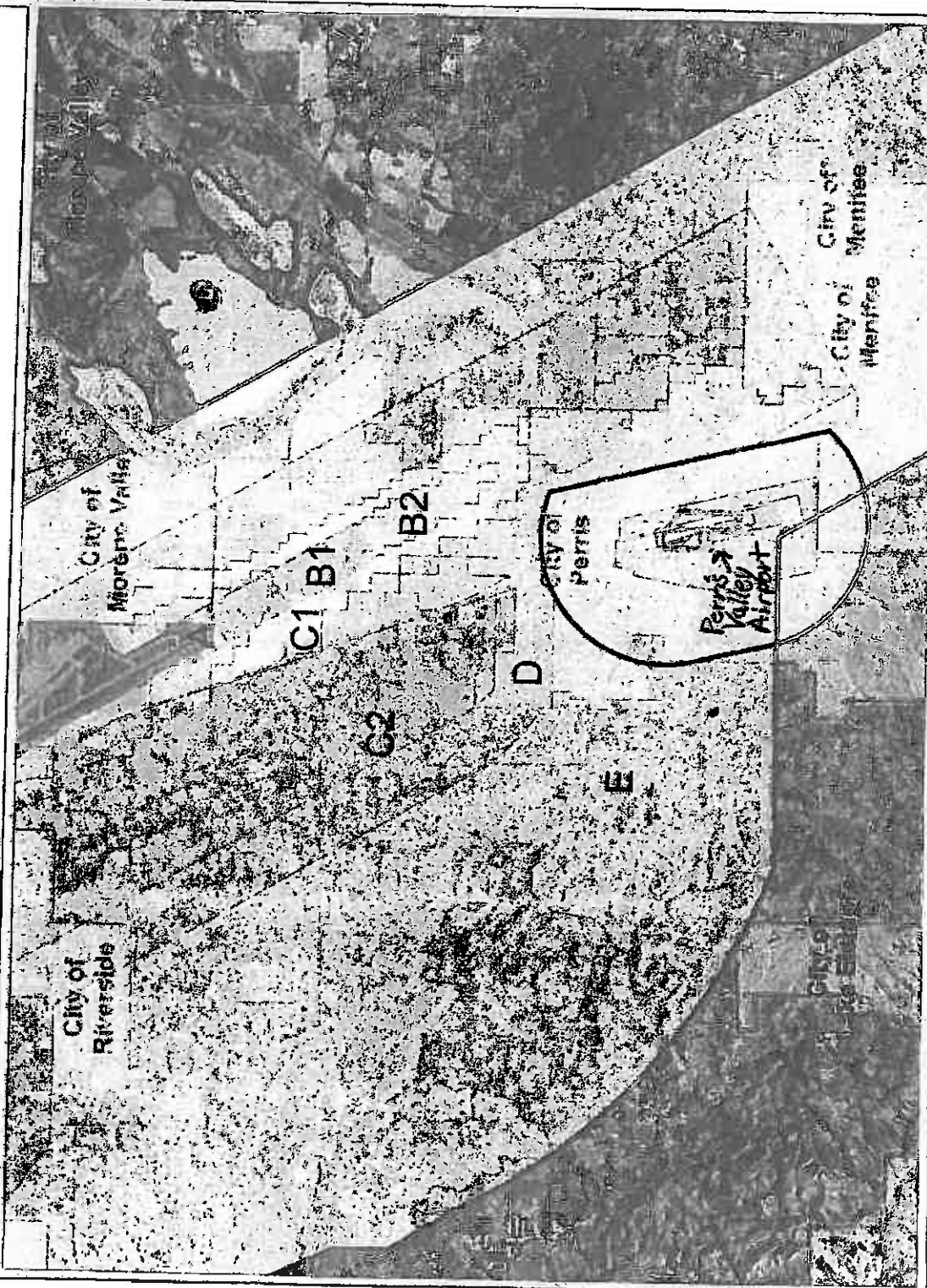


Base map source: County of Riverside 2013

Map MA-1

**Compatibility Map**  
 March Air Reserve Base / Inland Port Airport

# My Map



**Legend**

	Airports
	AIA
	Airport Compatibility
	OTHER ZONE
	A
	A-EXC1
	B1
	B1-APZ I
	B1-APZ I-EXC1
	B1-APZ II
	B1-APZ II-EXC1
	B1-EXC1
	B2
	B2-EXC1
	C
	C1
	C1-EXC1
	C1-EXC3
	C1-EXC4
	C1-HIGHT
	C2
	C2-EXC1
	C2-EXC2
	C2-EXC3
	C2-EXC5
	C2-EXC6
	C2-HIGHT

