



RIVERSIDE COUNTY PLANNING COMMISSION

• John Roth • John Snell • John Petty • Jim Porras • Jan Zuppardo •

(DRAFTED 09/22/10) Final 09/22/10

9:00 a.m.

OCTOBER 6, 2010

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET, 1ST FLOOR, BOARD CHAMBERS
RIVERSIDE, CALIFORNIA 92501

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. 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 any accommodations are needed, please contact Desiree Bowie at (951) 955-0222 or E-mail at dbowie@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR

- 1.1 **FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31633** - Applicant: Albert A. Webb Associates - Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) and Open Space: Conservation (OS-C) - Location: Southerly of Patton Avenue, westerly of Rice Road, easterly of Beeler Road. – 94.24 Acres - Zoning: Specific Plan (S-P 293) - APPROVED PROJECT DESCRIPTION: Subdivide 94.24 acres into 136 single family residential lots, nine (9) open space lots, and one (1) remainder parcel. - **REQUEST: EXTENSION OF TIME TO MARCH 29, 2009 - FIRST EXTENSION.** Project Planner, Ray Juarez, at 951-955-9541 or e-mail rjuarez@rctlma.org.
- 1.2 **SECOND EXTENSION OF TIME for PLOT PLAN NO. 21813** - Applicant: Growth Management Company - First Supervisorial District – North Perris Zoning Area - Mead Valley Area Plan: Community Development: Business Park (CD-BP) (0.25-0.60 FAR) - Location: Northerly of Placentia Street, southerly of Rider Street, easterly of I-215 Freeway and westerly of Patterson Avenue – 12.53 Acres - Zoning: Industrial Park (I-P) - APPROVED PROJECT DESCRIPTION: Proposes the construction of eleven (11) industrial buildings totaling 191,411 square feet (FLOOR AREA RATIO 0.38), nine (9) storm water detention basins, 376 parking stalls, and 88,497 square feet of landscaping. - **REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 21813, extending the expiration date to June 10, 2011.** Project Planner, Ray Juarez, at 951-955-9541 or e-mail rjuarez@rctlma.org.
- 1.3 **PLOT PLAN NO. 24493** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West Corporation – Engineer/Representative: Sequoia Deployment Services, Inc. - Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Heavy Industrial (CD:HI) (0.15 - 0.50 Floor Area Ratio) – Location: Northerly of Clay Street, Easterly of Van Buren Blvd, more specifically 6515 Clay Street, Riverside, CA – 3.06 Acres - Zoning: Manufacturing-Heavy (M-H) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 70' high pine tree with twelve (12)

panel antennas located on three (3) sectors and one (1) parabolic antenna. The 613 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain six (6) equipment cabinets and one (1) GPS antenna. Two (2) live pine trees are also proposed to be planted in the project area. - APN: 163-400-007. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)

2.0 PRESENTED FOR BLOCK HEARING AND APPROVAL, UNLESS COMMISSIONER OR MEMBER OF THE PUBLIC DESIRES TO DISCUSS THE MATTER: 9:00 a.m. or as soon as possible thereafter.

2.1 **CONDITIONAL USE PERMIT NO. 3606** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Temecula Public Cemetery – Engineer/Representative: RBF Consulting, Inc. – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Southerly of East Benton Road, easterly of Camino Del Vino, and westerly of Bella Vista Road – 52.7 Gross Acres - Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) - **REQUEST:** The conditional use permit proposes a public cemetery in three phases. Phase I consists of a 2,050 square foot administrative building, a 3,640 square foot maintenance building, an 800 square foot columbaria (a special vault with recesses in the walls to receive the ashes of the dead) and 58 parking spaces. Phase II consists of a graded access road from the secondary entrance and a paved maintenance area and phase III will be used for expansion purposes under a future revised permit. APN: 924-360-002. Project Planner, Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-judicial)

3.0 General Plan Amendment Initiation Proceedings: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

3.1 **GENERAL PLAN AMENDMENT NO. 1039** - Foundation-Regular – Applicant: Henry Azarion – Engineer/Representative: Henry Azarion - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) – Location: Northerly of Santa Anita Drive, southerly of Delgado Way, easterly of De Portola Road and westerly of Parado Del Sol Drive – 6.96 Gross Acres - Zoning: Residential Agricultural, Two and One-Half Acre Minimum (R-A-2 1/2) - **REQUEST:** This General Plan Amendment proposes to amend General Plan Foundation Component of the subject site from Rural to Rural Community and to amend the Land Use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) to Estate Density Residential (RC:EDR) (2 Acre Minimum Lot Size) - APNS: 927-260-015. Project Planner, Tamara Harrison at 951-955-9721 or e-mail tharriso@rctlma.org.

4.0 Public Hearing: 9:00 a.m. or as soon as possible thereafter:

4.1 **PUBLIC USE PERMIT NO. 214, REVISED PERMIT NO. 4** – EA42343 – Applicant: E2 Development, LLC – Representative: Ernest H. Wright, II – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 DU/AC) – Location: Northerly of Interstate 10, southerly of Tamarack Road, easterly of Verbenia Avenue, westerly of Mesquite Road at 55860 Haugen-Lehmann Way in Whitewater, CA– 7.23 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The public use permit proposes a change of use from youth to adult half way house for approximately 80 adults with a typical length of stay of 90 days with supervision to be conducted by a private operator under contract with the California Department of Corrections and Rehabilitation. No physical changes are proposed to the property. - APN: 517-340-006 & 517-340-008. Project Planner, Jay Olivias at 951-955-1195 or e-mail [jolivas@rctlma.org](mailto:jolivias@rctlma.org). (Quasi-Judicial)

5.0 WORKSHOPS:

5.1 **WORKSHOP REMOVED FROM THE AGENDA**

- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA.
- 7.0 DIRECTOR'S REPORT
- 8.0 COMMISSIONER'S COMMENTS

Agenda Item No. 1.1
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Ray Juarez

Tentative Tract Map No. 31633
FIRST EXTENSION OF TIME (EOT)
Planning Commission Date: Oct. 6, 2010
Applicant: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. This request will not be discussed unless specifically requested by the EOT applicant at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

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

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31633.

BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of twenty four (24) 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 Planning Department is recommending the addition of one (1) Conditions of Approval. The Planning Department (Landscaping Division) is recommending the addition of thirteen Conditions of Approval. The Building and Safety Department is recommending the addition of two (2) Conditions of Approval. The Transportation Department is recommending the addition of eight (8) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated June 15, 2010) indicating the acceptance of the twenty four (24) conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, Governor Schwarzenegger signed into law SB 1185, 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.



Ray
8/31/10

TENTATIVE TRACT MAP NO. 31633
FIRST EXTENSION OF TIME REQUEST
Page 2 of 2

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, Governor Schwarzenegger signed into law AB333, 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.

Therefore, upon an approval action by the Planning Commission, 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 March 29, 2009 and will automatically gain benefit of SB1185 and AB333 and will be extended until March 29, 2012. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

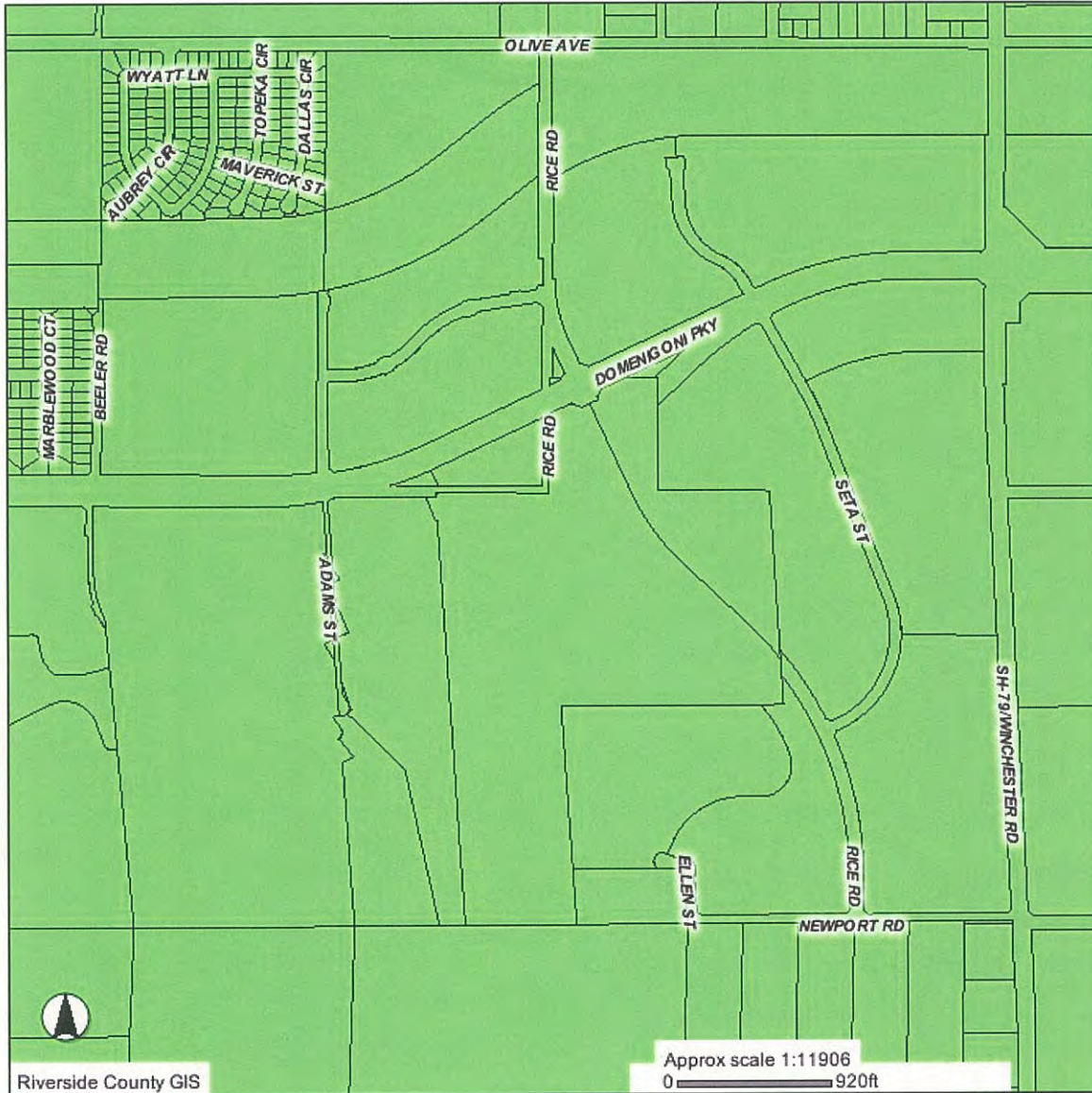
ORIGINAL Approval Date: March 29, 2005

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP No. 31633**, extending the expiration date and to reflect SB1185 and AB333 benefits to March 29, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP 31633 - Applicant: Albert A. Webb Associates - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) and Open Space: Conservation (OS-C) - Location: Southerly of Patton Avenue, westerly of Rice Road, easterly of Beeler Road. - 94.24 Acres - Zoning: Specific Plan (S-P 293) - **APPROVED PROJECT DESCRIPTION:** Subdivide 94.24 acres into 136 single family residential lots, nine (9) open space lots, and one (1) remainder parcel. - **REQUEST: EXTENSION OF TIME TO MARCH 29, 2009 - FIRST EXTENSION.**

AREA PLAN - TR31633



AREA PLAN

□ PARCELS

■ HARVEST VALLEY / WINCHESTER

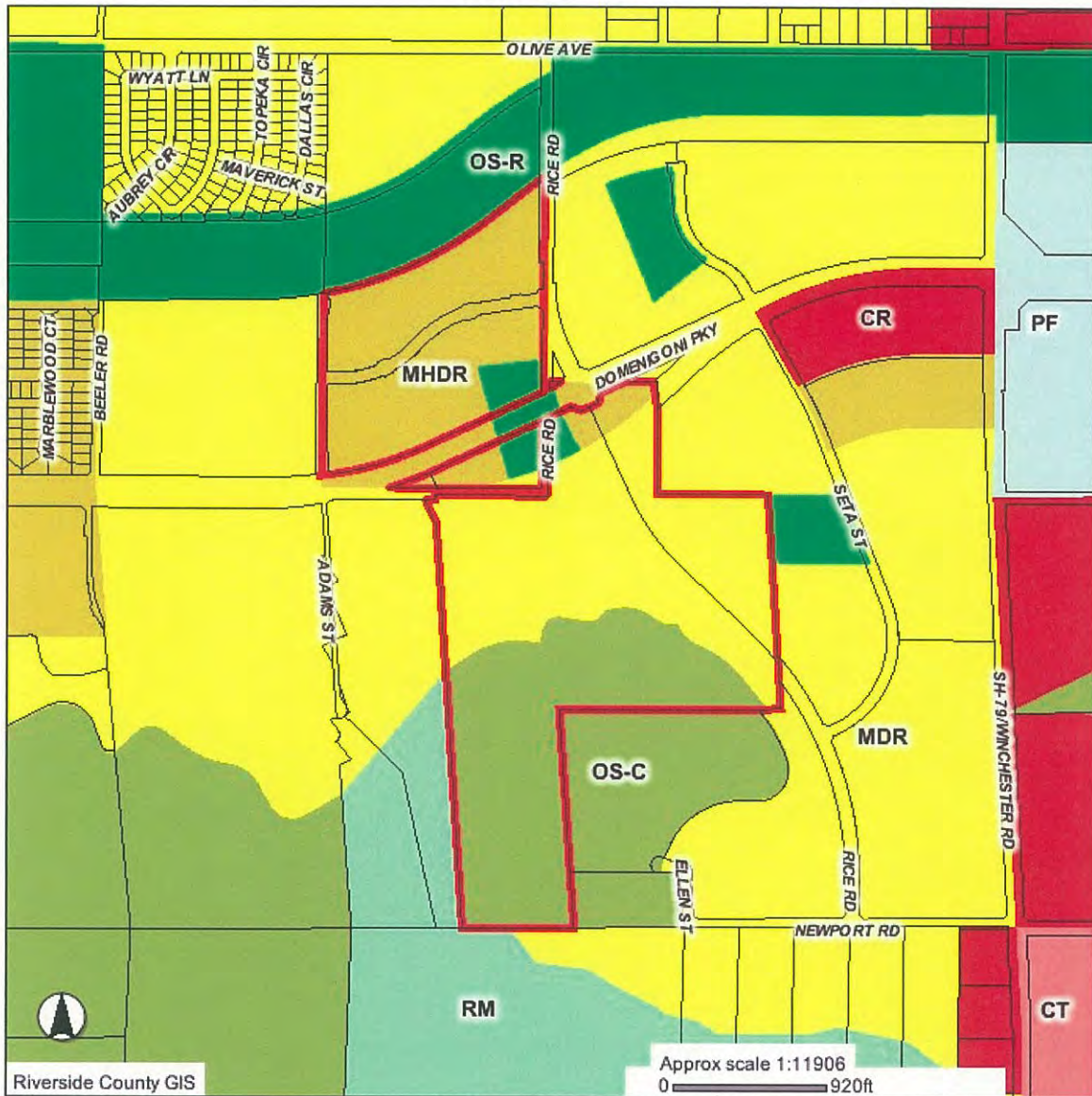
□ CITY BOUNDARY

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Wed May 14 09:52:05 2008

LANDUSE- TR31633



LANDUSE

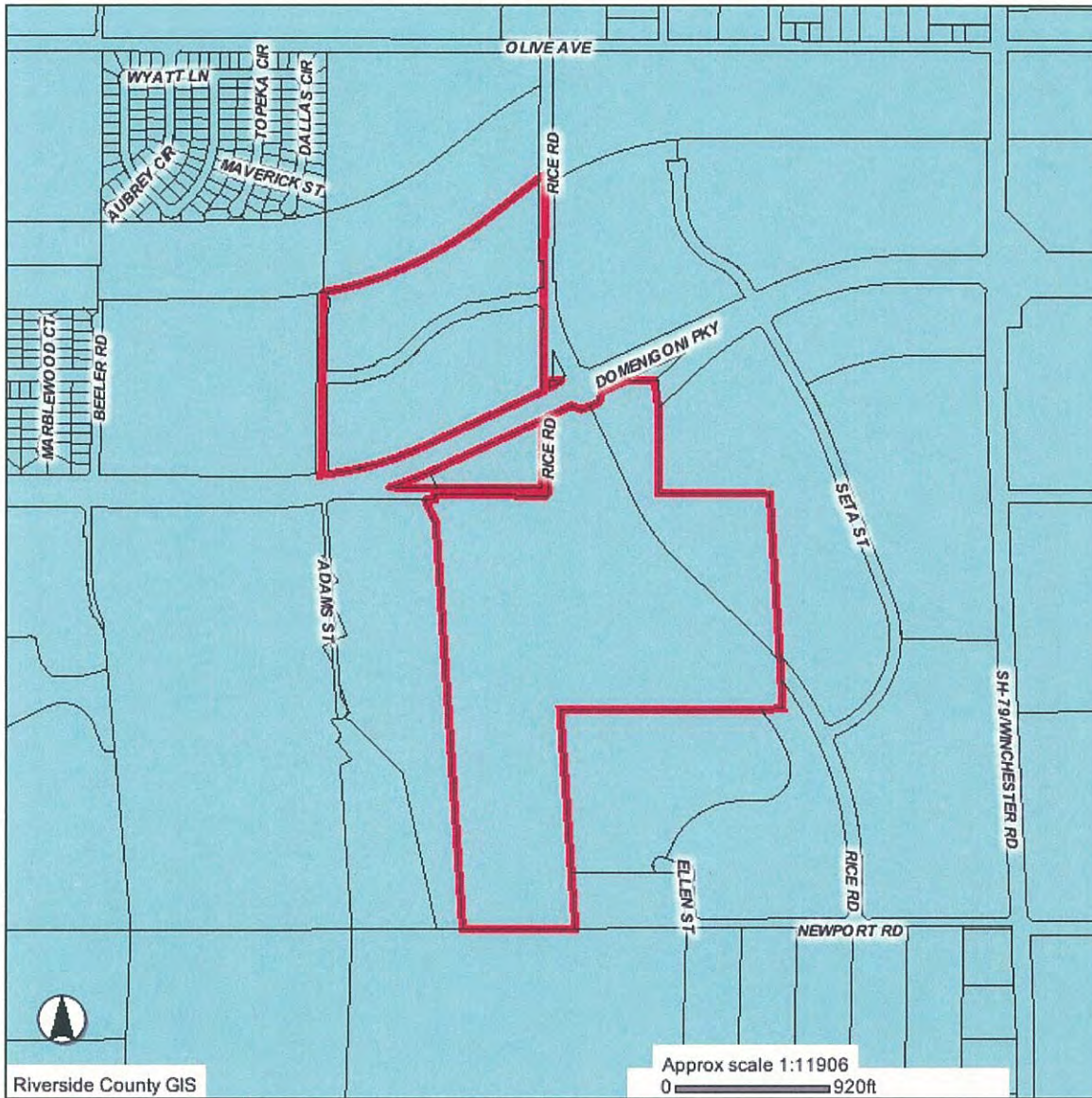
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|--|------------------------|------------------------------|----------------------------------|
| PARCELS | CR - COMMERCIAL RETAIL | CT - COMMERCIAL TOURIST | MDR - MEDIUM DENSITY RESIDENTIAL |
| MHDR - MEDIUM HIGH DENSITY RESIDENTIAL | OS-C - CONSERVATION | OS-R - OPEN SPACE RECREATION | PF - PUBLIC FACILITIES |
| RM - RURAL MOUNTAINOUS | CITIES | CITY BOUNDARY | |

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REPORT PRINTED ON...Wed May 14 09:52:24 2008

ZONING DISTRICTS- TR31633



ZONING DISTRICTS

□ PARCELS

■ WINCHESTER AREA

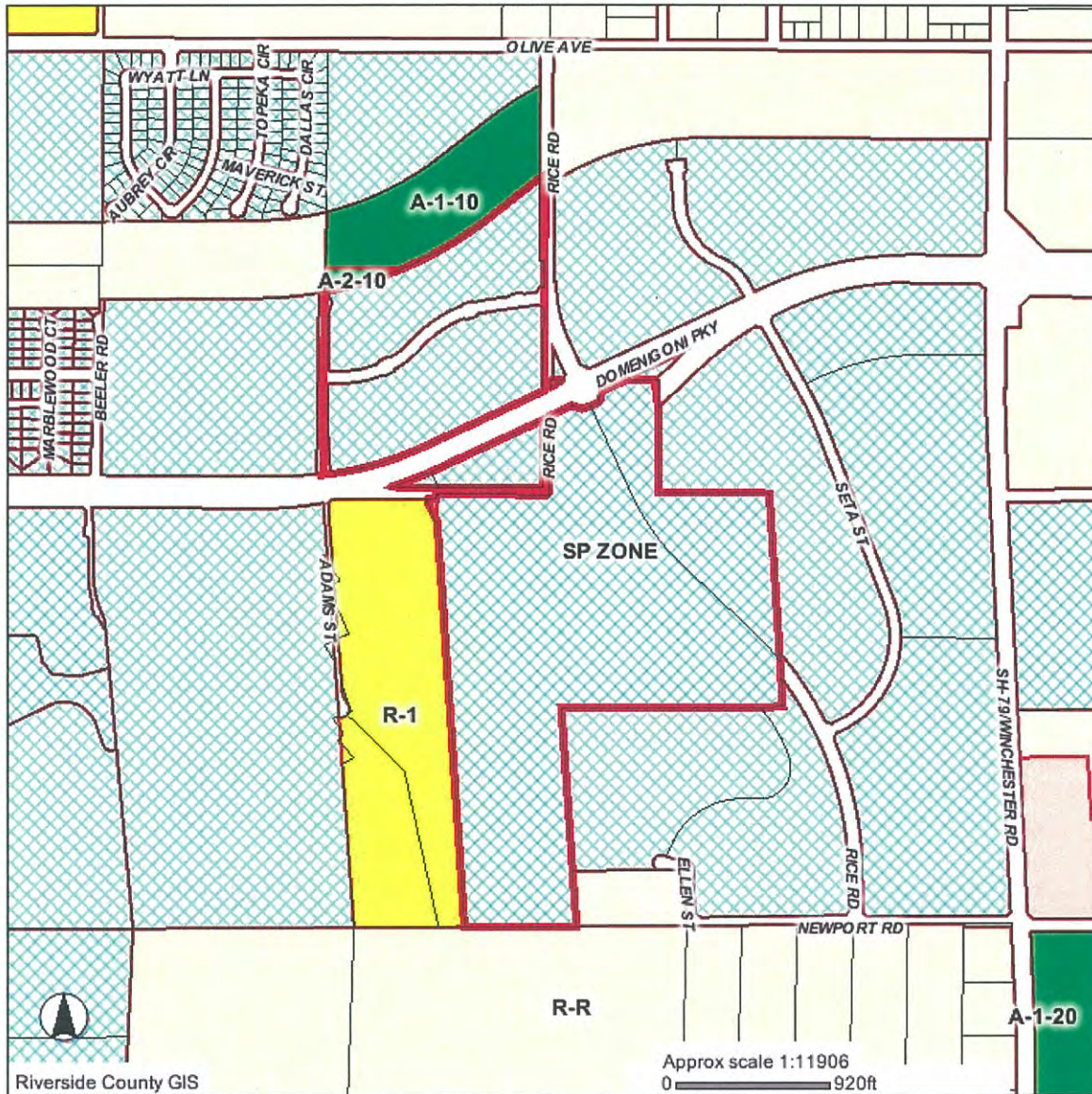
□ CITY BOUNDARY

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REPORT PRINTED ON...Wed May 14 09:52:47 2008

ZONING - TR31633



ZONING

- PARCELS
- ZONING BOUNDARY
- R-1
- R-R
- SP ZONE
- CITY BOUNDARY
- A-1-10, A-1-20
- A-2-10

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REPORT PRINTED ON...Wed May 14 09:53:05 2008

SUPERVISORIAL DISTRICT - TR31633



Selected parcel(s):
 461-200-041 461-200-042 461-210-020

IMPORTANT

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

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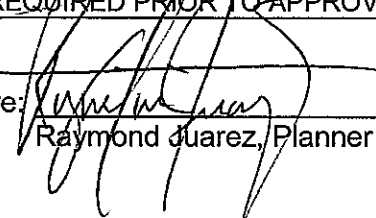
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Extension of Time Environmental Determination

Project Case Number: TR31633
 Original E.A. Number: EA39242
 Extension of Time No.: First
 Original Approval Date: March 29, 2005
 Project Location: Southerly of Patton Avenue, westerly of Rice Road, easterly of Beeler Road.
 Project Description: Subdivision of 94.24 acres into 136 single family residential lots and 9 open space lots and one (1) remainder parcel with a minimum lot size 6000 square feet.

On August 9, 2010, this Tentative Tract 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: 
 Raymond Juarez, Planner IV

Date: August 9, 2010
 For Carolyn Syms Luna, Director



June 15, 2010

Catherine Dimagiba
Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, CA 92502-1409

RE: FIRST EXTENSION OF TIME REQUEST
TENTATIVE TRACT MAP No. 31633

To Ms. Dimagiba:

In response to your letter dated June 29th, 2010, please consider this letter as KB Home Coastal Inc.'s formal acceptance of the following conditions for the extension of time for Tentative Tract Map No. 31633:

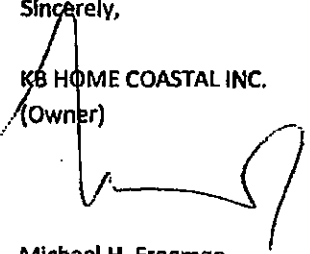
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|-----------------|-----------------|-----------------|
| 10. BS GRADE.1 | 50. TRANS.33 | 80. TRANS.3 |
| 10. BS GRADE.2 | 50. TRANS.34 | 90. PLANNING.13 |
| 10. PLANNING.16 | 80. PLANNING.24 | 90. PLANNING.14 |
| 10. PLANNING.17 | 80. PLANNING.25 | 90. PLANNING.15 |
| 10. PLANNING.18 | 80. PLANNING.26 | 90. TRANS.7 |
| 10. PLANNING.19 | 80. PLANNING.27 | 90. TRANS.8 |
| 50. PLANNING.37 | 80. PLANNING.28 | 90. TRANS.9 |
| 50. TRANS.32 | 80. PLANNING.29 | 90. TRANS.10 |

We understand that with the approval of this Extension of Time Request, the new expiration date for the Tentative Tract Map will be 03/29/12.

Please feel free to contact Donald Povieng at (951) 691-5227 if you have any questions or concerns. We appreciate your attention on this matter.

Sincerely,

KB HOME COASTAL INC.
(Owner)


Michael H. Freeman
Vice President, Land & Planning

ALBERT A. WEBB ASSOCIATES
(Applicant)



Bruce A. Davis
Vice President

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

Improvement 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 Grading Division conditions of approval.

10.BS GRADE. 2 MAP-G1.2 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 & Safety Department.

PLANNING DEPARTMENT

10.PLANNING. 16 MAP - LC LANDSCAPE MAINTENANCE RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas, and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owner(s), a homeowner association, or any other successor-in-interest. Such maintenance activity shall conform with Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping.
EOT1

10.PLANNING. 17 USE - LC VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSKP/IRRIG INSTALL INS."
EOT1

10.PLANNING. 18 USE - LC RECLAIMED WATER RECOMMND

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

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

10. GENERAL CONDITIONS

10.PLANNING. 18 USE - LC RECLAIMED WATER (cont.) RECOMMND

not apply to residential front yards.
EOT1

10.PLANNING. 19 USE - LC FRONT YARD LNDSCPING RECOMMND

All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto).
EOT1

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 37 MAP - LC LNDSCP COMMON AREA MT RECOMMND

Prior to the approval of any implementing land division project within the MAP (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:
a.A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
b.Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
c.The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

50. PRIOR TO MAP RECORDATION

50.PLANNING. 37 MAP - LC LNDSCP COMMON AREA MT (cont.) RECOMMND

shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d.Covenants, Conditions, and Restrictions for the MAP shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

e.Covenants, Conditions, and Restrictions for the MAP shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area(s) _____"

EOT1

TRANS DEPARTMENT

50.TRANS. 32 MAP - GRAFFITI ABATEMENT EOT1 RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 33 MAP - TRAFFIC SIGNALS 2 EOT1 RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 34 MAP - UTILITY PLAN EOT1 RECOMMND

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

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 34

MAP - UTILITY PLAN EOT1 (cont.)

RECOMMND

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.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 24

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

The land divider/permit holder shall file six (6) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12 and submitted by a landscape architect licensed by the State of California.

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted for review and approval by the Transportation Department. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Planning Department for review.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.
EOT1

80.PLANNING. 25 MAP - LC LNDSCP PLOT PLAN APPR RECOMMND

When the Landscaping Plot Plan is located within the Valley-Wide Recreation and Park District, Jurupa Community Services District, a County Service Area (CSA) or other special maintenance district then, prior to landscape plan submittal to the Planning Department, the permit holder shall show evidence to the Planning Department that the subject District has approved said plans.
EOT1

80.PLANNING. 26 MAP - LC ENTRY MONUMENT PLT PL RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval. Landscaping of entry monuments shall comply with County Ordinance No. 859 and the Riverside County Guide to California Friendly Landscaping.

The plot plan shall contain the following elements:

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26 MAP - LC ENTRY MONUMENT PLT PL (cont.) RECOMMND

1.A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.

2.A plot plan of the entry monument(s) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.

3.An irrigation plan for the entry monument(s) and/or gate(s)

Note: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

EOT1

80.PLANNING. 27 MAP - LC PARKNG LNDSCPNG PLAN RECOMMND

Prior to issuance of building permits, six (6) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein, and Ordinance No. 859 (as adopted and any amendments thereto). The irrigation plan shall include a smart controller which is capable of adjusting watering schedule based on soil moisture and/or weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

EOT1

80.PLANNING. 28 MAP - LC LNDSCPNG SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 28 MAP - LC LNDSCPNG SECURITIES (cont.) RECOMMND

to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

EOT1

80.PLANNING. 29 MAP - LC LNDSCP INSPCTION DEPO RECOMMND

Prior to issuance of building permits, the permit holder shall deposit the prevailing DBF amount to cover the Initial, Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Initial, Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation. For front yard typicals and models, only deposit funds to Installation Inspection(s).

EOT1

TRANS DEPARTMENT

80.TRANS. 3 MAP - GARAGE DOORS RECOMMND

Garage door setbacks for all residential zones shall be 24 feet for a conventional door or 20 feet for a roll-up door, measured from the back of the sidewalk to the face of garage door or the face of the curb if no sidewalk is required, or 20 feet from the street right-of-way, whichever setback is greater.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 13 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

06/28/10
16:12

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 MAP - LC LNDSACP INSTALL INSPEC

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP-LNDSACPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

EOT1

90.PLANNING. 15 MAP - LC COMPLY W/LNDSACP/IRRIG

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LANDSCAPING/IRRIGATION INSTALLATION INSPECTIONS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

EOT1

TRANS DEPARTMENT

90.TRANS. 7 MAP - LANDSCAPING EOT1

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - GRAFFITI ABATEMENT EOT1 RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 9 MAP - TRAFFIC SIGNAL 2 EOT1 RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 10 MAP - UTILITY INSTALL EOT1 RECOMMND

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.

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

DATE: April 2, 2009

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe
P.D. Landscaping Section - Kristi Lovelady

FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP 31633 - Applicant: Albert A. Webb Associates - Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) and Open Space: Conservation (OS-C) - Location: Southerly of Patton Avenue, westerly of Rice Road, easterly of Beeler Road. – 94.24 Acres - Zoning: Specific Plan (S-P 293) - APPROVED PROJECT DESCRIPTION: Subdivision of 94.24 acres into 136 single family residential lots and 9 open space lots and one (1) remainder parcel with a minimum lot size 6000 square feet. - **REQUEST:** EXTENSION OF TIME TO MARCH 29, 2009 - FIRST EXTENSION.

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **April 23, 2009 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments are to have completed their review prior to the above referenced LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward to the Planning Commission based on that presumption.

If, it is determined necessary, that in order to maintain conformance with the County General Plan, and/or ensure that the project does not adversely affect the general health, safety and welfare of the public, each LDC Agency or Department may prepare recommended conditions of approval and place them in the County's Land Management System for the affected project.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENTIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

Each LDC Agency or Department who does so must then provide documentation to the Planning Department justifying the application of said conditions. Any such conditions, and their justification, will be presented to the Advisory Agency for their consideration as part of their action relative to the extension of time request.

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Minor Change or Revised Map to the Approved Map, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or email at cgriffin@RCTLMA.org/ **MAILSTOP# 1070**.

Update 1



First American Title Insurance Company

**9130 Anaheim Pl., Suite 230
Rancho Cucamonga, CA 91730**

Jim Lytle
Rancon Group
40355 Murrieta Hot Springs Road
Murrieta, CA 92563
Phone:
Fax:

Customer Reference: (SF 150) TTR 31633

Order Number: NHRV-2599468 (tc)

Title Officer: Terrell Crutchfield
Phone: (909)477-5675
Fax No.: (866)558-2872
E-Mail: tcrutchfield@firstam.com
Buyer:
Owner: SF 150
Property: Vacant Land
Riverside, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of February 28, 2008 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

SF 150 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2008-2009, a lien not yet due or payable.

(Pursuant to Government Code 66493 of the State of California the Subdivision Map Act requires that during the period from January 1 through October 1 when real property taxes are an assessed lien not yet due and payable that a tax bond be filed with the clerk of the board of supervisors to secure payment of said taxes. A tax bond estimate should be requested from this office at least two months prior to the date scheduled for recordation of the map.)

2. General and special taxes and assessments for the fiscal year 2007-2008.

First Installment:	\$22,543.30, PAID W/PEN
Penalty:	\$2,254.33
Second Installment:	\$22,543.30, DUE
Penalty:	\$0.00
Tax Rate Area:	071-290
A. P. No.:	461-210-020-6

3. General and special taxes and assessments for the fiscal year 2007-2008.

First Installment:	\$20,138.15, PAID
Penalty:	\$0.00
Second Installment:	\$20,138.15, DUE
Penalty:	\$0.00
Tax Rate Area:	071-290
A. P. No.:	461-200-040-3

4. Supplemental taxes for the year 2006-2007 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

First Installment:	\$871.73, PAID
Penalty:	\$0.00
Second Installment:	\$871.73, DUE
Penalty:	\$0.00
Tax Rate Area:	071-290
A. P. No.:	052-611-730-3

5. The lien of special tax assessed pursuant to Chapter 2.5 commencing with Section 53311 of the California Government Code for Community Facilities District No. CFD 03-1 Newport Road, as disclosed by Notice of Special Tax Lien recorded September 11, 2003 as Instrument No. 2003-0703258 of Official Records.

Amounts due thereunder are paid with county taxes.

6. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
7. Assessments, if any, of the Eastern Municipal Water Irrigation District.

Amounts due thereunder are paid with county taxes.

8. Rights of the public in and to that portion of the land lying within public roads.
9. An easement for both pole lines, conduits or underground facilities and incidental purposes, recorded October 23, 1964 as Instrument No. 129012 of Official Records.

In Favor of:	Southern California Edison Company, a corporation and California Water and Telephone Company, a corporation
Affects:	Said land
10. An easement for both pole lines, conduits or underground facilities and incidental purposes, recorded January 8, 1965 as Instrument No. 2482 of Official Records.

In Favor of:	Southern California Edison Company, a corporation and California Water and Telephone Company, a corporation
Affects:	Said land
11. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed in Book 70, Pages 26 through 33.

12. An easement for overhead and underground electrical supply systems and communication systems and incidental purposes, recorded April 11, 1984 as Instrument No. 74406 of Official Records.
In Favor of: Southern California Edison Company
Affects: The South 10.00 feet of the North 20.00 feet of the Northwest quarter of the Southeast quarter of Section 33
 13. An easement for slope, over, under, including, but not limited to, maintenance, construction, operation, reconstruction, including ingress and egress and incidental purposes, recorded December 23, 2003 as Instrument No. 2003-998479 of Official Records.
In Favor of: The County of Riverside, a political subdivision
Affects: Said land
 14. An easement for drainage, over, under, including, but not limited to, maintenance, construction, operation, reconstruction, including ingress and egress and incidental purposes, recorded December 23, 2003 as Instrument No. 2003-998480 of Official Records.
In Favor of: The County of Riverside, a political subdivision
Affects: Said land
 15. An easement for sewer and incidental purposes, recorded October 11, 2005 as Instrument No. 2005-838203 of Official Records.
In Favor of: Eastern Municipal Water District, a municipal water district
Affects: Said land
 16. An easement for road, drainage, public utilities and incidental purposes, recorded December 20, 2005 as Instrument No. 2005-1046517 of Official Records.
In Favor of: County of Riverside
Affects: A portion of the land
- At the date of recording of the document, the parties thereto had no record interest in the land.
17. An easement for public utilities and incidental purposes, recorded July 7, 2006 as Instrument No. 06-498647 of Official Records.
In Favor of: Eastern Municipal Water District
Affects: Said land
 18. A deed of trust to secure an original indebtedness of \$3,382,846.00 recorded October 25, 2006 as Instrument No. 2006-0785011 of Official Records.
Dated: October 1, 2006
Trustor: SF 150, LLC, a California limited liability company
Trustee: First American Title Insurance Company, a California corporation
Beneficiary: KB Home Coastal Inc., a California corporation

19. An easement for public roads and drainage, including public utility and public services and incidental purposes, recorded December 7, 2006 as Instrument No. 06-897391 of Official Records.
In Favor of: County of Riverside
Affects: said land
20. An easement for public roads and drainage, including public utility and public services and incidental purposes, recorded February 1, 2007 as Instrument No. 07-76209 of Official Records.
In Favor of: County of Riverside
Affects: said land

Prior to the issuance of any policy of title insurance, the Company will require:

21. With respect to SF 150 LLC, a limited liability company:
 - a. A copy of its operating agreement and any amendments thereto;
 - b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
 - c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
 - d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
 - e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.
22. This report is preparatory to the issuance of a subdivision guarantee and is intended solely for the use of those parties directly involved in the preparation and checking of said map.

Note: Prior to issuing a subdivision guarantee, we require that a copy of the final map be provided to our office for review at least one month prior to scheduled approval by the governing body.
23. Pursuant to Government Code 66492 of the State of California the Subdivision Map Act requires that all real property taxes due and payable must be paid in full prior to processing said map through government agencies. Please contact this office for specific assessors parcel numbers and amounts to be paid.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

WIRE INSTRUCTIONS

for

**First American Title Company, Sub-Escrow Deposits
Riverside County, California**

First American Trust, FSB

5 First American Way
Santa Ana, CA 92707

ABA 122241255

Credit to First American Title Company Special Trust Account

Account No. 2000018012

Reference Title Order Number 2599468, and Title Officer Terrell Crutchfield

Please wire the day before recording. Also, notify the Title Officer of your intent to wire.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

TENTATIVE TRACT NO. 31633 BEING A SUBDIVISION OF THE FOLLOWING:

PARCEL 4 AS SHOWN ON EXHIBIT B OF LOT LINE ADJUSTMENT NO. 4921 RECORDED AUGUST 15, 2006 AS INSTRUMENT NO. 2006-0600432 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 461-200-040-3 and 461-210-020-6

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

If you have any questions about the effect of this new law, please contact your local First American Office for more details.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

1. CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990
SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

2. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970
SCHEDULE OF EXCLUSIONS FROM COVERAGE

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions of area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or

created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

**3. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 2 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

Part One

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

**4. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE
SCHEDULE OF EXCLUSIONS FROM COVERAGE**

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant, (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder, (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy (except to the extent insurance is afforded herein as to any statutory lien for labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy).
4. Unenforceability of the lien of the insured mortgage because of failure of the insured at Date of Policy or of any subsequent owner of the indebtedness to comply with applicable "doing business" laws of the state in which the land is situated.