## Notes

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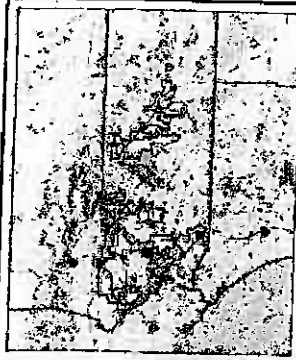


12,889 25,778 Feet

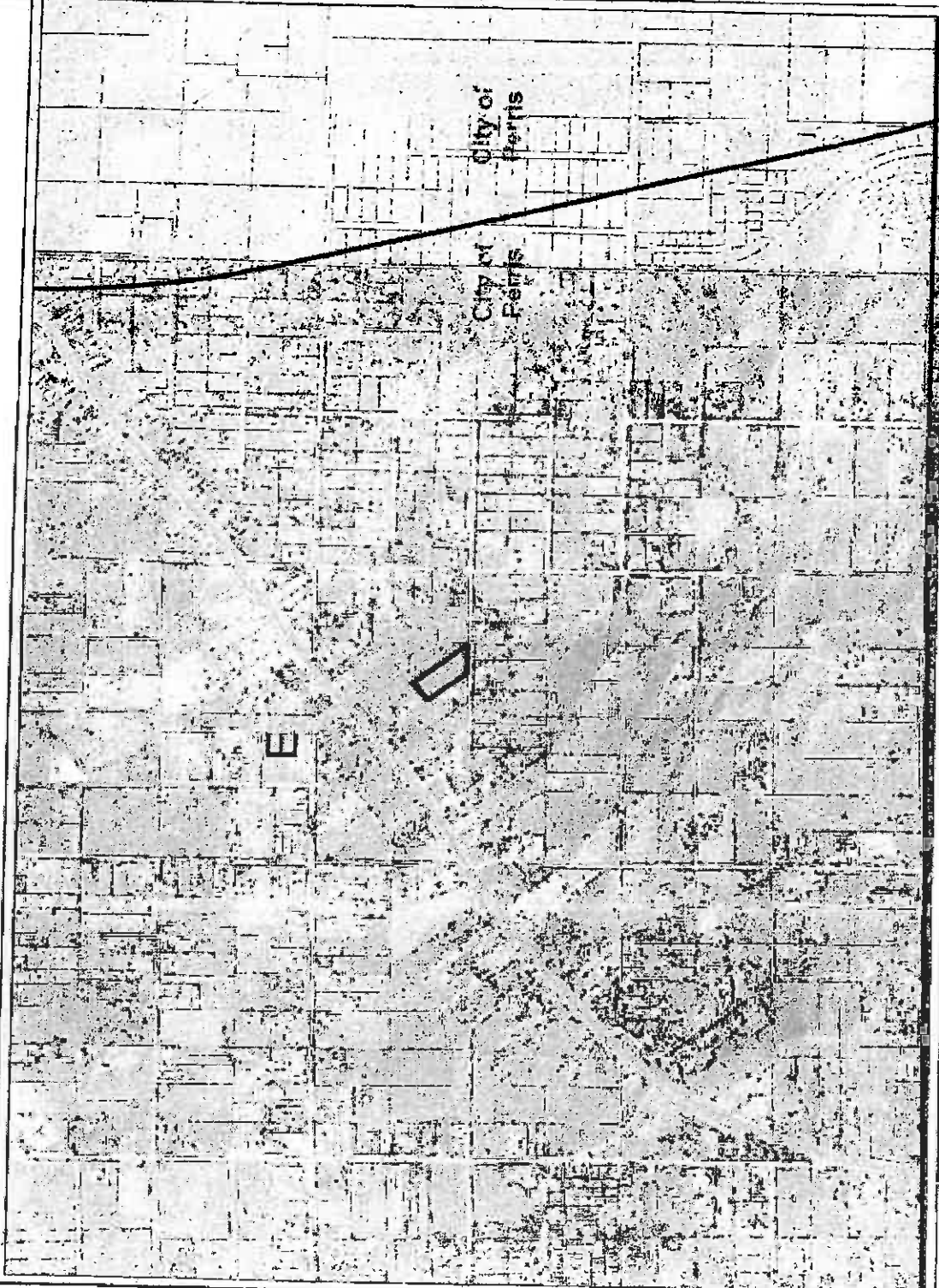


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# My Map



- Legend**
- Airports
  - AIA
  - Airport Compatibility**
  - OTHER ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC6
  - C2-EXC6
  - C2-HIGHT