**5. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association Lenders Policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy, the exclusions set forth in paragraph 4 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

Part One

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**6. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy; (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or the extent insurance is afforded herein as to assessments for street improvements under construction or completed at date of policy); or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
 - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

**7. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 6 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

8. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

**9. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 8 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:
Part One:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**10. AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL
TITLE INSURANCE POLICY - 1987
EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:

* land use	* land division
* improvements on the land	* environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.
This exclusion does not limit the zoning coverage described in items 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:
 - * a notice of exercising the right appears in the public records on the Policy Date
 - * the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking.
3. Title Risks:
 - * that are created, allowed, or agreed to by you
 - * that are known to you, but not to us, on the Policy Date - unless they appeared in the public records
 - * that result in no loss to you
 - * that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
 - * to any land outside the area specifically described and referred to in Item 3 of Schedule A, or
 - * in streets, alleys, or waterways that touch your landThis exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

11. EAGLE PROTECTION OWNER'S POLICY

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998

ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998

Covered Risks 14 (Subdivision Law Violation), 15 (Building Permit), 16 (Zoning) and 18 (Encroachment of boundary walls or fences) are subject to Deductible Amounts and Maximum Dollar Limits of Liability

EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:

a. building	b. zoning
c. land use	d. improvements on the land
e. land division	f. environmental protection

This exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.
This exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless:
 - a. a notice of exercising the right appears in the Public Records at the Policy Date; or
 - b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.d, 22, 23, 24 or 25.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.This exclusion does not limit the coverage described in Covered Risk 11 or 18.

12. SECOND GENERATION EAGLE LOAN POLICY AMERICAN LAND TITLE ASSOCIATION EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the Land; (iii) a separation in ownership or a change in the dimensions or area of the Land or any parcel of which the Land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion

does not limit the coverage provided under Covered Risks 12, 13, 14 and 16 of this policy.

- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14 and 16 of this policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the Public Records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without Knowledge.
 3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (this paragraph does not limit the coverage provided under Covered Risks 8, 16, 18, 19, 20, 21, 22, 23, 24, 25 and 26); or
 - (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the Land is situated.
 5. Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, except as provided in Covered Risk 27, or any consumer credit protection or truth in lending law.
 6. Real property taxes or assessments of any governmental authority which become a lien on the Land subsequent to Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 7, 8 (e) and 26.
 7. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This exclusion does not limit the coverage provided in Covered Risk 8.
 8. Lack of priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting title, the existence of which are Known to the Insured at:
 - (a) The time of the advance; or
 - (b) The time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of interest is greater as a result of the modification than it would have been before the modification.This exclusion does not limit the coverage provided in Covered Risk 8.
 9. The failure of the residential structure, or any portion thereof to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at Date of Policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. The following existing statutes, reference to which are made part of the ALTA 8.1 Environmental Protection Lien Endorsement incorporated into this Policy following item 28 of Covered Risks: NONE.

13. SECOND GENERATION EAGLE LOAN POLICY AMERICAN LAND TITLE ASSOCIATION EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01) WITH REGIONAL EXCEPTIONS

When the American Land Title Association loan policy with EAGLE Protection Added is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 12 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

Part One:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

Part Two:

l. The following existing statutes, reference to which are made part of the ALTA 8.1 Environmental Protection Lien Endorsement incorporated into this Policy following item 28 of Covered Risks: None.

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

OPERATING AGREEMENT
for
SF 150 LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

THIS OPERATING AGREEMENT is made as of this 1st day of June, 2003, by and between DLB & Associates, LLC ("DLB") and Charles W. Chimento, Jr. ("Chimento"), and Daniel L. Stephenson, Trustee of The Daniel L. Stephenson Family Trust UDT 12/10/87 ("Stephenson"), Members, and Derek L. Brown, Manager, with reference to the following:

RECITALS

A. On January 2, 2003, Articles of Organization for SF 150 LLC, a limited liability company under the laws of the State of California (the "Company"), were filed with the California Secretary of State (the "Effective Date"). A copy of the Articles and Amendments thereto are attached as Exhibit A.

B. The parties desire to adopt and approve an operating agreement for the Company.

AGREEMENT

NOW, THEREFORE, the parties (hereinafter sometimes collectively referred to as the "Members", or individually as a "Member") by this Agreement set forth the Operating Agreement for the Company under the laws of the State of California upon the terms and subject to the conditions of this Agreement:

ARTICLE 1
DEFINITIONS

When used in this Agreement, the following terms shall have the meanings set forth below:

- 1.1 "Act" shall mean the Beverly-Killea Limited Liability Company Act, codified in the California Corporations Code, Section 17000, et seq., as the same may be amended from time to time.
- 1.2 "Additional Capital Contributions" shall mean the additional capital contributed by a Member pursuant to Section 3.3 of this Agreement.
- 1.3 "Agreement" shall mean this Operating Agreement, as originally executed and as amended from time to time.
- 1.4 "Articles" shall mean the Articles of Organization for the Company originally filed with the California Secretary of State and as amended from time to time.

- 1.5 "Bankruptcy" shall mean, with respect to a Member being the subject of an order for relief under Title 11 of the United States Code, or any successor statute or other statute in any foreign jurisdiction having like import or effect.
- 1.6 "Capital Contribution" shall mean, for each Member, the sum of such Member's Initial Capital Contribution and Additional Capital Contribution(s), if any, as increased or decreased pursuant to Article 3 of this Agreement.
- 1.7 "Code" shall mean the Internal Revenue Code of 1986, as amended from time to time, the provisions of law, and to the extent applicable, the Regulations.
- 1.8 "Company" shall mean SF 150 LLC, a California limited liability company.
- 1.9 "Corporations Code" shall mean the California Corporations Code, as amended from time to time, and the provisions of law.
- 1.10 "Dissolution Event" shall mean, with respect to any Member, one or more of the following: the death, insanity, withdrawal, expulsion, Bankruptcy, or dissolution of such Member.
- 1.11 "Distributable Cash" shall mean the amount of cash which the Manager deems available for distribution to the Members, taking into account all Company debts, liabilities, and obligations then due and amounts which the Manager deems necessary to place into reserves for customary and usual claims with respect to the Company's business.
- 1.12 "Fiscal Year" shall mean the Company's fiscal year, which shall be the calendar year.
- 1.13 "Initial Capital Contribution" shall mean, for each Member, the amount set forth in Exhibit "B" hereto for each Member's initial capital account balance.
- 1.14 "Majority Interest" shall mean one or more Percentage Interests of Members which, taken together, exceed fifty percent (50%) of the aggregate of all Percentage Interests.
- 1.15 "Manager" shall mean one or more Managers. Specifically, "Manager" shall mean Derek L. Brown or any other person(s) that supercede him in that capacity.
- 1.16 "Member" shall mean each Person who (a) is an initial signatory to this Agreement, has been admitted to the Company as a Member in accordance with the Articles of this Agreement, or is an assignee or transferee who has become a Member in accordance with Article 4, and (b) has not withdrawn, been expelled, or, if other than an individual, dissolved.
- 1.17 "Membership Interest" shall mean a Member's entire interest in the Company including, but not limited to, the right to vote on or participate in the management and the right to receive information concerning the business and affairs of the Company.

- 1.18 "Net Profits" and "Net Losses" shall mean the taxable income or loss, as the case may be, for a period (or from a transaction) as determined in accordance with Code Section 703(a). (For this purpose, all items of income, gain, loss, or deduction required to be separately stated pursuant to Code Section 703(a)(1) shall be included in taxable income or loss.)
- 1.19 "Percentage Interest" shall mean the percentage of a Member set forth opposite the name of such Member under the column "Member's Percentage Interest" in Exhibit B hereto, as such percentage may be adjusted from time to time pursuant to Article 7 and Section 3.4 of this Agreement.
- 1.20 "Person" shall mean an individual, general partnership, limited partnership, limited liability company, corporation, trust, estate, real estate investment trust, association, or any other entity.
- 1.21 "Property" shall have the meaning set forth in Section 2.6 herein.
- 1.22 "Regulations" shall mean, unless the context clearly indicates otherwise, the regulations currently in force as final or temporary that have been issued by the U.S. Department of Treasury pursuant to its authority under the Code.
- 1.23 "Tax Matters Partner" shall be Derek L. Brown or his successor as designated pursuant to Section 9.6.
- 1.24 "Transfer" shall have the meaning set forth in Section 7.1 herein.
- 1.25 "Transferred Percentage" shall have the meaning set forth in Section 7.1 herein.

ARTICLE 2 ORGANIZATIONAL MATTERS

- 2.1 Formation. Pursuant to the Act, the Members have formed a California limited liability company under the laws of the State of California by filing the Articles with the California Secretary of State and entering into this Agreement. The rights and liabilities of the Members shall be determined pursuant to the Act and this Agreement. To the extent that the rights or obligations of any Member are different by reason of any provision of this Agreement than they would be in the absence of such provision, this Agreement shall, to the extent permitted by the Act, control.
- 2.2 Name. The name of the Company shall be "SF 150 LLC." The business of the Company may be conducted under that name or, upon compliance with applicable laws, any other name that Members holding a Majority Interest deem appropriate or advisable. The Manager shall file any fictitious name certificates and similar filings, and any amendments thereto, that are required by applicable laws.

- 2.3 Term. The Company shall commence on the Effective Date and shall continue until December 31, 2022, unless extended or sooner terminated as hereinafter provided.
- 2.4 Office and Agent. The principal business office of the Company shall be 27740 Jefferson Avenue, Suite 200, Temecula, California, 92590. The registered agent shall be as stated in the Articles.
- 2.5 Addresses of the Members. The respective addresses of the Members are set forth on Exhibit "B" hereto.
- 2.6 Purpose of Company. The purpose of the Company is organized for the single purpose to purchase, hold for investment, and sell certain real property, consistent with the actions that normally would be taken by a prudent investor. The Real Property consists of approximately 150 acres in Winchester Valley located in the County of Riverside, California, and more particularly described in Exhibit "C" hereto (the "Property").
- 2.7 Escrow. The Property is currently owned by a third party, Sylvester Feichtinger, Trustee of the Sylvester Feichtinger & Maria Feichtinger Living Trust, dated March 28, 1984 ("Feichtinger"). The Company has entered into Escrow with First American Title Company, Escrow Number 31-999-TC, (the "Escrow") to purchase the Property from Feichtinger for the purchase price of Five Million Dollars (\$5,000,000), payable with a down payment of Five Hundred Thousand Dollars (\$500,000) (the "Down Payment"), and the balance of the purchase price of Four Million Five Hundred Thousand Dollars (\$4,500,000) payable to Feichtinger by the Company pursuant to a promissory note payable at six and three-quarters percent (6.34%) interest for a maximum of seven (7) years, secured by a first trust deed against the Property (the "Feichtinger Note"). Escrow is currently scheduled to close on or about July 9, 2003.
- 2.8 Finder's Fee. Upon close of Escrow, a Finder's Fee of Seventy-Five Thousand Dollars (\$75,000) shall be paid to Rancon Real Estate Corporation ("Rancon") for acting as a finder. The Finder's Fee will be paid through Escrow, payable Thirty-Seven Thousand Five Hundred Dollars (\$37,500) by DLB, and Thirty-Seven Thousand Five Hundred Dollars (\$37,500) by Chimento. No part of the Finder's Fee shall be paid by Stephenson or the Company. The Capital Accounts of DLB and Chimento shall not be increased by their payment of the Finder's Fee. The Members also acknowledge that Stephenson is the shareholder of Rancon, and as such will partially benefit from the payment of the Finder's Fee to Rancon, as will Rancon sales agent, Jim Lytle.

ARTICLE 3
CAPITAL CONTRIBUTIONS AND OBLIGATIONS

3.1 Initial Capital Contributions.

3.1.1 As soon as reasonably practical after the execution of this Agreement, but in any event no later than seven (7) days prior to scheduled close of the Escrow, the Members shall make the following Initial Capital Contributions, payable directly to the Company:

Stephenson, One Hundred Twenty-Five Thousand Dollars (\$125,000) in cash;

DLB, One Hundred Eighty-Seven Thousand Five Hundred Dollars (\$187,500) in cash;

Chimento, One Hundred Eighty-Seven Thousand Five Hundred Dollars (\$187,500) in cash.

3.1.2 Reserved.

3.1.3 The Manager shall cause the total Initial Capital Contributions of Five Hundred Thousand Dollars (\$500,000) to be deposited into Escrow in sufficient time to close escrow.

3.1.4 The Members' Initial Capital Contributions are reflected in the character and amounts set forth in Exhibit B, which also states the Members' Initial Membership Interests. The Company shall keep accurate books and records of each Member's Initial Capital Contribution and each Member's then current Capital Account. One hundred percent (100%) of the Initial Capital of the Company shall consist of the capital contributions set forth for each Member as shown in Exhibit B.

3.2 Additional Capital Contributions. In addition to their Initial Capital Contributions, the Members shall each respectively make the following Additional Capital Contributions, payable 25% by the Stephenson Trust and 37.5% by DLB, and 37.5% by Chimento. These Additional Capital Contributions shall be whatever cash sums are necessary for the purpose of paying all principal and interest payments of the Feichtinger Note, and all necessary expenses for property taxes, assessments, legal, accounting and administration expenses, mapping engineering expenses, and providing entitlements for the Property. There shall be no requirement of contributing additional capital for the purpose of grading or construction purposes. Except as set forth herein, no Member shall be required to make any Additional Capital Contributions unless there is prior written consent of a majority of the Members.

3.3 Failure to Make Additional Capital Contributions. If a Member fails for thirty (30) days to

make an Additional Capital Contribution required under Section 3.2 (“Defaulting Member”):

- 3.3.1 The Defaulting Member shall indemnify and hold the Company and the other Members harmless from any loss, cost, or expense, including reasonable attorney fees caused by the failure to make the Additional Capital Contribution. Such Additional Capital Contributions that are not made by a Defaulting Member are referred to as “Additional Capital Shortfall.” A Member who makes the respective required Additional Capital Contributions (“Nondefaulting Member”) shall have the right, but not the obligation, to advance an amount bearing the same ratio to the total amount of the Additional Capital Shortfall as a Nondefaulting Member's Capital Account bears to the total Capital Accounts of all Nondefaulting Members. A Member advancing an Additional Capital Contribution for a Defaulting Member under this Section 3.3.1 shall: (1) be paid interest by the Defaulting Member on the amount of such advance at an annual rate, from the date of the advance until paid, equal to the rate of twelve percent (12%); and (2) receive all distributions that the Defaulting Member would otherwise be entitled to receive under the provisions of this Agreement as though the advances by the Nondefaulting Member were Capital Contributions made by such Nondefaulting Member, which distributions shall be applied first to attorneys' fees, costs, and expenses, if any; then to accrued and unpaid interest; and, finally, in reduction of the principal amount of such advance. The Defaulting Member grants any Nondefaulting Members who make advances to the Company in accordance with this Subsection 3.3.1 a security interest in the Defaulting Member's Membership Interest to secure the Defaulting Member's obligations under this Subsection 3.3.1. The Defaulting Member shall, within five (5) days of written notice, execute any documents or instruments reasonably necessary to enable Nondefaulting Members who make advances hereunder to perfect the foregoing security interests. Each Member irrevocably appoints each other Member, and any one of them acting alone, as his, her, or its attorney-in-fact for the limited purpose of executing, on behalf of such Member, if such Member becomes a Defaulting Member, any of the foregoing documents or instruments.
- 3.3.2 If the Defaulting Member fails to pay all sums due and owing to any Members who make advances under Subsection 3.3.1, for a period of one hundred eighty (180) days after such advance, each Member who has made advances under Subsection 3.3.1 may foreclose upon any security interest granted pursuant to this Section 3.3 by causing the principal amount of such advance to be transferred from the Defaulting Member's Capital Account and added to the Capital Account of the Member who has made such advances, with a corresponding adjustment in that Member's and the Defaulting Member's Percentage Interests. Accrued and unpaid interest and other amounts owed to Members who have made advances hereunder (the Non-Capital Costs) shall also be paid out of the Defaulting Member's Capital Account, and if the Capital Account is not sufficient to fully pay Non-Capital Costs, the available balance shall be shared pro rata in accordance with the amounts of the Nondefaulting Members' respective advances. The Defaulting Member's Percentage Interest shall be further adjusted (but not below zero) following application to Non-Capital Costs. All Members hereby agree that the foregoing constitutes and will constitute a

disposition of collateral in a commercially reasonable manner within the meaning of California Commercial Code section 9610. Reduction of a Defaulting Member's Capital Account to satisfy such member's repayment obligations under this Subsection 3.3.2 shall be deemed a return of capital to that Member to the extent of such reduction.

- 3.3.3 In addition to the remedies set forth in Section 3.3.2 and elsewhere in this Agreement, if the Defaulting Member fails to pay all sums due and owing to any Members who make advances under Subsection 3.3.1, for a period of one hundred and eighty (180) days after such advance, each Member who has made advances under Subsection 3.3.1 shall be entitled to purchase the Membership Interest of the Defaulting Member pursuant to the terms of Section 7.6 for the lesser of (a) the Option Purchase Price as determined under Section 7.8, or (b) the amount of the Defaulting Member's then current Capital Account.
- 3.3.4 On the occurrence of, and for the duration of, a Default by any Member, the Defaulting Member shall not have any right to vote the Defaulting Member's Membership Interest or otherwise participate in the management or control of the business and affairs of the Company and any and all provisions of this Agreement with respect to management and control shall be determined without including the Membership Interest of the Defaulting Member. The foregoing provisions shall be in addition to the Company's remedies under Corporations Code section 17201(a)(2). On satisfaction of a Defaulting Member's obligations (whether by enforcement of a remedy or otherwise) under Subsection 3.3.2, that Member shall be restored to full membership status to the extent of any remaining Percentage Interest.

ARTICLE 4 MEMBERS

- 4.1 Limited Liability. Except as required under the Act or as expressly set forth in this Agreement, no Member shall be personally liable for any debt, obligation or liability of the Company, whether that liability or obligation arises in contract, tort or otherwise.
- 4.2 Admission of Additional Members. No additional Members shall be admitted to the Company unless approved in writing by all of the Members.
- 4.3 Withdrawals or Resignations. No Member may withdraw or resign from the Company without the written consent of the other Members.
- 4.4 Transaction With The Company. Subject to any limitations set forth in this Agreement and after full disclosure of the Member's involvement, a Member may lend money to and transact other business with the Company. Subject to other applicable law, such Member has the same rights and obligations with respect thereto as a Person who is not a Member.

- 4.5 Remuneration To Members. Except as otherwise authorized in, or pursuant to, this Agreement, no Member is entitled to remuneration for acting in the Company business.
- 4.6 Members Are Not Agents. Pursuant to Section 5.1 and the Articles, the management of the Company is vested in the Manager. No Member, acting solely in the capacity of a Member, is an agent of the Company, nor can any Member in such capacity bind, or execute any instrument on behalf of, the Company.
- 4.7 Voting Rights. Except as expressly modified in this Agreement or the Articles, Members shall have the voting, approval and consent rights provided in the Act.
- 4.8 Meetings of the Members. No annual or regular meetings of Members are required.