## Notes

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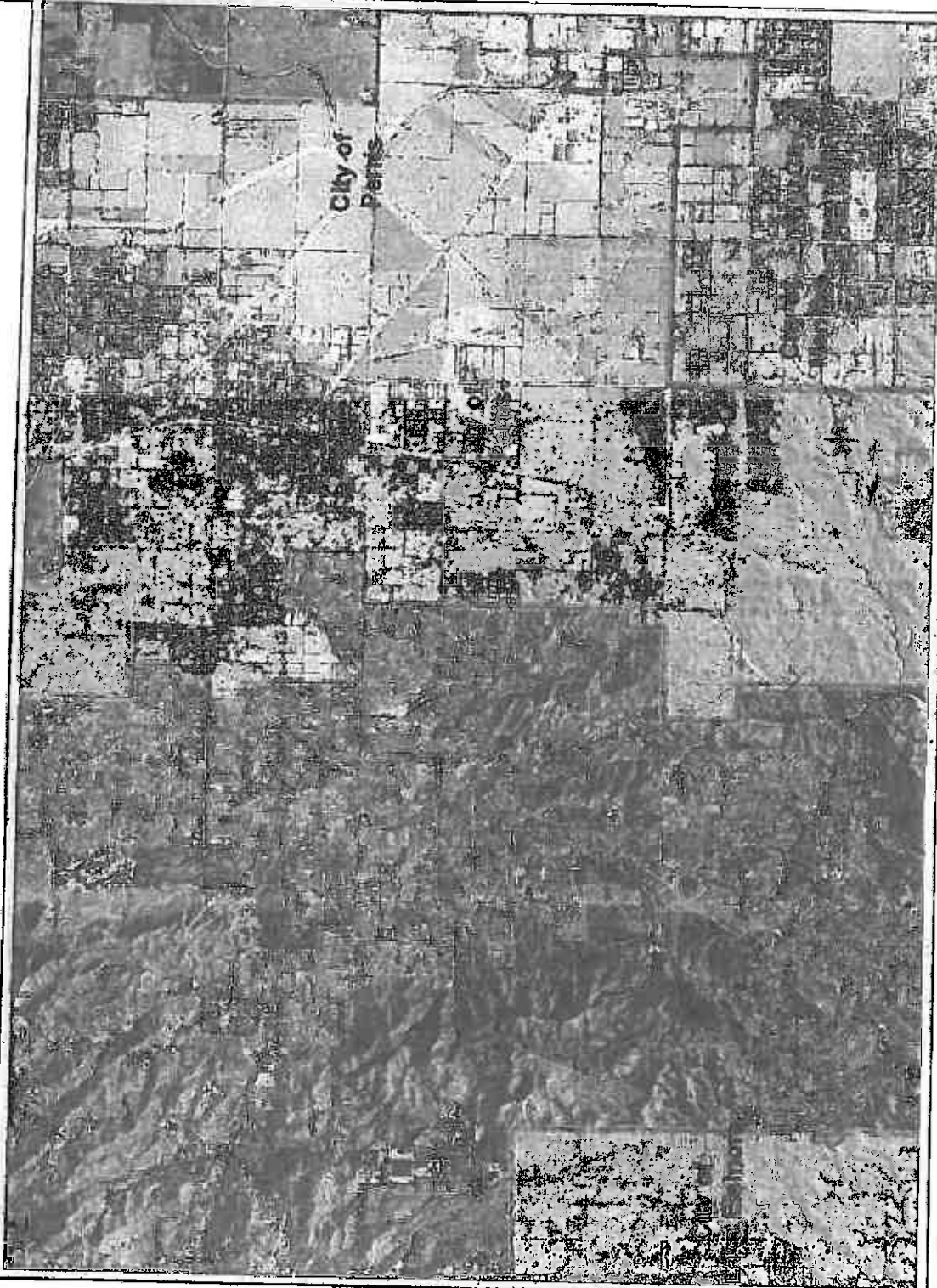
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0 1,611 3,222 Feet



# My Map



- Legend**
- City Boundaries
  - Cities
  - highways\_large
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - USHWY
  - majorroads
  - counties
  - cities

## Notes

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0 6,445 12,889 Feet



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# My Map



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

## Notes

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0 3,222 6,445 Feet



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# My Map



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

## Notes

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3,222 Feet

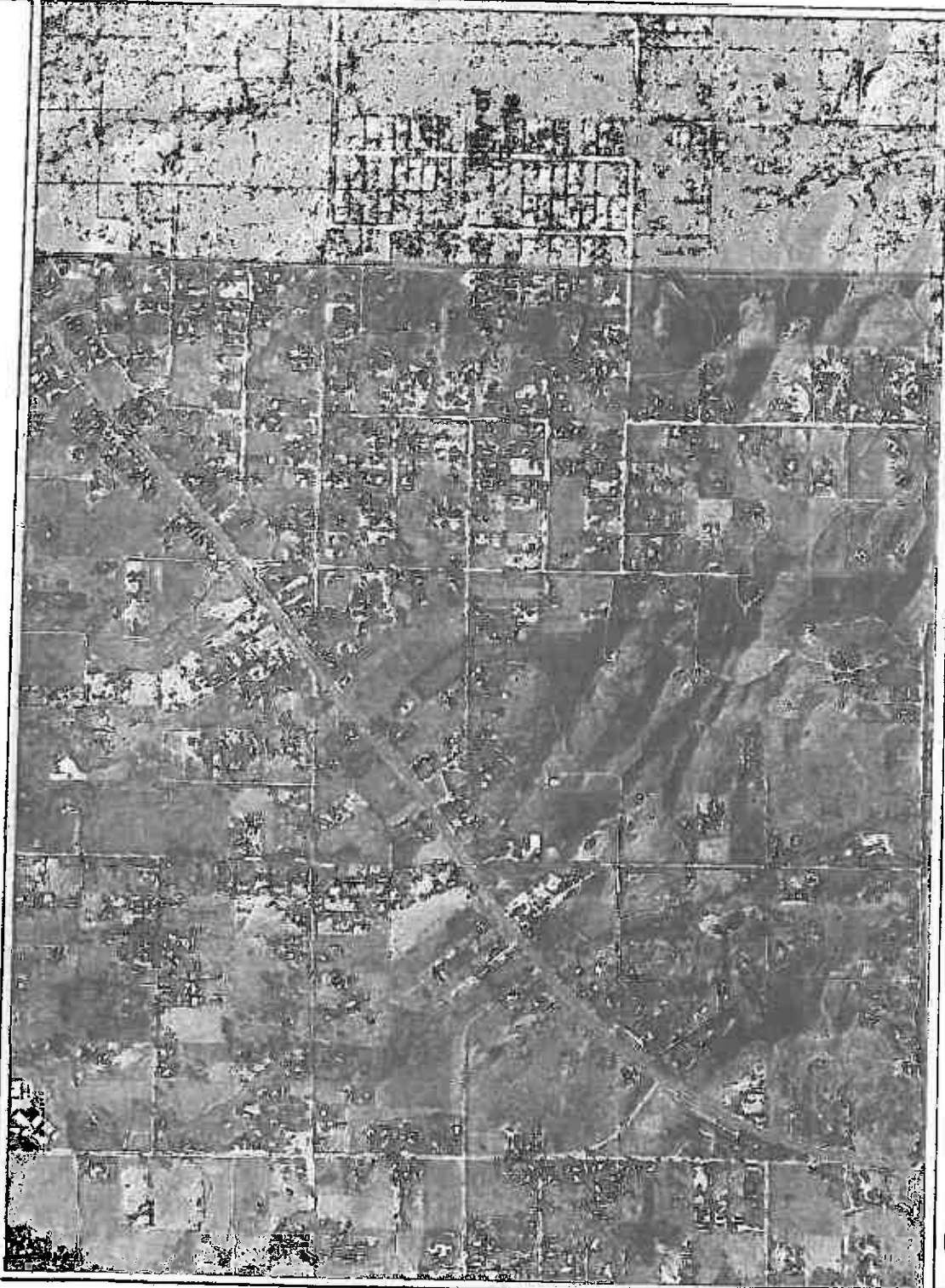
1,611



















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# My Map



## Legend

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

## Notes

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0 1,611

3,222 Feet



# My Map



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

## Notes

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0 806

1,611 Feet



# My Map



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - US HWY
  - counties
  - cities
  - hydrography/lines
  - waterbodies
  - Lakes
  - Rivers