**ARTICLE 5
MANAGEMENT AND CONTROL OF THE COMPANY**

- 5.1 Management of the Company by Manager.
- 5.1.1 Exclusive Management by Manager. Subject to the provisions of the Articles and this Agreement relating to actions required to be approved by the Members, the business and affairs of the Company shall be managed and all powers of the Company shall be exercised by or under the direction of the Manager.
- 5.1.2 Agency Authority of Manager. Subject to Section 5.3.2, the Manager is authorized to (a) endorse checks, drafts and other evidence of indebtedness made payable to the order of the Company, but only for the purpose of deposit into the Company's accounts, (b) sign all checks, drafts and other instruments obligating the Company or the Partnership to pay money, and (c) sign contracts and obligations on behalf of the Company, including without limitation construction and development agreements, loan documents, purchase and sale agreements, brokers' agreements, listing agreements and such other documents, instruments and agreements as are necessary to develop and sell the Property in furtherance of the interests and objectives of the Company.
- 5.1.3 Manager's Right to Delegate. Notwithstanding anything else in this Agreement to the contrary, including, but not limited to, Sections 5.1.1, 5.1.2, 5.3 and 5.4, it is anticipated and agreed that the Manager shall be entitled to delegate most of the day-to-day activities and decisions on behalf of the Company to Daniel L. Stephenson, in which event Daniel L. Stephenson shall have the same protections and limitations of liability as provided the Manager and set forth in Section 5.8.

5.2 Election of Manager.

5.2.1 Number, Term, and Qualifications. DEREK L. BROWN shall be Manager of the Company. Unless he resigns or is removed, the Manager shall hold office until a successor shall have been elected and qualified. The Manager shall be elected by the affirmative vote or written consent of Members holding a Majority Interest. The Manager shall be a Member, or in the event the Member is a trust, the Manager may be the trustee of the trust. The Manager need not be an individual, a resident of the State of California, or a citizen of the United States.

5.2.2 Resignation. The Manager may resign at any time by giving written notice to the Members without prejudice to the rights, if any, of the Company under any contract executed by the Manager. The resignation of the Manager shall take effect upon receipt of that notice or at such later time as shall be specified in the notice. Unless otherwise specified in the notice, the acceptance of the resignation shall not be necessary to make it effective. The resignation of a Manager shall not affect the Manager's rights as a Member and shall not constitute a withdrawal of a Member.

5.2.3 Removal. The Manager may be removed at any time, with or without cause, by the affirmative vote of Members holding a Majority Interest at a meeting called expressly for that purpose, or by the written consent of the Members holding a Majority Interest. Any such removal shall not affect the Manager's rights as a Member or constitute a withdrawal of a Member.

5.3 Powers of Manager.

5.3.1 Powers of Manager. Without limiting the generality of Section 5.1 of this Agreement, but subject to Section 5.3.2 and to the express limitations set forth elsewhere in this Agreement, the Manager shall have all necessary powers to manage and carry out the purposes, business, property, and affairs of the Company, including without limitation the power to exercise on behalf and in the name of the Company all of the powers described in Corporations Code Section 17003.

5.3.2 Limitations on Power of Manager. Notwithstanding any other provisions of this Agreement, the Manager shall not have authority hereunder to cause the Company to engage in the following transactions without first obtaining the affirmative vote or written consent of all of the Members:

5.3.2.1 The purchase, sale, exchange, encumbrance, or other disposition of all or any portion of the Property;

5.3.2.2 The merger of the Company with another limited liability company, corporation, partnership or other Person;

- 5.3.2.3 The establishment of different classes of Members;
 - 5.3.2.4 Any act which would make it impossible to carry on the ordinary business of the Company;
 - 5.3.2.5 The confession of a judgment, or initiation or settlement of any legal action by or against the Company;
 - 5.3.2.6 Any other transaction described in this Agreement as requiring the vote, consent, or approval of all of the Members;
 - 5.3.2.7 The execution of any documents incurring debt by the Company; and
 - 5.3.2.8 The execution of any real estate brokerage listing agreement.
- 5.4 Members Have No Managerial Authority. The Members shall have no power to participate in the management of the Company, except as expressly authorized by this Agreement or the Articles and except as expressly required by the Act. Unless expressly and duly authorized in writing to do so by Members holding a Majority Interest, no Member shall have any power or authority to bind or act on behalf of the Company in any way, to pledge its credit, or to render it liable for any purpose.
- 5.5 Performance of Duties; Liability of Manager. The Manager shall not be liable to the Company or to any Member for any loss or damage sustained by the Company or any Member, unless the loss or damage shall have been the result of knowing and intentional breach of Manager's fiduciary duties to the Company, fraud, deceit, gross negligence, reckless or intentional misconduct, knowing and intentional breach of this Agreement, or a knowing violation of law by the Manager. The Manager shall perform his managerial duties in good faith, in a manner he reasonably believes to be in the best interests of the Company and its Members, and with such care, including reasonable inquiry, as an ordinarily prudent person in a like position would use under similar circumstances.
- 5.6 Devotion of Time. The Manager is not obligated to devote all of his time or business efforts to the affairs of the Company. The Manager shall devote whatever time, effort, and skill as he deems appropriate for the operation of the Company.
- 5.7 Competing Activities.
- 5.7.1 The Members and their affiliates may engage or invest in, independently or with others, any business activity of any type or description including without limitation those that might be the same as or similar to the Company business and that might be in direct or indirect competition with the Company or the Partnership. . It is specifically acknowledged that both Members already own significant interests in other real property located in the immediate vicinity of the Company's Property, all of which will directly compete against the Company.

Neither the Company nor any Member shall have any right in or to such other ventures or activities or to the income or proceeds derived therefrom. No Member shall be obligated to present any investment opportunity or prospective economic advantage to the Company or the other Members, even if the opportunity is of the character that, if presented to the Company or the other Members, could be taken by the Company or the other Members. The Member shall have the right to hold any investment opportunity or prospective economic advantage for its own account or to recommend such opportunity to Persons other than the Company or the other Members.

5.7.2 The Members acknowledge the Stephenson is an owner, Member, and Manager of hundreds of acres of properties and similar Limited Liability Companies that own properties adjacent to the Property and elsewhere in the Winchester Valley and Riverside County, and Stephenson reserves the right to purchase and sell all such properties in his sole discretion, and to acquire and sell additional similar properties in the future. All of these properties and companies compete directly or indirectly with the Company. One of these competing companies is Rancon Winchester Valley 155, of which it is acknowledged that DLB and Chimento may be entitled, but not required to, become Members.

5.8 Limited Liability. The Manager of the Company shall not be personally liable under any judgment of a court, or in any other manner, for any debt, obligation, or liability of the Company, whether that liability or obligation arises in contract, tort, or otherwise, solely by reason of being the Manager of the Company.

ARTICLE 6

ALLOCATIONS OF NET PROFITS AND NET LOSSES AND DISTRIBUTIONS

- 6.1 Allocations of Net Profit and Net Loss. Net Profit and Net Loss shall be allocated to the Members in proportion to their Percentage Interests.
- 6.2 Code Section 704(c) Allocations. Notwithstanding any other provision in this Article VI, in accordance with Code Section 704(c) and the Regulations promulgated thereunder, income, gain, loss, and deduction with respect to any property contributed to the capital of the Company shall, solely for tax purposes, be allocated among the Members so as to take account of any variation between the adjusted basis of such property to the Company for federal income tax purposes and its fair market value on the date of contribution. Allocations pursuant to this Section 6.2 are solely for purposes of federal, state, and local taxes. As such, they shall not affect or in any way be taken into account in computing a Member's share of profits, losses, or other items of distributions pursuant to any provision of this Agreement.

6.3 Distribution of Assets by the Company.

6.3.1 Subject to all of the provisions of this Agreement, Distributable Cash shall be distributed to the Members at such times as determined by the Manager, in the following order of priority:

6.3.1.1 First, to third-party loans.

6.3.1.2 Second, to the Members, pro rata in accordance with the ratios of their respective Capital Contribution until each Member has received an amount equal to its Capital Contribution.

6.3.1.3 Thereafter, to the Members pro rata in accordance with their respective Percentage Interests.

6.3.2 All such distributions shall be made only to the Persons who, according to the books and records of the Company, are the holders of record of the Membership Interests in respect of which such distributions are made on the actual date of distribution.

6.4 Form of Distribution. A Member has no right to demand and receive any distribution from the Company in any form other than money. No Member may be compelled to accept from the Company a distribution of any asset in kind in lieu of a proportionate distribution of money being made to other Members. Except upon a dissolution and the winding up of the Company, no Member may be compelled to accept a distribution of any asset in kind.

6.5 Return of Distributions. Except for distributions made in violation of the Act or this Agreement, no Member shall be obligated to return any distribution to the Company or pay the amount of any distribution for the account of the Company or to any creditor of the Company. The amount of any distribution returned to the Company by a Member or paid by a Member for the account of the Company or to a creditor of the Company shall be added to the account or accounts from which it was subtracted when it was distributed to the Member.

ARTICLE 7
TRANSFER OF MEMBERSHIP INTERESTS

7.1 Withdrawal of Members. A Member may withdraw from the Company at any time by giving Notice of withdrawal to the Managers at least one hundred eighty (180) calendar days before the effective date of withdrawal. Withdrawal shall not release a Member from any obligations and liabilities under this Agreement accrued or incurred before the effective date of withdrawal. A withdrawing Member shall divest the Member's entire Membership Interest before the effective date of withdrawal. A withdrawing Member shall have no right to return of such Members Capital Account balance.

7.2 Restrictions on Transfer. Except as expressly provided in this Agreement, a Member shall not transfer any part of the Member's Membership Interest in the Company, whether now owned or later acquired, unless (1) the Members unanimously approve the transferee's admission to the Company as a Member on such Transfer and (2) the Membership Interest to be transferred, when added to the total of all other Membership Interests transferred in the preceding twelve (12) months, will not cause the termination of the Company under the Code. No Member may Encumber or permit or suffer any Encumbrance of all or any part of the Member's Membership Interest in the Company unless such Encumbrance has been approved in writing by the Managers. Such approval may be granted or withheld in the Managers' sole discretion. Any Transfer or Encumbrance of a Membership Interest without such approval shall be void *ab initio*. Notwithstanding any other provision of this Agreement to the contrary, a Member who is a natural person may transfer all or any portion of his or her Membership Interest to any revocable trust created for the benefit of the Member, or any combination between or among the Member, the Member's spouse, and the Member's issue and any Member may transfer all or any portion of his or her Membership Interest to any limited liability company or Subchapter S corporation wholly-owned by such Member; provided that the Member retains a beneficial interest in the trust, limited liability company, or Subchapter S corporation, and all of the Voting Interest included in such Membership Interest. A Transfer of a Member's beneficial interest in such trust, limited liability company, or Subchapter S corporation, or failure to retain such Voting Interest, shall be deemed a Transfer of a Membership Interest.

7.3 Right of First Refusal. If a Member wishes to transfer any or all of the Member's Membership Interest in the Company under a Bona Fide Offer (as defined below), the Member shall give Notice to the Company at least thirty (30) days in advance of the proposed sale or Transfer, indicating the terms of the Bona Fide Offer and the identity of the offeror. The Company shall have the assignable option to purchase the Membership Interest proposed to be transferred at the price and on the terms provided in this Agreement. If the price for the Membership Interest is other than cash, the fair value in dollars of the price shall be as established in good faith by the Company. For purposes of this Agreement, "Bona Fide Offer" means an offer in writing setting forth all relevant terms and conditions of purchase from an offeror who is ready, willing, and able to consummate the purchase and who is not an Affiliate of the selling Member. For thirty (30) days after the Notice is given, the Company shall have the right to purchase the Membership Interest offered, on the terms stated in the Notice, for the lesser of (1) the price stated in the Notice (or the price plus the dollar value of non-cash consideration, as the case may be) and (2) the price determined under any appraisal procedures adopted from time to time by a Majority of the Members.

7.3.1 If the Company does not exercise the right to purchase all of the Membership Interest, then, with respect to the portion of the Membership Interest that the Company does not elect to purchase, that right may be given and assigned to Members for an additional thirty (30) days period, beginning on the day that the Company's right to purchase expires. Each of the other Members shall have the

right to purchase, on the same terms, a part of the interest of the offering Member in the proportion that the Member's Percentage Interest bears to the total Percentage Interests of all of the Members who choose to participate in the purchase; provided, however, that the Company and the participating Members may not, in the aggregate, purchase less than the entire interest to be sold by the offering Member.

7.3.2 If the Company and the other Members do not exercise their rights to purchase all of the Membership Interest, the offering Member may, within ninety (90) days from the date the Notice is given and on the terms and conditions stated in the Notice, sell or exchange that Membership Interest to the offeror named in the Notice. Unless the requirements of this Section are met, any purported purchaser under this Section shall become an Assignee and shall be entitled to receive only the share of Profits or other compensation by way of income and the return of Capital Contribution to which the assigning Member would have been entitled.

7.4 Triggering Events. On the happening of any of the following events (Triggering Events) with respect to a Member, the Company and the other Members shall have the option to purchase the Membership Interest in the Company of such Member (Selling Member) at the price and on the terms provided in this Section 7.4:

7.4.1 The bankruptcy or withdrawal of a Member, or the winding up and dissolution of a corporate Member, or merger or other corporate reorganization of a corporate Member as a result of which the corporate Member does not survive as an entity; provided that the remaining Members have elected to continue the business of the Company as provided herein.

7.4.2 The failure of a Member to make the Member's Capital Contribution under the provisions hereof.

7.4.3 The occurrence of any other event that is, or that would cause, a Transfer in contravention of this Agreement.

7.5 Notice of Triggering Event. Each Member agrees to promptly give Notice of a Triggering Event to all other Members.

7.6 Purchase Option Following Triggering Event. On the later of the date of the Notice or the receipt of Notice by the Managers and the other Members as contemplated by Sections 7.3 and 7.4, and on receipt of actual notice of any Triggering Event as determined in good faith by the Managers (the date of such receipt is hereinafter referred to as the Option Date), the Managers shall promptly cause a Notice of this occurrence of the Triggering Event to be sent to all Members and the Company shall have the option, for a period ending thirty (30) calendar days following the determination of the purchase price as provided in Section 7.8, to purchase the Membership Interest in the Company to which the option relates, at the price and on the terms set forth in Section 7.8, and the other Members, pro rata in accordance with their prior Membership Interests in the

Company, shall then have the option, for a period of thirty (30) days thereafter, to purchase the Membership Interest in the Company not purchased by the Company, on the same terms and conditions as apply to the Company. If all other Members do not elect to purchase the entire remaining Membership Interest in the Company, then the Members electing to purchase shall have the right, pro rata in accordance with their prior Membership Interest in the Company, to purchase the additional Membership Interest in the Company available for purchase. The transferee of the Membership Interest in the Company that is not purchased shall hold such Membership Interest in the Company subject to all of the provisions of this Agreement.

- 7.7 Participation of Interested Member. The Member whose interest is subject to purchase under this Section 7.7 or such Member's Affiliate shall be entitled to participate in any Vote or discussion of any matter pertaining to the disposition of the Member's Membership Interest in the Company under this Agreement.
- 7.8 Option Purchase Price. The purchase price of the Membership Interest that is the subject of an option hereunder shall be the "Fair Option Price" of the interest as determined under this Section. "Fair Option Price" means the cash price that a willing buyer would pay to a willing seller when neither is acting under compulsion and when both have reasonable knowledge of the relevant facts on the Option Date. Each of the selling and purchasing parties shall use his, her, or its best efforts to mutually agree on the Fair Option Price. If the parties are unable to so agree within thirty (30) days of the Option Date, the selling party shall appoint, within forty (40) days of the Option Date, one (1) appraiser, and the purchasing party shall appoint within forty (40) days of the Option Date, one appraiser. The two appraisers shall within a period of five (5) additional days, agree on and appoint an additional appraiser. The three appraisers shall, within sixty (60) days after the appointment of the third appraiser, determine the Fair Option Price of the Membership Interest in writing and submit their report to all the parties. The Fair Option Price shall be determined by disregarding the appraiser's valuation that diverges the greatest from each of the other two appraisers' valuations, and the arithmetic mean of the remaining two appraisers' valuations shall be the Fair Option Price. Each purchasing party shall pay for the services of the appraiser selected by it, plus one-half of the fee charged by the third appraiser, and one half of all other costs relating to the determination of Fair Option Price. The option purchase price as so determined shall be payable in cash.
- 7.9 Substituted Member. Except as expressly permitted hereunder, a prospective transferee (other than an existing Member) of a Membership Interest may be admitted as a Member with respect to such Membership Interest (Substituted Member) only (1) on the Vote of a majority in interest of the other Members in favor of the prospective transferee's admission as a Member and (2) on such prospective transferee executing a counterpart of this Agreement as a party hereto. Any prospective transferee of a Membership Interest shall be deemed an Assignee and, therefore, the owner of only an Economic Interest until such prospective transferee has been admitted as a Substituted Member. The Assigning Member shall pay Transfer Agent of the Company One Hundred Dollars (\$100) transfer fee per account. Except as otherwise permitted in the Act, any such Assignee shall be entitled only to receive allocations and distributions under this Agreement with respect to

such Membership Interest and shall have no right to Vote or exercise any rights of a Member until such Assignee has been admitted as a Substituted Member. The effective date for the Assignee to become a Substitute Member shall be the first day of the following quarter of the transfer. Until the Assignee becomes a Substituted Member, the Assigning Member will continue to be a Member and to have the power to exercise any rights and powers of a Member under this Agreement, including the right to Vote in proportion to the Percentage Interest that the Assigning Member would have had in the event that the assignment had not been made.

- 7.10 Duties of Substituted Member. Any person admitted to the Company as a Substituted Member shall be subject to all the provisions of this Agreement that apply to the Member from whom the Membership Interest was assigned. provided, however, that the assigning Member shall not be released from liabilities as a Member solely as a result of the assignment, both with respect to obligations to the Company and to third parties, incurred prior to the assignment.
- 7.11 Securities Laws. The initial sale of Membership Interests in the Company to the Initial Members has not been qualified or registered under the securities laws of any state, including California, or registered under the Securities Act of 1933, in reliance on exemptions from the registration provisions of those laws. Notwithstanding any other provision of this Agreement, Membership Interests may not be transferred unless registered or qualified under applicable state and federal securities law unless, in the opinion of legal counsel satisfactory to the Company, such qualification or registration is not required. The Member who desires to transfer a Membership Interest shall be responsible for all legal fees incurred in connection with said opinion.

ARTICLE 8 DISSOLUTION AND WINDING UP

- 8.1 Dissolution. The Company shall be dissolved, its assets shall be disposed of, and its affairs wound up on the first to occur of the following:
- 8.1.1 Upon the expiration of the term as specified in Section 2.3 of this Agreement;
 - 8.1.2 Upon the entry of a decree of judicial dissolution pursuant to Section 17351 of the Corporation Code;
 - 8.1.3 Upon a Dissolution Event, unless the Company is continued by the consent of all of the remaining Members;
 - 8.1.4 Upon the vote of all the Members; or
 - 8.1.5 The sale or other liquidation of all or substantially all of the assets of Company (other than sales in the ordinary course of the Company's business).