## Notes

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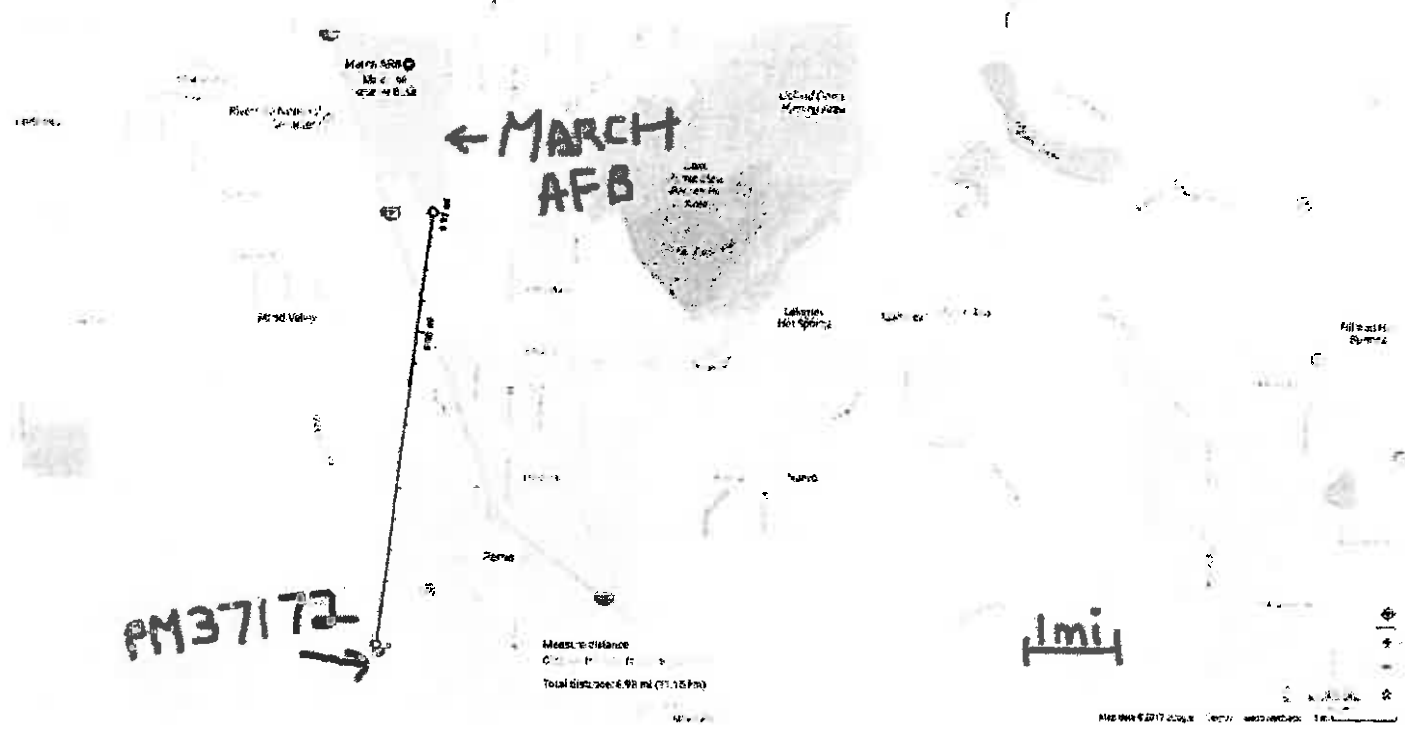
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Project  
Relation Ship  
to Airport

CA-74  
Berty Rd  
Ferris, CA 92570



## INDEMNIFICATION AGREEMENT

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

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as 342-150-017 (“PROPERTY”); and,

**WHEREAS**, on March 24, 2017, PROPERTY OWNER filed an application for Parcel Map 37172 (“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:  
Mr. Robert Nicorici  
3849 Halladay Avenue  
Riverside, CA 92503

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

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

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

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

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

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

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

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

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

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

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

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

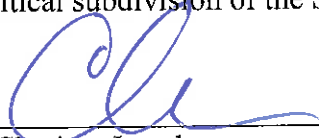
17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and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

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

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

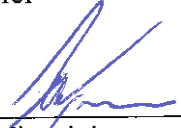
**IN WITNESS WHEREOF**, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

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


By:   
Charissa Leach  
Assistant Director of TLMA – Community Development

Dated: 7/20/17

**PROPERTY OWNER:**  
Robert Nicorici

By:   
Robert Nicorici  
Owner

Dated: 5/26/17

FORM APPROVED COUNTY COUNSEL  
BY:  6/13/17  
MELISSA R. CUSHMAN DATE

# ACKNOWLEDGMENT

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

State of California  
County of Riverside

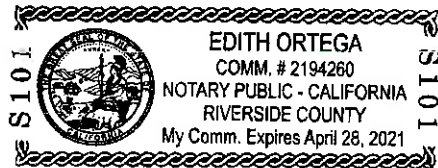
On 5/26/17 before me, Edith Ortega, Notary Public  
(insert name and title of the officer)

personally appeared Robert Nigoric  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Edith Ortega (Seal)