- 8.2 Certificate of Dissolution. As soon as possible following the occurrence of any of the events specified in Section 8.1, the Members who have not wrongfully dissolved the Company shall execute a Certificate of Dissolution in such form as shall be prescribed by the California Secretary of State and file the Certificate as required by the Act.
- 8.3 Winding Up. Upon the occurrence of any event specified in Section 8.1, the Company shall continue solely for the purpose of winding up its affairs in an orderly manner, liquidating its assets, and satisfying the claims of its creditors. The Members who have not wrongfully dissolved the Company shall be responsible for overseeing the winding up and liquidation of the Company, shall take full account of the liabilities of the Company and its assets, shall either cause its assets to be sold or distributed, and if sold (as promptly as is consistent with obtaining the fair market value thereof) shall cause the proceeds therefrom, to the extent sufficient therefor, to be applied and distributed as provided in Section 8.4. The Persons winding up the affairs of the Company shall give written notice of the commencement of winding up by mail to all known creditors and claimants whose addresses appear on the records of the Company.
- 8.4 Order of Payment of Liabilities Upon Dissolution. After determining that all known debts and liabilities of the Company in the process of winding-up, including without limitation debts and liabilities to Members who are creditors of the Company, have been paid or adequately provided for, the remaining assets shall be distributed to the Members in accordance with Section 6.3.
- 8.5 No Deficit Restoration. If, upon liquidation, any Member has a deficit balance in its capital account, after taking into account all capital account adjustments for the Company taxable year during which liquidation occurs, such Member shall have no obligation to contribute cash to the capital of the Company to restore such deficit balance.
- 8.6 Limitations on Payments Made in Dissolution. Except as otherwise specifically provided in this Agreement, each Member shall be entitled to look solely to the assets of the Company for the return of its Capital Contribution and/or share of Net Profits (upon dissolution or otherwise), and shall have no recourse therefor against the Manager or any other Member.
- 8.7 Certificate of Cancellation. The Members who filed the Certificate of Dissolution shall cause to be filed in the office of, and on a form prescribed by, the California Secretary of State, a Certificate of Cancellation of the Articles upon completion of the winding up of the affairs of the Company.
- 8.8 No Action for Dissolution. Except as expressly permitted in this Agreement, a Member shall not take any voluntary action that directly causes a dissolution of the Company. The Members acknowledge that irreparable damage would be done to the goodwill and reputation of the Company if any Member should bring an action in court to dissolve the Company under circumstances where dissolution is not required by Section 8.1. This Agreement has been drawn carefully to provide fair treatment of all parties and equitable payment in liquidation of the Membership Interests. Accordingly, each Member hereby

waives and renounces its right to initiate legal action to seek the appointment of a receiver or trustee to liquidate the Company or to seek a decree of judicial dissolution of the Company.

ARTICLE 9 ACCOUNTING, RECORDS, REPORTING BY MEMBERS

- 9.1 Books and Records. The books and records of the Company shall be kept, and the financial position and the results of its operations recorded, in accordance with the accounting methods followed for federal income tax purposes. The books and records of the Company shall reflect all the Company transactions and shall be appropriate and adequate for the Company's business. The Company shall maintain at its principal office in California all of the following:
- 9.1.1 A current list of the full name and last known business or residence address of each Member set forth in alphabetical order, together with the Capital Contributions, capital account and Percentage Interest of each Member;
 - 9.1.2 A copy of the Articles and any and all amendments thereto together with executed copies of any powers of attorney pursuant to which the Articles or any amendments thereto have been executed;
 - 9.1.3 Copies of the Company's federal, state, and local income tax or information returns and reports, if any, for the six (6) most recent taxable years;
 - 9.1.4 A copy of this Agreement and any and all amendments thereto together with executed copies of any powers of attorney pursuant to which this Agreement or any amendments thereto have been executed;
 - 9.1.5 Copies of the financial statements of the Company, if any, for the six (6) most recent Fiscal Years; and
 - 9.1.6 The Company's books and records as they relate to the internal affairs of the Company for at least the current and past four (4) Fiscal Years.
- 9.2 Delivery to Members and Inspection.
- 9.2.1 Although the original books and records of the Company shall be maintained at its principal business office identified in Section 2.4, copies of all such books and records shall be sent on a regular basis to Derek L. Brown at the address set forth in Exhibit "B". Furthermore, upon the request of any Member for purposes reasonably related to the interest of that Person as a Member, the Manager shall promptly deliver to the requesting Member, at the expense of the Company, a copy of the information required to be maintained by Sections 9.1.1, 9.1.2, and 9.1.3, and a copy of this Agreement.

- 9.2.2 Each Member has the right, upon reasonable request for purposes reasonably related to the interest of the Person as Member, to inspect and copy during normal business hours any of the Company records described in Sections 9.1.1 through 9.1.6.
- 9.3 Filings. The Manager, at Company expense, shall cause the income tax returns for the Company to be prepared and timely filed with the appropriate authorities. The Manager, at the Company expense, also shall cause to be prepared and timely filed, with appropriate federal and state regulatory and administrative bodies, amendments to, or restatements of the Articles and all reports required to be filed by the Company with those entities under the Act or other applicable laws, rules, and regulations. If the Manager is required by the Act to execute or file any document and fails, after demand, to do so within a reasonable period of time or refuses to do so, any Member may prepare, execute, and file that document.
- 9.4 Bank Accounts. The Manager shall maintain the funds of the Company in one or more separate bank accounts in the name of the Company, and shall not permit the funds of the Company to be commingled in any fashion with the funds of any other Person.
- 9.5 Accounting Decisions and Reliance on Others. All decisions as to accounting matters, except as otherwise specifically set forth herein, shall be made by the Manager. The Manager may rely upon the advice of the Company's accountants as to whether such decisions are in accordance with accounting methods followed for federal income tax purposes.
- 9.6 Tax Matters for the Company Handled by Manager and Tax Matters Partner. The Tax Matters Partner shall from time to time cause the Company to make such tax elections as it deems to be in the best interests of the Company and the Members. The Tax Matters Partner, as defined in Code Section 6231, shall represent the Company (at the Company's expense) in connection with all examinations of the Company's affairs by tax authorities, including resulting judicial and administrative proceedings, and shall expend the Company funds for professional services and costs associated therewith. The Tax Matters Partner shall oversee the Company tax affairs in the overall best interests of the Company. If, for any reason, the Tax Matters Partner can no longer serve in that capacity or ceases to be a Member or Manager, as the case may be, Members holding a Majority Interest may designate another to be Tax Matters Partner.
- 9.7 Financial Statements. At the end of each fiscal year, the books of the company shall be closed and examined and statements reflecting the financial condition of the Company and its Profits or Losses shall be prepared, and a report thereon shall be issued by the Company's bookkeepers. Copies of the financial statements shall be given to all Members. In addition, all Members shall receive not less frequently than at the end of each calendar quarter, copies of such financial statements regarding the previous calendar quarter, as may be prepared in the ordinary course of business, by the Manager or bookkeepers selected by the Manager. The Manager shall deliver to each Member,

within one hundred twenty (120) days after the end of the fiscal year of the Company, a financial statement that shall include a balance sheet and income statement, and a statement of changes in the financial position of the Company as of the close of the fiscal year.

ARTICLE 10 INDEMNIFICATION

- 10.1 Indemnification of Agents. The Company shall indemnify any Person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding by reason of the fact that it is or was a Member, Manager or other agent of the Company or that, being or having been such a Member, Manager or agent, it is or was serving at the request of the Company as a manager, director, officer, employee or other agent of another limited liability company, corporation, partnership, joint venture, trust or other enterprise to the fullest extent permitted by applicable law in effect on the date hereof and to such greater extent as applicable law may hereafter from time to time permit.

ARTICLE 11 MISCELLANEOUS

- 11.1 Complete Agreement. This Agreement and the Articles constitute the complete and exclusive statement of agreement among the Members and Manager with respect to the subject matter herein and therein and replace and supersede all prior written and oral agreements or statements by and among the Members and Manager or any of them. No representation, statement, condition or warranty not contained in this Agreement or the Articles will be binding on the Members or Manager or have any force or effect whatsoever. To the extent that any provision of the Articles conflict with any provision of this Agreement, the Articles shall control.
- 11.2 Binding Effect. Subject to the provisions of this Agreement relating to transferability, this Agreement will be binding upon and inure to the benefit of the Members, and their respective successors and assigns.
- 11.3 Parties in Interest. Except as expressly provided in the Act, nothing in this Agreement shall confer any rights or remedies under or by reason of this Agreement on any Persons other than the Members and their respective successors and assigns nor shall anything in this Agreement relieve or discharge the obligation or liability of any third person to any party to this Agreement, nor shall any provision give any third person any right of subrogation or action over or against any party to this Agreement.
- 11.4 Pronouns; Statutory References. All pronouns and all variations thereof shall be deemed to refer to the masculine, feminine, or neuter, singular or plural, as the context in which they are used may require. Any reference to the Code, the Regulations, the Act,

Corporations Code or other statutes or laws will include all amendments, modifications, or replacements of the specific sections and provisions concerned.

- 11.5 Headings. All headings herein are inserted only for convenience and ease of reference and are not to be considered in the construction or interpretation of any provision of this Agreement.
- 11.6 Interpretation. In the event any claim is made by any Member relating to any conflict, omission or ambiguity in this Agreement, no presumption or burden of proof or persuasion shall be implied by virtue of the fact that this Agreement was prepared by or at the request of a particular Member or its counsel.
- 11.7 References to this Agreement. Numbered or lettered articles, sections, and subsections herein contained refer to articles, sections, and subsections of this Agreement unless otherwise expressly stated.
- 11.8 Jurisdiction. Each Member hereby consents to the exclusive jurisdiction of the state and federal courts sitting in California in any action on a claim arising out of, under or in connection with this Agreement or the transactions contemplated by this Agreement, provided such claim is not required to be arbitrated pursuant to Section 11.9. Each Member further agrees that personal jurisdiction over it may be effected by service of process by registered or certified mail addressed as provided in Section 11.13 of this Agreement, and that when so made shall be as if served upon it personally within the State of California.
- 11.9 Disputed Matters. Any controversy arising out of this Agreement shall be heard in Riverside County, California by a reference pursuant to the provisions of the California Code of Civil Procedures §§ 638 to 645.1, inclusive. The parties hereto shall agree upon a single referee who shall try all issues of fact and law and report the referee's decision thereon. If the parties are unable to agree upon a referee, then any party hereto may thereafter seek to have one appointed pursuant to the California Code of Civil Procedure §§ 638 and 640. The cost of such proceeding shall initially be borne equally by the parties to the dispute. However, the prevailing party in such proceeding shall be entitled, in addition to all other costs, to recover its contribution for the cost of the reference as an item of damage and/or recoverable costs.
- 11.10 Exhibits. All Exhibits attached to this Agreement are incorporated and shall be treated as if set forth herein.
- 11.11 Severability. If any provision of this Agreement or the application of such provision to any person or circumstance shall be held invalid, the remainder of this Agreement or the application of such provision to persons or circumstances other than those to which it is held invalid shall not be affected thereby.
- 11.12 Additional Documents and Acts. Each Member agrees to execute and deliver such additional documents and instruments and to perform such additional acts as may be

necessary or appropriate to effectuate, carry out, and perform all of the terms, provisions, and conditions of this Agreement and the transactions contemplated hereby.

- 11.13 Notices. Any notice to be given or to be served upon the Company or any party hereto in connection with this Agreement must be in writing (which may include facsimile) and will be deemed to have been given and received when delivered to the address specified by the party to receive the notice. Such notices will be given to a Member or Manager at the address specified in Exhibit A hereto. Any party may, at any time by giving five (5) days' prior written notice to the other parties, designate any other address in substitution of the foregoing address to which such notice will be given.
- 11.14 Amendments. All amendments to this Agreement will be in writing and signed by all of the Members.
- 11.15 No Interest in Company Property; Waiver of Action for Partition. No Member has any interest in specific property of the Company. Without limiting the foregoing, each Member irrevocably waives during the term of the Company any right that it may have to maintain any action for partition with respect to the property of the Company.
- 11.16 Multiple Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
- 11.17 Attorney Fees. In the event that any dispute between the Company and the Members or among the Members should result in litigation or a reference procedure, the prevailing party in such dispute shall be entitled to recover from the other party all reasonable fees, costs and expenses of enforcing any right of the prevailing party, including without limitation, reasonable attorneys' fees and expenses. This provision is separate and several, and shall survive merger into any judgment.
- 11.18 Time is of the Essence. All dates and times in this Agreement are of the essence.
- 11.19 Remedies Cumulative. The remedies under this Agreement are cumulative and shall not exclude any other remedies to which any person may be lawfully entitled.

ARTICLE 12 MISCELLANEOUS

- 12.1 Representations by and Requirements of Members and Their Assignees.
- 12.1.1 Each of the Members represents on his or her behalf and that of any assignees or transferees of the whole or any part of this interest in the Company (except as may be waived by the Managers) that he or she is sophisticated and experienced investor in real estate venture such as the Company (or has been represented in connection with his or her investment in the Company by an investment

representative who possesses such sophistication and experience) and that he or she is acquiring his or her interest in the Company for his or her own account (or as trustee) for investment and not with a view to, or for sale in connection with, the distribution of the same, nor with any present intention of distribution or selling the same.

12.1.2 The foregoing representation by and requirements of Members shall be made and satisfied by each transferee or assignee of the whole or any part of a Membership Interest, and no transfer or assignment or any such interest shall be recognized by or be binding upon the Company except to the extent of compliance therewith, except that the Managers may, upon the advice of legal counsel to the Company, waive such condition in whole or in part.

12.2 Disclosure and Waiver of Conflict of Interest. The Members and Managers acknowledge the following:

12.2.1 Daniel L. Stephenson is a shareholder in Rancon and Chardonnay Escrow, Inc. The Manager shall always have the right in his sole discretion to list the Property for sale through Rancon at prevailing brokerage commission rates, and may process any sale through Chardonnay Escrow, Inc.

12.2.2 The form of this Agreement was prepared by Attorney Stephen V. Lopardo. Mr. Lopardo discloses to all Members that he is only representing Stephenson and Rancon in this transaction, and has represented both of them on many other occasions in the past. Mr. Lopardo is not a CPA, and is not providing tax advice on this transaction. Mr. Lopardo is *not* representing the other Members of the Company or the Company itself. This creates a conflict of interest and therefore other Members and the Manager are strongly advised to seek the advice of their own attorney and/or CPA or tax attorney.

IN WITNESS WHEREOF, all of the Members and Manager of SF 150 LLC have executed this Agreement, effective as of the date written above.

MEMBERS:

DLB & ASSOCIATES, LLC

By: _____

Derek L. Brown

Tax Identification Number: 80-0032563

CHARLES W. CHIMENTO, JR.

Tax Identification Number: 356-58-2814

representative who possesses such sophistication and experience) and that he or she is acquiring his or her interest in the Company for his or her own account (or as trustee) for investment and not with a view to, or for sale in connection with, the distribution of the same, nor with any present intention of distribution or selling the same.

12.1.2 The foregoing representation by and requirements of Members shall be made and satisfied by each transferee or assignee of the whole or any party of a Membership Interest, and no transfer or assignment or any such interest shall be recognized by or be binding upon the Company except to the extent of compliance therewith, except that the Managers may, upon the advice of legal counsel to the Company, waive such condition in whole or in part.

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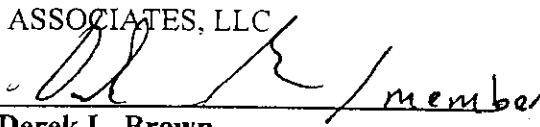
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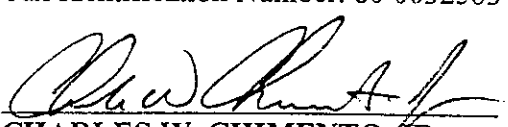
IN WITNESS WHEREOF, all of the Members and Manager of SF 150 LLC have executed this Agreement, effective as of the date written above.

MEMBERS:

DLB & ASSOCIATES, LLC

By:  member
Derek L. Brown

Tax Identification Number: 80-0032563


CHARLES W. CHIMENTO JR.
Tax Identification Number: 336-58-2814

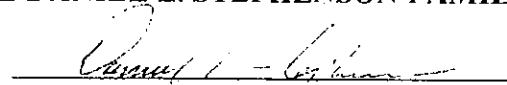
THE DANIEL L. STEPHENSON FAMILY TRUST UDT 12/10/87

By: _____
Daniel L. Stephenson, Trustee
Tax Identification Number: _____

MANAGER)


_____/member
DEREK L. BROWN

THE DANIEL L. STEPHENSON FAMILY TRUST UDT 12/10/87

By: 

‘Daniel L. Stephenson, Trustee

Tax Identification Number: _____

MANAGER:

DEREK L. BROWN

EXHIBIT "A"

**COPY OF ARTICLES OF ORGANIZATION AND
AMENDMENTS THERETO
OF
SF 150 LLC**

EXHIBIT "B"

**INITIAL CAPITAL CONTRIBUTION OF MEMBERS
AND ADDRESSES OF MEMBERS
OF
SF 150 LLC**

<u>Member</u>	<u>Member's Address</u>	<u>Member's Initial Capital Contribution</u>	<u>Member's Percentage Interest</u>
Daniel L. Stephenson Family Trust UDT 12/10/87	27740 Jefferson Avenue, Suite 200 Temecula, CA 92590 Phone: (909) 676-6664, Ext. 200 Fax: (909) 676-8567	\$125,000	25%
DLB & Associates, LLC	9500 SW Barbur Blvd, Suite 220 Portland, OR 97219-5466 Phone: (508) 892-8758 Fax: (508) 982-8841	\$187,500 in cash	37.5%
Charles W. Chimento, Jr.	14870 SW Copper Hills Lane Tigard, OR 97224 Phone: (503) 590-8698 Fax: (503) 590-8749	\$187,500 in cash	37.5%

EXHIBIT "C"

**LEGAL DESCRIPTION OF PROPERTY
OF
SF 150 LLC**

COPY OF LEGAL DESCRIPTION IS ATTACHED HERETO

**OPERATING AGREEMENT
FOR
SF 150 LLC
A CALIFORNIA LIMITED LIABILITY COMPANY**

THE SECURITIES REPRESENTED BY THIS AGREEMENT HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 NOR REGISTERED NOR QUALIFIED UNDER ANY STATE SECURITIES LAWS. SUCH SECURITIES MAY NOT BE OFFERED FOR SALE, SOLD, DELIVERED AFTER SALE, TRANSFERRED, PLEDGED, OR HYPOTHECATED UNLESS QUALIFIED AND REGISTERED UNDER APPLICABLE STATE AND FEDERAL SECURITIES LAWS OR UNLESS, IN THE OPINION OF COUNSEL SATISFACTORY TO THE COMPANY, SUCH QUALIFICATION AND REGISTRATION IS NOT REQUIRED. ANY TRANSFER OF THE SECURITIES REPRESENTED BY THIS AGREEMENT IS FURTHER SUBJECT TO OTHER RESTRICTIONS, TERMS, AND CONDITIONS WHICH ARE SET FORTH HEREIN.

representative who possesses such sophistication and experience) and that he or she is acquiring his or her interest in the Company for his or her own account (or as trustee) for investment and not with a view to, or for sale in connection with, the distribution of the same, nor with any present intention of distribution or selling the same.

12.1.2 The foregoing representation by and requirements of Members shall be made and satisfied by each transferee or assignee of the whole or any part of a Membership Interest, and no transfer or assignment or any such interest shall be recognized by or be binding upon the Company except to the extent of compliance therewith, except that the Managers may, upon the advice of legal counsel to the Company, waive such condition in whole or in part.

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12.2.1 Daniel L. Stephenson is a shareholder in Rancon and Chardonnay Escrow, Inc. The Manager shall always have the right in his sole discretion to list the Property for sale through Rancon at prevailing brokerage commission rates, and may process any sale through Chardonnay Escrow, Inc.

12.2.2 The form of this Agreement was prepared by Attorney Stephen V. Lopardo. Mr. Lopardo discloses to all Members that he is only representing Stephenson and Rancon in this transaction, and has represented both of them on many other occasions in the past. Mr. Lopardo is not a CPA, and is not providing tax advice on this transaction. Mr. Lopardo is *not* representing the other Members of the Company or the Company itself. This creates a conflict of interest and therefore other Members and the Manager are strongly advised to seek the advice of their own attorney and/or CPA or tax attorney.


IN WITNESS WHEREOF, all of the Members and Manager of SF 150 LLC have executed this Agreement, effective as of the date written above.