## NOTICE OF PUBLIC HEARING

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

**TENTATIVE PARCEL MAP NO. 37172 – Exempt from the California Environmental Quality Act (CEQA),** Section 15061 – Applicant: Robert Nicorici – Engineer/ Representative: Gomez Daneying & Mapping Inc. – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Betty Road, southerly of Mountain Avenue, easterly of Highway 74, and westerly of Sophie Street – 2.23 Gross Acres – Zoning: Rural Residential (R-R) **REQUEST:** The Parcel Map proposes a Schedule “H” Subdivision to create two (2) parcels. The parcels will be a minimum of 1.1 gross acres. **EXCEPTION** to Ordinance No. 460 is also proposed to allow lot depths of lots 1 and 2 to exceed four (4) times the lot width.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: DECEMBER 18, 2017  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Desiree Bowdan at 951-955-8254 or e-mail at [dbowie@rivco.org](mailto:dbowie@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on Aug 15, 2017,

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

APN (s) or case numbers PM37172 For

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

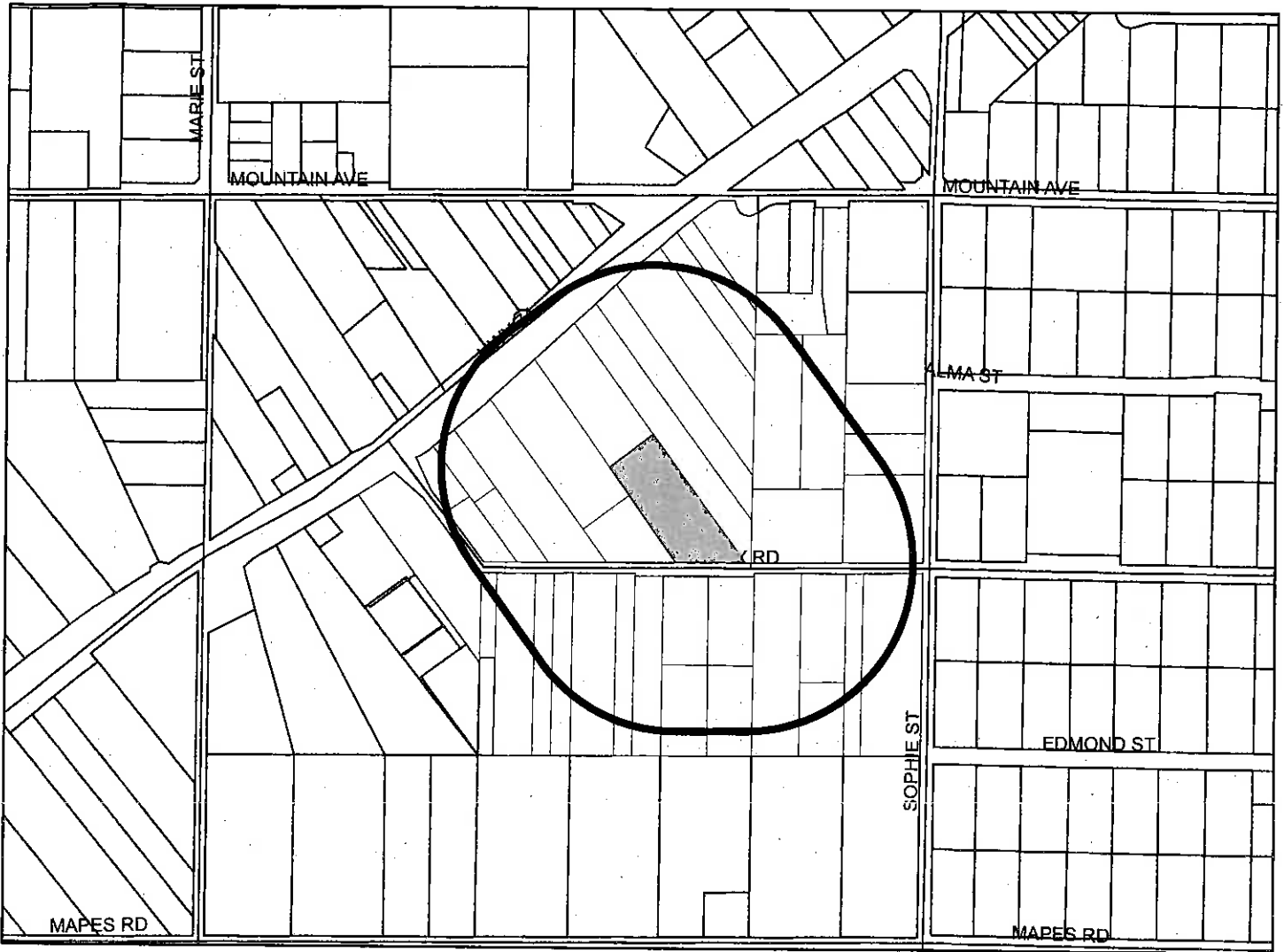
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