MEMBERS:

DLB & ASSOCIATES, LLC

By:  member
Derek L. Brown

Tax Identification Number: 80-0032563


CHARLES W. CHIMENTO, JR.
Tax Identification Number: 336-58-2814

THE DANIEL L. STEPHENSON FAMILY TRUST UDT 12/10/87

By: 

“Daniel L. Stephenson, Trustee

Tax Identification Number: _____

MANAGER:

DEREK L. BROWN

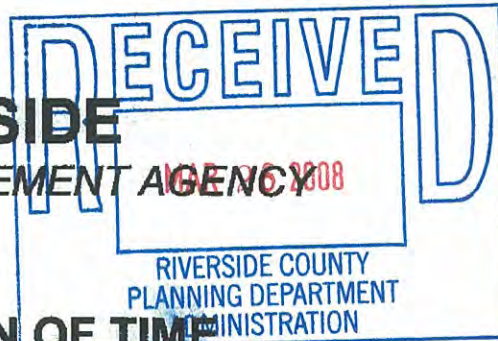
THE DANIEL L. STEPHENSON FAMILY TRUST UDT 12/10/87

By: _____
Daniel L. Stephenson, Trustee
Tax Identification Number: _____

MANAGER)

 / member
DEREK L. BROWN

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director



APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: Tentative Tract 31633 DATE SUBMITTED: 3/26/08

Assessor's Parcel Number(s): 461-210-003, 004 and 461-200-007

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: March 29, 2005

Applicant's Name: Albert A. Webb Associates E-Mail: _____

Mailing Address: 3788 McCray Street
Riverside, CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: SF-150, LLC E-Mail: glytle@drancogroup.com

Mailing Address: 41391 Kammia Street, Suite 200
Murrieta, CA 92562
City State ZIP

Daytime Phone No: (951) 696-0600 Fax No: (951) 834-9801

If the property is owned by more than one person, attach a separate page that reference 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.

APPLICATION FOR EXTENSION OF TIME

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.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Bruce Davis
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT (m)

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.

SF-150, LLC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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



Agenda Item No. 1.2
Area Plan: Mead Valley
Zoning Area: North Perris
Supervisory District: First
Project Planner: Ray Juarez

Plot Plan No. 21813
SECOND EXTENSION OF TIME (EOT)
Planning Commission Date: Oct. 6, 2010
Applicant: Growth Management Co.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. This request will not be discussed unless specifically requested by the EOT applicant at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

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

REQUEST:

SECOND EXTENSION OF TIME REQUEST for PLOT PLAN No. 21813.

BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of eight (8) 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 Planning Department (Cultural Resources Division) is recommending the addition of four (4) Conditions of Approval. The Planning Department (Landscaping Division) is recommending the addition of one (1) Condition of Approval. The Transportation Department is recommending the addition of three (3) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated August 10, 2010) indicating the acceptance of the eight (8) conditions.

ORIGINAL Approval Date: June 12, 2007

RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for PLOT PLAN No. 21813, extending the expiration date to June 12, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.

Ray Juarez
8/31/10

PLOT PLAN NO. 21813
SECOND EXTENSION OF TIME REQUEST
Page 2 of 2

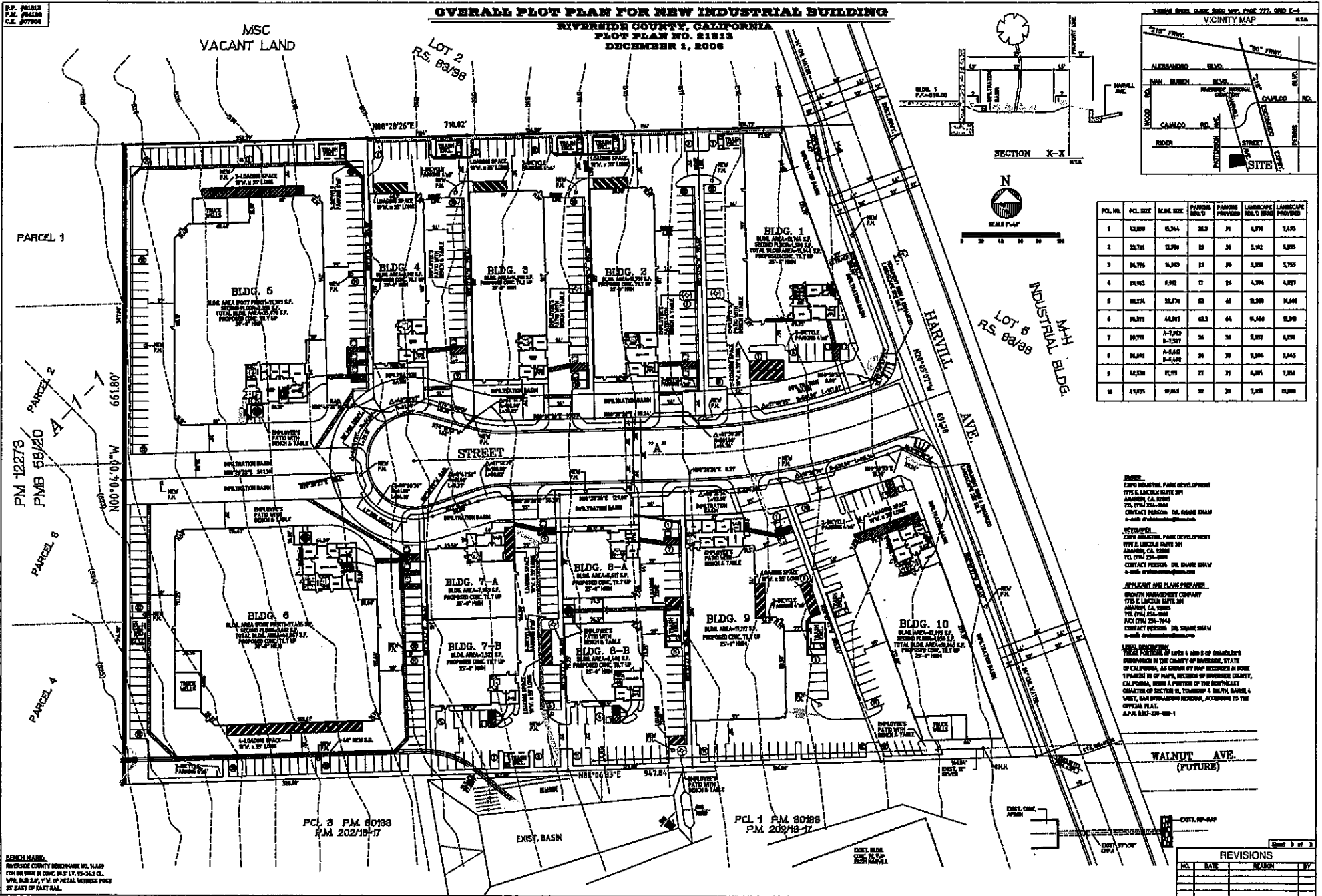
SECOND EXTENSION OF TIME for PLOT PLAN No. 21813 - Applicant: Growth Management Company - First Supervisorial District – North Perris Zoning Area - Mead Valley Area Plan: Community Development: Business Park (CD-BP) (0.25-0.60 FAR) - Location: Northerly of Placentia Street, southerly of Rider Street, easterly of I-215 Freeway and westerly of Patterson Avenue – 12.53 Acres - Zoning: Industrial Park (I-P) - **APPROVED PROJECT DESCRIPTION:** Proposes the construction of eleven (11) industrial buildings totaling 191,411 square feet (FLOOR AREA RATIO 0.38), nine (9) storm water detention basins, 376 parking stalls, and 88,497 square feet of landscaping. - **REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN No. 21813, extending the expiration date to June 10, 2011.**

Revised 6/23/10 by R. Juarez
Y:\Planning Case Files-Riverside office\PP21813\2nd EOT\PP21813 2ND EOT STAFF REPORT.doc

Exhibit A PP21813 Amd #2 1-17-07 Planner: J. Gonzalez

OVERALL PLOT PLAN FOR NEW INDUSTRIAL BUILDING

RIVERSIDE COUNTY, CALIFORNIA
 PLOT PLAN NO. 21813
 DECEMBER 1, 2008



PCL NO.	PCL SIZE	NAME SIZE	PARKING PROVIDED	LANDSCAPING PROVIDED	LANDSCAPING PROVIDED
1	42,800	6,264	80	31	4,870
2	32,700	4,790	80	30	5,100
3	34,700	5,400	80	30	3,300
4	20,900	3,190	17	50	4,100
5	18,700	2,770	50	40	10,000
6	19,100	4,400	80	40	10,000
7	20,700	3,190	30	30	3,500
8	34,400	5,400	20	30	3,500
9	42,300	6,100	27	31	4,000
10	43,500	6,200	30	30	7,000

OWNER:
 CIVIC INDUSTRIAL PARK DEVELOPMENT
 575 S LINCOLN BLVD #11
 ANAHEIM, CA 92805
 TEL: (714) 251-0000
 CONTACT PERSON: DR. SHANE SHAN
 s-shan@cipark.com

DESIGNER:
 CIVIC INDUSTRIAL PARK DEVELOPMENT
 575 S LINCOLN BLVD #11
 ANAHEIM, CA 92805
 TEL: (714) 251-0000
 CONTACT PERSON: DR. SHANE SHAN
 s-shan@cipark.com

APPLICANT AND PLANNING PREPARED BY:
 BENTON MANAGEMENT COMPANY
 575 S LINCOLN BLVD #11
 ANAHEIM, CA 92805
 TEL: (714) 251-0000
 FAX: (714) 251-7940
 CONTACT PERSON: DR. SHANE SHAN
 s-shan@cipark.com

LEGAL NOTES:
 THESE PORTIONS OF MAPS 4 AND 5 OF COUNTY'S SUBDIVISION IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 1 PAGE 81 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT.
 A.P.M. 8177-239-820-1

REVISIONS			
NO.	DATE	REASON	BY

BENCH MARK:
 RIVERSIDE COUNTY BENCHMARK NO. 10,000
 CON. ON IRON IN CONC. W.P. L.P. 15-24.2 O.L.
 W.P. 508 2.27, 11' W. OF METAL WITNESS POST
 20' EAST OF EAST RAIL.

PCL 3 PM 80188
 P.M. 202/18-17



PCL 1 PM 80188
 P.M. 202/18-17



AREA PLAN - PP21813



Selected parcel(s):
317-230-038

AREA PLAN

-  SELECTED PARCEL
-  PARCELS

-  INTERSTATES
-  MEAD VALLEY

-  HIGHWAYS

-  CITY

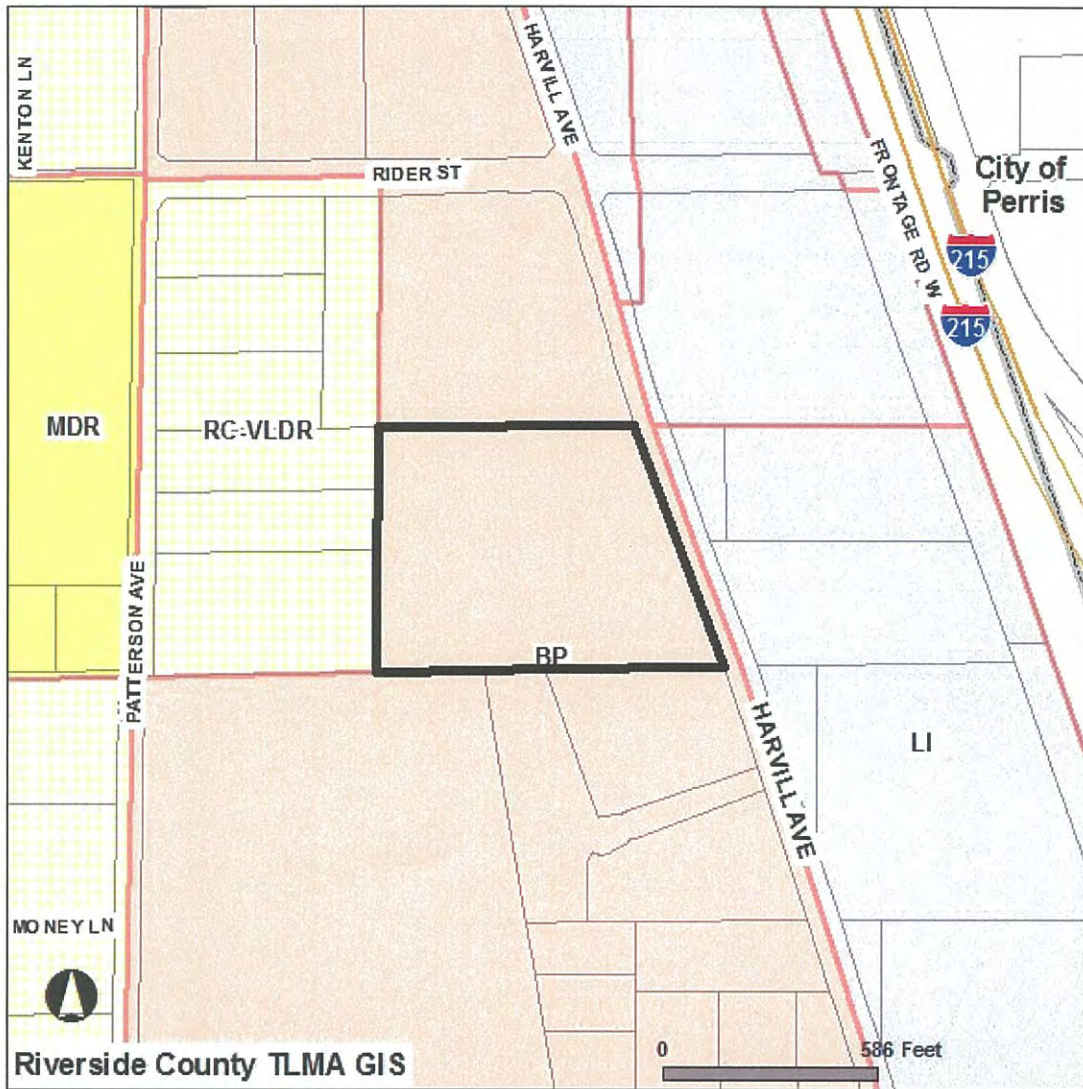
IMPORTANT

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...Wed Jul 07 09:43:09 2010

Version 100412

LAND USE - PP21813



Selected parcel(s):
317-230-038

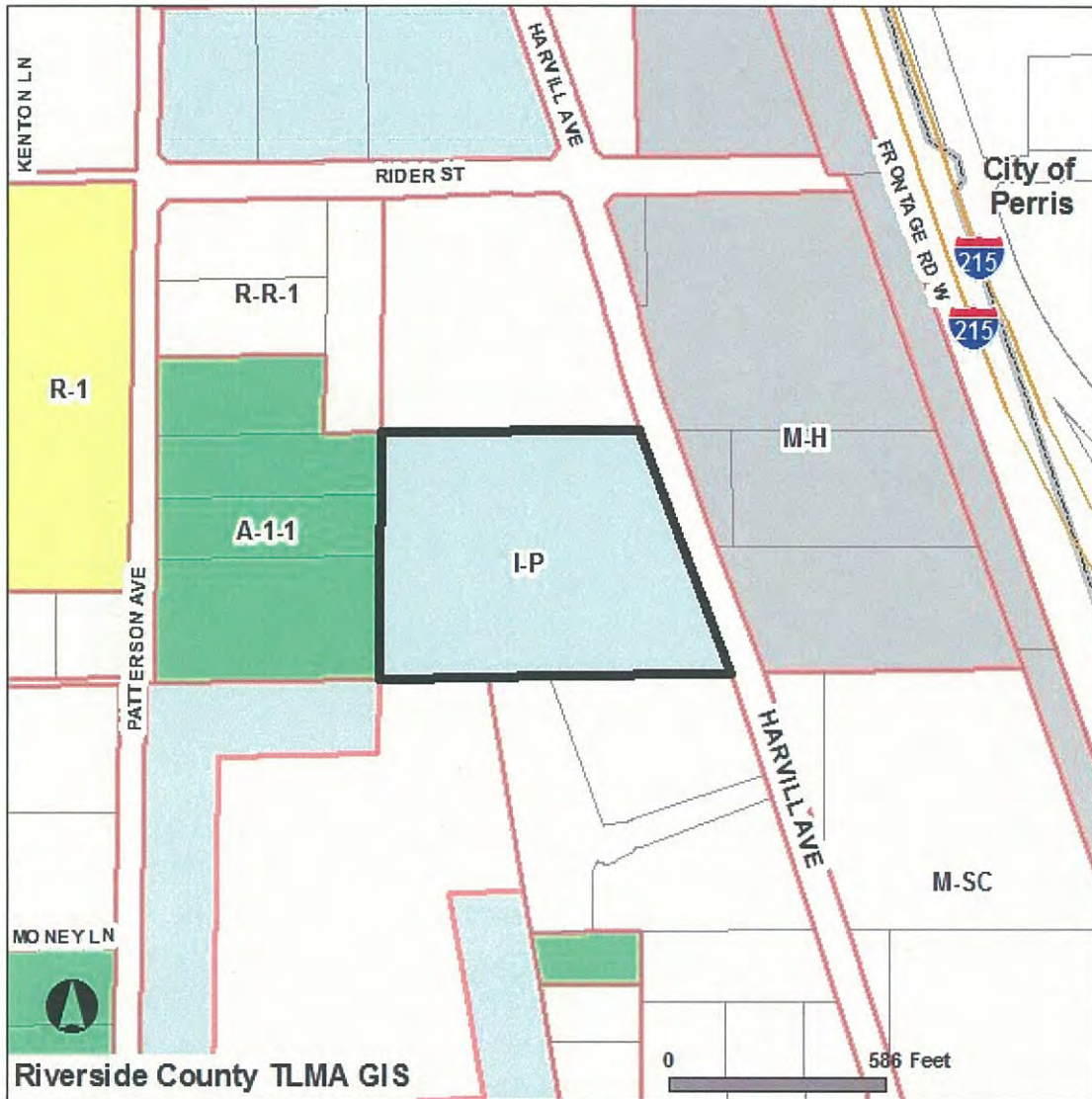
LAND USE

- | | | | |
|--|--------------------|-----------------------|----------------------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | BP - BUSINESS PARK | LI - LIGHT INDUSTRIAL | MDR - MEDIUM DENSITY RESIDENTIAL |
| RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL | | | |

IMPORTANT
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REPORT PRINTED ON...Wed Jul 07 09:47:43 2010
 Version 100412

ZONING - PP21813



Selected parcel(s):
317-230-038

ZONING

- | | | | |
|-----------------|-----------------|----------|-------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | A-1-1 | I-P |
| M-H | M-SC | R-1 | R-R-1 |

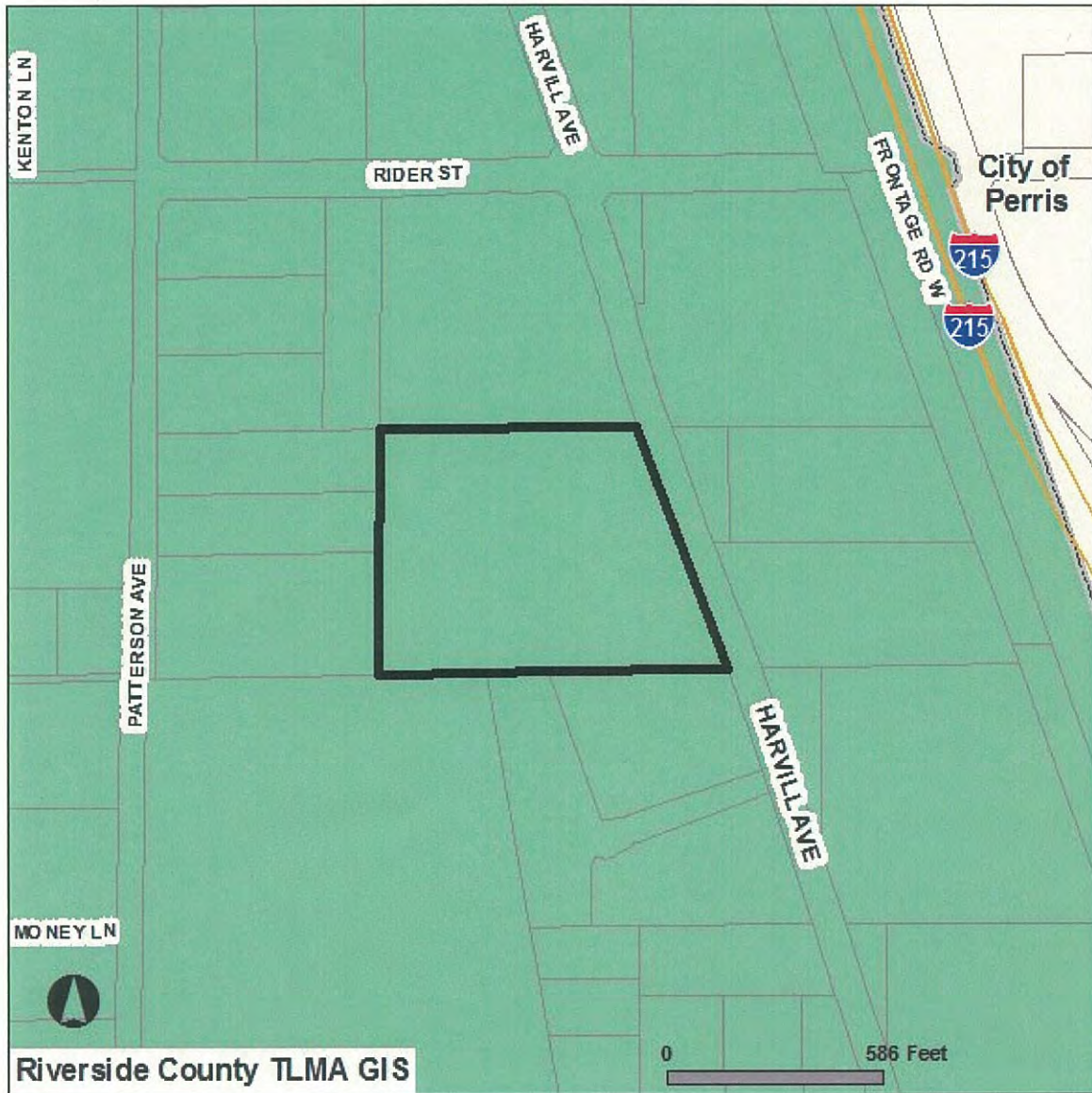
IMPORTANT

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...Wed Jul 07 09:48:17 2010

Version 100412

ZONING DISTRICTS & ZONING AREAS - PP21813



Selected parcel(s):
317-230-038

ZONING DISTRICTS AND ZONING AREAS

SELECTED PARCEL
 NORTH PERRIS AREA

INTERSTATES

HIGHWAYS

PARCELS

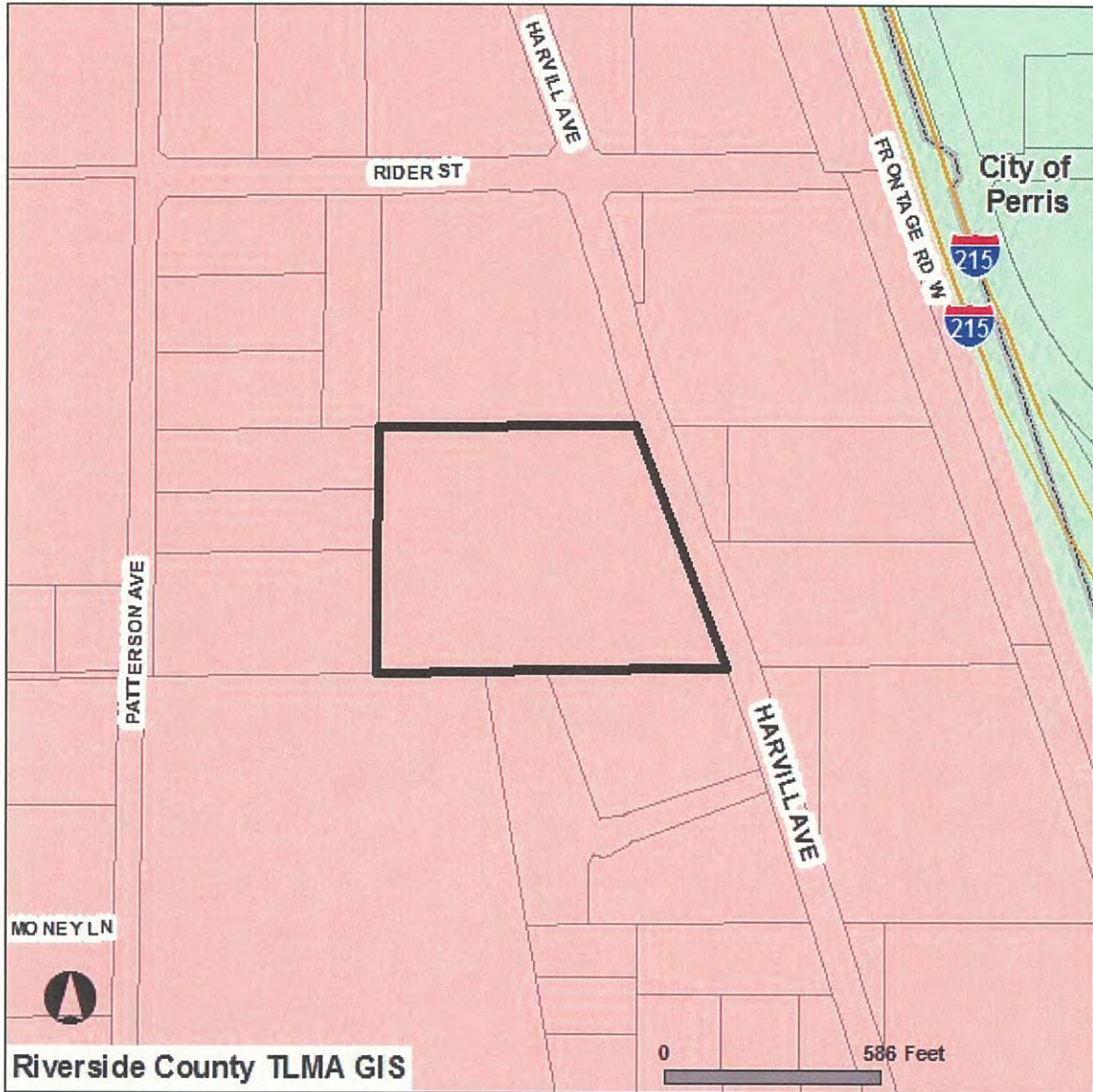
IMPORTANT

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...Wed Jul 07 09:49:10 2010

Version 100412

SUPERVISORIAL DISTRICT - PP21813



Selected parcel(s):
317-230-038

SUPERVISORIAL DISTRICTS

- | | | | |
|-----------------|-------------------------------------|--|------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | DISTRICT 1
SUPERVISOR BOB BUSTER | DISTRICT 5
SUPERVISOR MARION ASHLEY | |

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...Tue Aug 17 11:41:59 2010

Version 100412

Extension of Time Environmental Determination

Project Case Number: PP21813

Original E.A. Number: EA40898

Extension of Time No.: Second

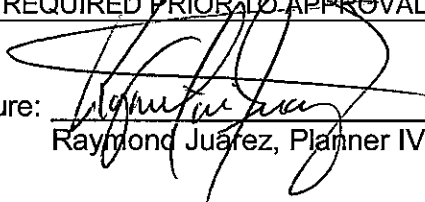
Original Approval Date: June 12, 2007

Project Location: Northerly of Placentia Street, southerly of Rider Street, easterly of I-215 Freeway and westerly of Patterson Avenue

Project Description: Proposes the construction of eleven (11) industrial buildings totaling 191,411 square feet (FLOOR AREA RATIO 0.38), nine (9) storm water detention basins, 376 parking stalls, and 88,497 square feet of landscaping.

On August 16, 2010 this Plot Plan 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: 
 Raymond Juárez, Planner IV

Date: 8/16/10
 For Carolyn Syms Luna, Director

Dimagiba, Catherine

From: Fay harrison [fayharrison@msn.com]
Sent: Tuesday, August 10, 2010 7:16 PM
To: Dimagiba, Catherine
Cc: Shane Shaw
Subject: Acceptance of Conditions of Approval for 2nd Extension of Time for PP21813

Dear Catherine:

Thank you for your email. We are in agreement and accept the following Conditions of Approval:

10.PLANNING.49 60.TRANS.3
10.PLANNING.50 60.TRANS.4
60.PLANNING.19 90.PLANNING.34
60.TRANS.2 90.PLANNING.37

Please continue with the processing of this case. In the interim, do not hesitate to contact us if you have any questions.

Sincerely

Fay Harrison
Vice President
Growth Management Company
1775 E. Lincoln Ave., Suite 201
Anaheim CA 92805
Tel. 714-254-1000
Cell 714-936-4688
Fax 714-254-7040
fayharrison@msn.com

From: CDIMAGIB@rctlma.org
To: fayharrison@msn.com
CC: drshanesshaw@msn.com
Date: Tue, 10 Aug 2010 16:15:28 -0700
Subject: 2nd Extension of Time for PP21813 - Conditions of Approval

Attn: Growth Management Co./Dr. Shane Shaw

RE: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN No. 21813.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **August 5, 2010**. The LDC has determined it necessary to recommend the addition of eight (8) 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 Planning Department (Cultural Resources Division) is recommending the addition of four (4) Conditions of Approval. The Planning Department (Landscaping Division) is recommending the addition of one (1) Condition of Approval. The Transportation Department is recommending the addition of three (3) Conditions of Approval.

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 stat 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:

10.PLANNING.49 60.TRANS.3
10.PLANNING.50 60.TRANS.4
60.PLANNING.19 90.PLANNING.34

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 Director's Decision. 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.

Thank you,

PLOT PLAN:TRANSMITTED Case #: PP21813

Parcel: 317-230-038

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 49

GEN - IF HUMAN REMAINS EOT1

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 50

GEN - INADVERTANT ARCHAEO EOT1

RECOMMND

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

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 its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project

PLOT PLAN:TRANSMITTED Case #: PP21813

Parcel: 317-230-038

10. GENERAL CONDITIONS

10.PLANNING. 50 GEN - INADVERTANT ARCHAEO EOT1 (cont.) RECOMMND

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

2.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.

3.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.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 19 GEN- CULT RESOURCES PROF EOT1 RECOMMND

As a result of information contained in archaeological report PD-A-4175, it was determined and approved that archaeological monitoring shall be conducted as a mitigation measure for CEQA purposes.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt

08/09/10
12:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:TRANSMITTED Case #: PP21813

Parcel: 317-230-038

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 GEN- CULT RESOURCES PROF EOT1 (cont.) RECOMMND

the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

TRANS DEPARTMENT

60.TRANS. 2 USE-SBMT/APPVD GRADG PLAN EOT2 RECOMMND

TRANS WILL CLEAR CONDITION.

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 3 USE - REVISE ST IMP PLAN EOT2 RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.12, obtain the existing street improvement plan and show the revision of the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide

08/09/10
12:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:TRANSMITTED Case #: PP21813

Parcel: 317-230-038

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - REVISE ST IMP PLAN EOT2 (cont.) RECOMMND

lines.html

If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 4 USE-OBTAIN L&LMD APPL (EOT2) RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.6, 80.TRANS.21, and 90.TRANS.15.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 34 USE - LC LANDSCP INSPCT REQMNTS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning 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 Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.
EOT2.

08/09/10
12:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:TRANSMITTED Case #: PP21813

Parcel: 317-230-038

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 37

GEN - CULT RESOURCES RPT EOT1

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

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

DATE: July 8, 2010

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District
Co. Geologist – Dave Jones
Environmental Programs Dept.
P.D. Trails Coordinator – Kristi Lovelady
P.D. Landscaping Section - Kristi Lovelady

SECOND EXTENSION OF TIME for PLOT PLAN No. 21813 - Applicant: Growth Management Company - First Supervisorial District – North Perris Zoning Area - Mead Valley Area Plan: Community Development: Business Park (CD-BP) (0.25-0.60 FAR) - Location: Northerly of Placentia Street, southerly of Rider Street, easterly of I-215 Freeway and westerly of Patterson Avenue – 12.53 Acres - Zoning: Industrial Park (I-P) - **APPROVED PROJECT DESCRIPTION:** Approved Project Description: Schedule E Subdivision of 12.53 gross acres into twelve (12) industrial parcels - **REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN No. 21813**, extending the expiration date to June 12, 2011.

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **August 5, 2010 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set the by LDC Comment date and placed in recommend status. After the LDC Comment date, the Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENCIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Revised Permit to the Approved Plot Plan, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact **Catherine Dimagiba** at micro **5-1681** or via e-mail at **CDIMAGIB@rctlma.org**. You can also send documents to **MAILSTOP# 1070**.

Dimagiba, Catherine

From: Gramlich, Rebecca
Sent: Wednesday, July 14, 2010 10:59 AM
To: Dimagiba, Catherine; 'drshaneshaw@msn.com'
Cc: Gramlich, Rebecca
Subject: RE: 2nd EOT for PP21813 - 8/5/10 LDC
Attachments: pp21813 EOT2.pdf

Dear Catherine and Dr. Shane Shaw:

Attached is our transmittal with updated conditions of approval in response to our review of your second extension of time request. Specifically the following changes were made:

*Added 60.TRANS.2 "Use – SBMT/APPVD GRDG PLN"
Added 60.TRANS.3 "Use – Revise ST IMP Plan"
Added 60.TRANS.4 "Use – Obtain L&LMD APP"*

Thank you.

Rebecca Gramlich

Rebecca Gramlich, Secretary I
Riverside County
Transportation Department
4080 Lemon Street, Riverside, CA 92502
(951) 955-6769

From: Dimagiba, Catherine
Sent: Thursday, July 08, 2010 3:51 PM
To: Baez, Ken; Brewer, Marc; Early, Kristina; Evenson, Dale; Fairhurst, Richard; Gonzalez, Sam; Gramlich, Rebecca; Jolliffe, Jerry; Jones, David; Khorashadi, Farah; Knutson, Jim; Lovelady, Kristi; Mooman, Shaheen; Neal, Greg; Rossi, Adrienne; Salhab, Marwan; Tadesse, Tesfu; Tsang, Kevin; Wagner, Dan; Watkins, Timothy
Subject: 2nd EOT for PP21813 - 8/5/10 LDC

Good afternoon,

This extension of time is being scheduled for the 8/5/10 LDC Comment agenda. Please ensure that you have completed your review and/or application of any recommended conditions on or before the 8/5/10 date.

The applicant's contact information is as follows:

Growth Management Co.
Attn: Dr. Shane Shaw
1775 E. Lincoln Ave., Suite 201
Anaheim, California 92805

Phone: 714.254.1000
Fax: 714.254.7040
drshaneshaw@msn.com

Thank you,



Catherine Dimagiba
Planning Technician
4080 Lemon Street, 9th Floor
Riverside, CA 92502
Phone: (951) 955-1681
Fax: (951) 955-3157



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



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

Transportation Department

FAX TRANSMITTAL

To: Growth Management Co. Fax: (714) 254-7040
Attn: Dr. Shane Shaw
(714) 254-1000
drshaneshaw@msn.com

From: Farah Khorashadi, P.E.
Engineering Division Manager

Date: July 14, 2010

Project: PP21813 (LDC 8/5/2010 (EOT2))
Conditions of Approval (7/14/10, 10:22)
Page 1 of 9

In response to our review of your second extension of time request, the following changes were made:
Added 60.TRANS.2 "Use – SBMT/APPVD GRDG PLN"
Added 60.TRANS.3 "Use – Revise ST IMP Plan"
Added 60.TRANS.4 "Use – Obtain L&LMD APP"

We have completed our review of your project. Enclosed are our conditions of approval for your review. If you have any concerns, please call my secretary Rebecca Gramlich at (951) 955-6769 or e-mail me at fkhorash@rctlma.org with a courtesy copy to my secretary at rgramlic@rctlma.org. It is essential that a courtesy copy of your e-mail be sent to my secretary so that I can be immediately notified of your concern and resolve the issue in a timely manner.

You can also call my secretary to make an appointment before the public hearing date to resolve any issues. The Planning Department will schedule the public hearing in the future and will notify you at that time.

FK:rg

Enclosed: Conditions of Approval

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director



APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: PP21813 DATE SUBMITTED: 6-10-10

Assessor's Parcel Number(s): 317-230-038

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ *Attach evidence of public improvement or financing expenditures.*

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: JUNE 12, 2007

Applicant's Name: GROWTH MANAGEMENT CO. E-Mail: drshaneshaw@msn.com

Mailing Address: 1775 E. LINCOLN AVE., SUITE 201
ANAHEIM CA 92805
City State ZIP

Daytime Phone No: (714) 254-1000 Fax No: (714) 254-7040

Property Owner's Name: GROWTH MANAGEMENT CO E-Mail: drshaneshaw@msn.com

Mailing Address: 1775 E. LINCOLN AVE., SUITE 201
ANAHEIM CA 92805
City State ZIP

Daytime Phone No: (714) 254-1000 Fax No: (714) 254-7040

If the property is owned by more than one person, attach a separate page that reference 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.

APPLICATION FOR EXTENSION OF TIME

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.

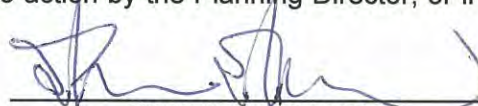
All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

GROWTH MANAGEMENT, DR. SHANE SHAW

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.

GROWTH MANAGEMENT, DR. SHANE SHAW

PRINTED NAME OF PROPERTY OWNER(S)

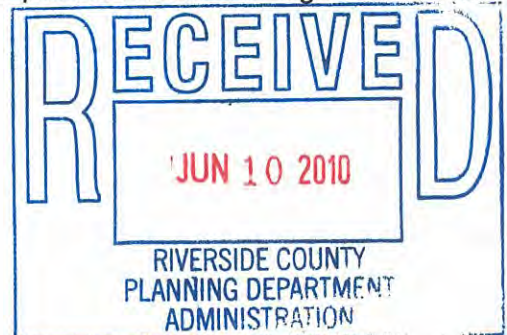


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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



Agenda Item No.: 1.3
Area Plan: Jurupa
Zoning District: Pedley
Supervisory District: Second
Project Planner: Damaris Abraham
Planning Commission: October 6, 2010

Plot Plan No. 24493
E.A. Number: 42297
Applicant: T-Mobile West Corporation
Engineer/Representative: Sequoia
Deployment Services, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 613 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain six (6) equipment cabinets and one (1) GPS antenna. Two (2) live pine trees are also proposed to be planted in the project area.

The project is located in the Jurupa Area Plan, northerly of Clay Street and easterly of Van Buren Blvd, more specifically 6515 Clay Street, Riverside, CA.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on September 13, 2010.

The Planning Department staff recommended **APPROVAL**; and,
THE PLANNING DIRECTOR:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42297**, 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,

APPROVED PLOT PLAN NO. 24493, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

DA:da

Y:\Planning Case Files-Riverside office\PP24493\DH-PC-BOS Hearings\DH-PC\PC Cell Tower Receive and File Staff Report.PP24493.docx

Date Revised: 09/13/10

Agenda Item No.: 4.2
Area Plan: Jurupa
Zoning District: Pedley
Supervisory District: Second
Project Planner: Damaris Abraham
Director's Hearing: September 13, 2010

Plot Plan No. 24493
EA Number: 42297
Applicant: T-Mobile West Corporation
Engineer/Representative: Sequoia
Deployment Services, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 613 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain six (6) equipment cabinets and one (1) GPS antenna. Two (2) live pine trees are also proposed to be planted in the project area.