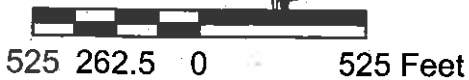
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

**PM37172 ( 600 feet buffer )**



**Selected Parcels**

- |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 342-200-071 | 342-200-013 | 342-160-011 | 342-160-008 | 342-150-006 | 342-200-065 | 342-200-012 | 342-150-018 | 342-200-050 | 342-200-022 |
| 342-150-002 | 342-200-057 | 342-150-021 | 342-150-022 | 342-150-027 | 342-160-009 | 342-150-019 | 342-150-025 | 342-200-016 | 342-200-015 |
| 342-160-013 | 342-150-003 | 342-150-024 | 342-150-023 | 342-160-006 | 342-200-014 | 342-160-010 | 342-200-021 | 342-200-020 | 342-150-028 |
| 342-150-017 | 342-150-020 | 342-200-023 | 342-150-026 | 342-160-007 | 342-200-064 | 342-200-019 | 342-200-066 | 342-200-062 |             |



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



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Use Avery Template 5962 |

ASMT: 342150002, APN: 342150002  
DEBRA THOMPSON, ETAL  
32295 MISSION TRL 8 239  
LAKE ELSINORE CA 92530

ASMT: 342150021, APN: 342150021  
FELICIANA GOMEZ  
24516 HIGHWAY 74  
PERRIS, CA. 92570

ASMT: 342150003, APN: 342150003  
MARIA MARTINEZ, ETAL  
22720 BETTY ST  
PERRIS, CA. 92570

ASMT: 342150023, APN: 342150023  
JOHANN PAIGE, ETAL  
C/O AMINA HASSAN  
P O BOX 124  
PERRIS CA 92572

ASMT: 342150006, APN: 342150006  
CAROLYN GIPSON  
22802 BETTY RD  
PERRIS, CA. 92570

ASMT: 342150024, APN: 342150024  
MARIA RODRIGUEZ  
24610 HIGHWAY 74  
PERRIS, CA. 92570

ASMT: 342150017, APN: 342150017  
ROBERT NICORICI  
3380 LA SIERRA NO 104-141  
RIVERSIDE CA 92503

ASMT: 342150025, APN: 342150025  
THANH LAM, ETAL  
P O BOX 50635  
IRVINE CA 92619

ASMT: 342150018, APN: 342150018  
DESHON TEEL  
24600 HIGHWAY 74  
PERRIS, CA. 92570

ASMT: 342150026, APN: 342150026  
MARGUERITE LE, ETAL  
30 ASCENSION  
IRVINE CA 92612

ASMT: 342150019, APN: 342150019  
MICHAEL SOTO, ETAL  
33090 ORCHARD ST  
WILDOMAR CA 92595

ASMT: 342150027, APN: 342150027  
ED RILES, ETAL  
C/O CAROLYNE PURIFY  
1054 W 78TH ST  
LOS ANGELES CA 90044

ASMT: 342150020, APN: 342150020  
ROBERTA VARNER  
13524 MOUNTAIN DR  
HESPERIA CA 92344

ASMT: 342150028, APN: 342150028  
RIVERSIDE COUNTY TRANSPORTATION COMM  
C/O DEPT OF FACILITIES MANAGEMENT  
PO BOX 12008  
RIVERSIDE CA 92502



ASMT: 342160006, APN: 342160006  
MIGUEL SANABRIA  
25631 SOPHIE ST  
PERRIS, CA. 92570

ASMT: 342200012, APN: 342200012  
LUCIA BUENROSTRO, ETAL  
22958 MAPES RD  
PERRIS CA 92570

ASMT: 342160007, APN: 342160007  
THEADORIA THOMPSON  
1258 BOYDEN AVE  
LANCASTER CA 93534

ASMT: 342200013, APN: 342200013  
RUBY WASHINGTON, ETAL  
123 W 81ST ST  
LOS ANGELES CA 90003

ASMT: 342160008, APN: 342160008  
BRANDIE MCCORRY  
2429 W 75TH ST  
LOS ANGELES CA 90043

ASMT: 342200014, APN: 342200014  
MIGUEL ZARAGOSA  
22935 BETTY RD  
PERRIS, CA. 92570

ASMT: 342160009, APN: 342160009  
ELEANOR MUNOZ, ETAL  
9520 SAN VINCENTE AVE  
SOUTH GATE CA 90280

ASMT: 342200015, APN: 342200015  
WALTER THOMAS, ETAL  
2942 MIRA VISTA WAY  
CORONA CA 92881

ASMT: 342160010, APN: 342160010  
MYRTLE BABCOCK  
24745 SOPHIE ST  
PERRIS, CA. 92570

ASMT: 342200016, APN: 342200016  
EVELYN RAAE NIELSEN, ETAL  
22885 BETTY RD  
PERRIS, CA. 92570

ASMT: 342160011, APN: 342160011  
ADELINA GONZALEZ, ETAL  
24675 SOPHIE ST  
PERRIS, CA. 92570

ASMT: 342200019, APN: 342200019  
TUYET VO  
22793 BETTY RD  
PERRIS CA 92570

ASMT: 342160013, APN: 342160013  
LUIS LEDESMA  
931 JERONIMO RD  
PERRIS CA 92570

ASMT: 342200021, APN: 342200021  
RASHEEDA GARNER  
833 W 126TH ST  
LOS ANGELES CA 90044



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ASMT: 342200022, APN: 342200022  
THOMAS MCLURKIN, ETAL  
C/O THOMAS C MCLURKIN  
1837 S HAYWORTH AVE  
LOS ANGELES CA 90035

ASMT: 342200066, APN: 342200066  
VICENTE CABRERA  
22815 BETTY RD  
PERRIS, CA. 92570

ASMT: 342200023, APN: 342200023  
SHIRLEY CASTILLO  
22697 BETTY RD  
PERRIS, CA. 92570

ASMT: 342200071, APN: 342200071  
OUTREACH, ETAL  
C/O MARY CAROLYN PLIES  
29157 PRESTWICK RD  
SUN CITY CA 92586

ASMT: 342200050, APN: 342200050  
DOLORES HASE  
21910 SAN JOAQUIN DR W  
CANYON LAKE CA 92587

ASMT: 342200057, APN: 342200057  
EVELYN CHATMAN  
22801 BETTY RD  
PERRIS, CA. 92570

ASMT: 342200062, APN: 342200062  
WILLIAMS LOUIS T ESTATE OF  
C/O EDWARD A TRABIN  
17515 CRENSHAW BLV  
TORRANCE CA 90504

ASMT: 342200064, APN: 342200064  
TIMOTHY TERRY  
2272 CARMELINA AVE  
LOS ANGELES CA 90064

ASMT: 342200065, APN: 342200065  
CYNTHIA MURILLO  
22845 BETTY RD  
PERRIS CA 92570



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach P.E.  
Assistant TLMA Director

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
 P.O. Box 3044  4080 Lemon Street, 12th Floor  38686 El Cerrito Road  
 Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: PM37172

Project Location: In the unincorporated area of Riverside County, more specifically located Northerly of Betty Road, Southerly of Mountain Avenue, Easterly of Highway 74, and Westerly of Sophie Street.

Project Description: The Tentative Parcel Map is a Schedule H subdivision of 2.23 acres into two (2) residential parcels with a minimum of 1.11.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Robert Nicorici 3849 Halladay Ave. Riverside, CA 92503

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Section 15061)
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

Reasons why project is exempt: This project has been determined to be categorically exempt from CEQA, as set forth per Section 15061 (Review for Exemption). Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Desiree Bowdan (951) 955-8254  
County Contact Person Phone Number

\_\_\_\_\_  
Signature Title Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA43011 ZCFG No. 6381 - County Clerk Posting Fee \$50.00

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1703726

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: NICORICI ROBERT \$50.00  
paid by: CK 2337  
paid towards: CFG06381 CALIF FISH & GAME: DOC FEE  
EA43011  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Mar 24, 2017 09:27  
MGARDNER posting date Mar 24, 2017

\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)