The project is located in the Jurupa Area Plan, northerly of Clay Street and easterly of Van Buren Blvd, more specifically 6515 Clay Street, Riverside, CA.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Heavy Industrial (CD:HI) (0.15 – 0.50 Floor Area Ratio); Specific Plan No. 123 (Mission De Anza) |
| 2. Surrounding General Plan Land Use: | Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) and Community Development: Business Park (CD:BP) (0.25 – 0.60 Floor Area Ratio) to the north
Community Development: Heavy Industrial (CD:HI) (0.15 – 0.50 Floor Area Ratio) to the south, east, and west |
| 3. Existing Zoning: | Manufacturing-Heavy (M-H) |
| 4. Surrounding Zoning: | Manufacturing-Service Commercial (M-SC) and Rural Residential (R-R) to the north
Manufacturing-Heavy (M-H) to the south, east and west |
| 5. Existing Land Use: | Warehouse facility |
| 6. Surrounding Land Use: | Railroad track and vacant to the north
Vacant to the south
Warehouse facilities to the east and west |
| 7. Project Data: | Total Acreage: 3.06 Acres
Lease Area: 613 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42297**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

W

APPROVAL of **PLOT PLAN NO. 24493**; subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Heavy Industrial (CD:HI) (0.15 - 0.50 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing-Heavy (M-H) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
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 Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Community Development: Heavy Industrial (CD:HI) (0.15 - 0.50 Floor Area Ratio) on the Jurupa Area Plan.
2. The proposed use, a wireless telecommunication facility disguised as a 70 foot high pine tree, is permitted use in the Community Development: Heavy Industrial (CD:HI) (0.15 - 0.50 Floor Area Ratio) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) and Community Development: Business Park (CD:BP) (0.25 - 0.60 Floor Area Ratio) to the north, and Community Development: Heavy Industrial (CD:HI) (0.15 - 0.50 Floor Area Ratio) to the south, east, and west.
4. The zoning for the subject site is Manufacturing-Heavy (M-H).
5. The proposed use, a wireless telecommunication facility disguised as a 70 foot high pine tree, is a permitted use, subject to approval of a plot plan in the Manufacturing-Heavy (M-H) zone.
6. The proposed use, a wireless telecommunication facility disguised as a 70 foot high pine tree, is consistent with the development standards set forth in the Residential Manufacturing-Heavy (M-H) zone.

7. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) and Rural Residential (R-R) to the north and Manufacturing-Heavy (M-H) to the south, east and west.
8. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 42297 identified the following potentially significant impacts:
 - a) Aesthetics

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.

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 Flood Zone.
 - b. A Fault Zone
 - c. A High Fire area.
 - d. A County Service Area.
 - e. A City Sphere of Influence.
 - f. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
 - a. An Airport Influence Area.
 - b. An area susceptible to Subsidence.
 - c. An area with high Liquefaction potential.
 - d. The Boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 163-400-007.
5. This project was filed with the Planning Department on 03/29/2010.
6. This project was reviewed by the Land Development Committee one time on the following date 05/13/10.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$11,678.

DA:da

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Date Prepared: 04/28/10

Date Revised: 8/10/10

PP24493



Selected parcel(s):
163-400-007

LEGEND

SELECTED PARCEL
 CITY

INTERSTATES

HIGHWAYS

PARCELS

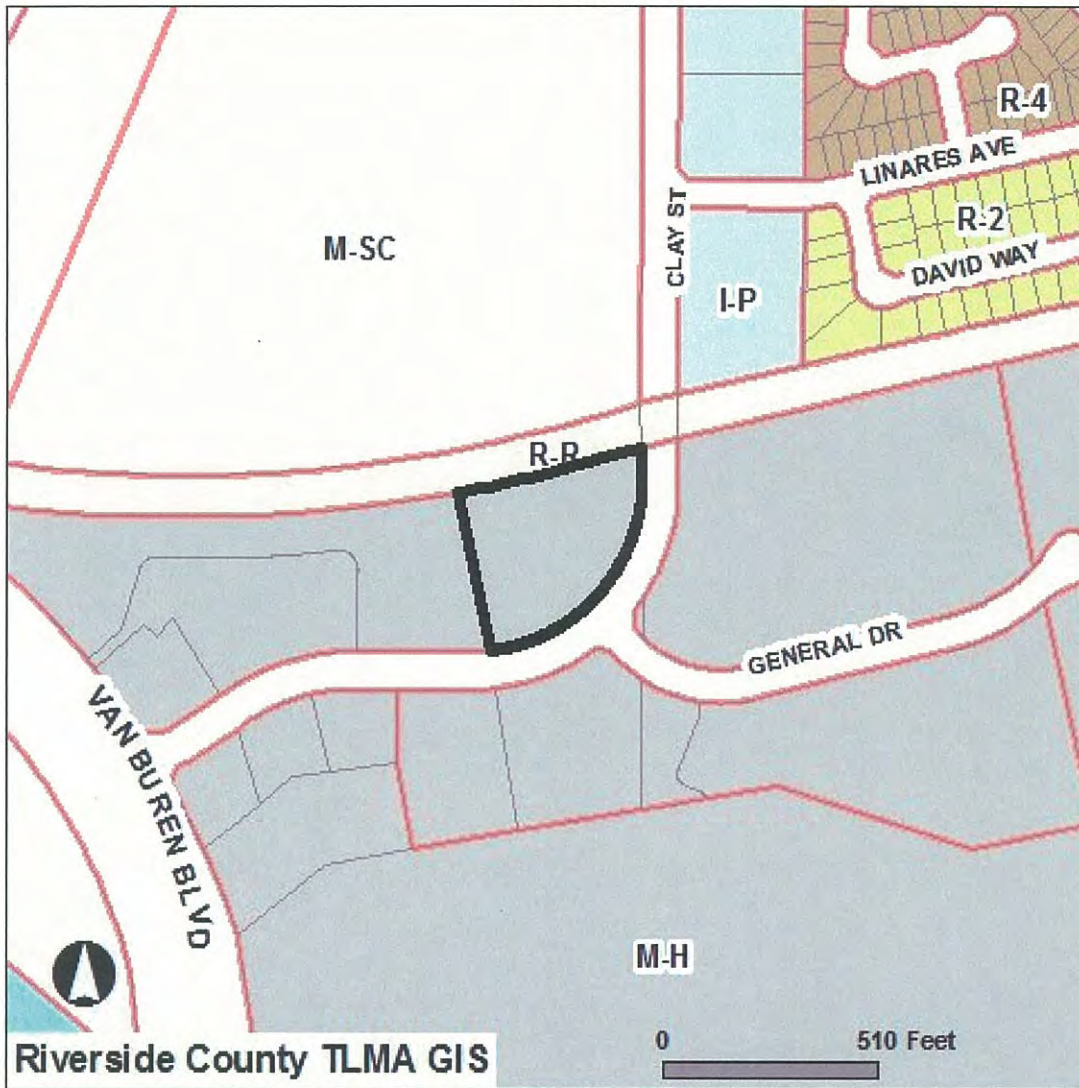
IMPORTANT

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...Mon Jun 21 09:40:16 2010

Version 100412

PP24493



Selected parcel(s):
163-400-007

ZONING

- | | | | |
|-----------------|-----------------|----------|------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | I-P | M-H |
| M-SC | R-2 | R-4 | R-R |
| W-1 | | | |

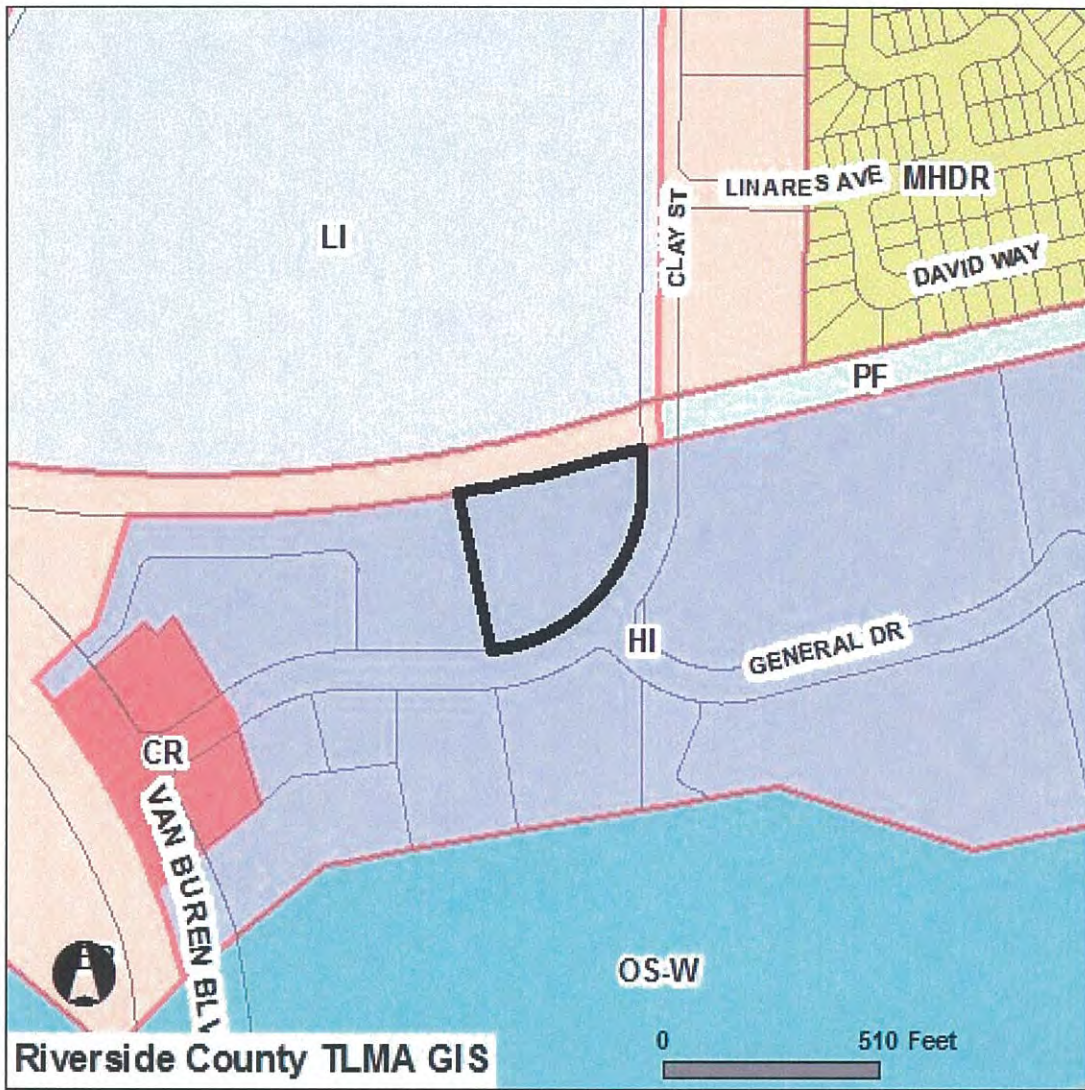
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REPORT PRINTED ON...Mon Jun 21 09:41:16 2010

Version 100412

PP24493



Selected parcel(s):
163-400-007

LAND USE

-
-
-
-

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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 Version 100412

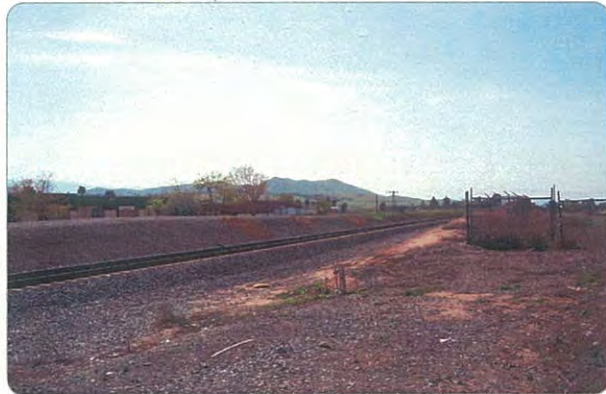
LOCATION

Microsoft® Virtual Earth™



View from the Northeast to the Southwest

EXISTING



PROPOSED



Completed March 23, 2010

IE25785A
Clay Street Storage

6515 Clay Street
Riverside, CA 92509

VIEW 1

APPLICANT

T-Mobile
3257 E. Guasti Rd. Suite 200
Ontario, CA 91761

CONTACT

Sequoia Deployment Services
Monica Moretta
1 Venture, Suite 200
Irvine, CA 92618
p 949.241.0175



BLUE WATER DESIGN

1741 Tustin Ave. 19A
Costa Mesa, CA 92627
bluewater-design.net
michelle@bluewater-design.net
p 714.473.2942
f 949.631.2316

LOCATION

Microsoft® Virtual Earth™



View from the East to the West

EXISTING



PROPOSED



Completed March 23, 2010

IE25785A
Clay Street Storage
6515 Clay Street
Riverside, CA 92509

VIEW 2

APPLICANT

T-Mobile
3257 E. Guasti Rd. Suite 200
Ontario, CA 91761

CONTACT

Sequoia Deployment Services
Monica Moretta
1 Venture, Suite 200
Irvine, CA 92618
p 949.241.0175



BLUE WATER DESIGN
1741 Tustin Ave. 19A
Costa Mesa, CA 92627
bluewater-design.net
michelle@bluewater-design.net
p 714.473.2942
f 949.631.2316

LOCATION

Microsoft® Virtual Earth™



View from the Southeast to the Northwest

EXISTING



PROPOSED



Completed March 23, 2010

IE25785A
Clay Street Storage

6515 Clay Street
Riverside, CA 92509

VIEW 3

APPLICANT

T-Mobile
3257 E. Guasti Rd. Suite 200
Ontario, CA 91761

CONTACT

Sequoia Deployment Services
Monica Moretta
1 Venture, Suite 200
Irvine, CA 92618
p 949.241.0175



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Costa Mesa, CA 92627
bluewater-design.net
michelle@bluewater-design.net
p 714.473.2942
f 949.631.2316

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

T-Mobile®

T-Mobile®
Get more from life®
3887 EAST QUINCY ROAD, SUITE 200
ONTARIO, CA 91761

SITE NUMBER: IE25785A
SITE NAME: CLAY ST. STORAGE
SITE TYPE: RAW LAND
PLOT PLAN FOR A DISGUISED WIRELESS FACILITY

CITY: CITY OF RIVERSIDE
COUNTY: COUNTY OF RIVERSIDE
JURISDICTION: COUNTY OF RIVERSIDE

PLANS PREPARED BY:



2670 ENTERPRISE #620
LAKE FOREST, CA 92503
PHONE: (949) 716-9940
FAX: (949) 247-4788

CONSULTING GROUP:



NO.	DATE	DESCRIPTION	BY
1	03-04-10	90X 20'S	MY
2	03-10-10	LOOK 2D'S FOR REVIEW	MY
3	03-17-10	CLIENT REVISIONS	MY
4	06-04-10	PLANNING REVISIONS	GIS

CLAY ST. STORAGE
IE25785A
8515 CLAY ST.
RIVERSIDE, CA 92509

PROJECT SUMMARY:

SITE ADDRESS:
8515 CLAY ST.
RIVERSIDE, CA 92509

PROPERTY OWNED:
ARUPA WESTERN INC.
3025 E. GRANADIERA AVE. SUITE 210
FULLERTON, CA 92631
PHONE: (714) 690-3812 EXT. 223

EXISTING BUILDING SUMMARY:

OCCUPANCY CLASSIFICATION: B-4
TYPE OF CONSTRUCTION: V-1
ZONING: M-1 MANUFACTURING HEAVY
ASSESSORS PARCEL NUMBER: 163-400-007
LEASE AREA: 813 SQ. FT.
PROPERTY SIZE: 308 ACRES

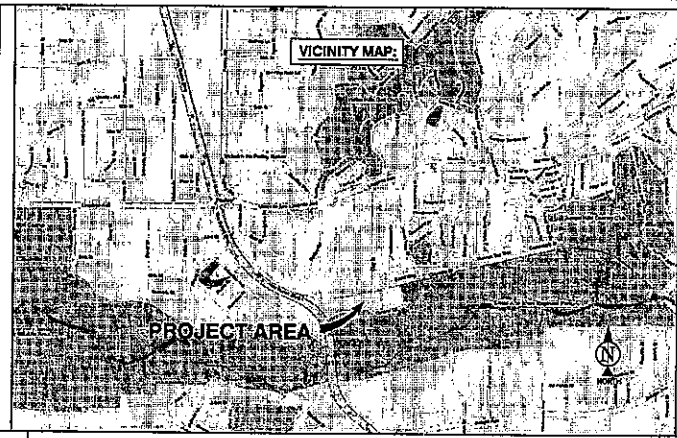
APPLICANT:
T-MOBILE WEST CORPORATION
3257 EAST QUINCY ROAD
SUITE 200
ONTARIO, CA 91761
DEVELOPMENT MANAGER: JENNIFER CARNEY
CONSTRUCTION INSPECTOR: ERIC NELSON
ZONING MANAGER: LINDA PAUL

PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF THE INSTALLATION OF (6) EMISSION FRS 2104 OUTDOOR EQUIPMENT CABINETS MOUNTED ON A NEW CONCRETE PAD WITHIN A NEW 7'-4" HIGH BROWLIFT BENCH ENCLOSED (1) 7'-4" DIAMETER MICROPIER DISH AND A TOTAL OF (12) PANEL ANTENNAS MOUNTED ON A NEW 70'-0" HIGH CO-LOCATABLE MONOPOLE WITH (1) GPS ANTENNA.

PROPOSED PROJECT SUMMARY:
OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY
BUILDING TYPE: SINGLE STORY LIGHT INDUSTRIAL/WAREHOUSE FACILITY

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
1	TOPOGRAPHIC SURVEY
2	TOPOGRAPHIC SURVEY
3	SITE PLAN
4	ENLARGED SITE PLAN
5	ARCHITECTURAL ELEVATIONS
6	ARCHITECTURAL ELEVATIONS
7	GENERAL NOTES AND PLANTING PLAN
8	IRRIGATION NOTES AND IRRIGATION PLAN
9	LANDSCAPING DETAILS



(C) DENOTES SHEETS REQUIRED FOR ZONING SUBMITTAL.

CONSULTING TEAM:

SAC/ZONING/PERMITTING:
SEQUOIA DEVELOPMENT SERVICES
ONE VENTURE, SUITE 200
BIRNIE, CA 92610
ZONING CONTACT: MONICA MORETA
PHONE: (949) 241-0128
SITE ACQ. CONTACT: BOB BALLAMER
PHONE: (949) 241-0173

ARCHITECTURAL & ENGINEERING:
ACO ARCHITECTS INC.
20170 ENTERPRISE FIELD
LAKE FOREST, CA 92530
PHONE: (949) 716-9940
FAX: (949) 297-4788
CONTACT: GABRIEL SAPIEN

SUBJECT:
BERT HAZE AND ASSOCIATES, INC.
3188 ARROYO AVE., SUITE A1
DOWNEY, CA 90240
CONTACT: DENNIS ROSE
PHONE: (714) 257-1947
FAX: (714) 257-1988

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZES THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

PRINT NAME	SIGNATURE	DATE
LANDLORD	_____	_____
ZONING MGR	_____	_____
DEVELOP. MGR	_____	_____
CONST. INSP.	_____	_____
RF ENGINEER	_____	_____
OPERATIONS	_____	_____
SAC/ZONING REP	_____	_____
UTILITIES	_____	_____

RF CONFIGURATION INFORMATION-UPPER TIER

SECTOR	AZIMUTH	CENTERLINE	# OF ANTENNAS	ANTENNA MODEL #	# OF COAX LINES	COAX DIAMETER	COAX LENGTH
A	40°	80°-11°	4	THROD-8516-R2M	8	7/8"	80'
B	100°	80°-11°	4	THROD-8516-R2M	8	7/8"	80'
C	340°	80°-11°	4	THROD-8516-R2M	8	7/8"	80'
WE	300°	81°	1	-	1	1/2"	75'
SPS	-	7°	1	-	2	1/2"	10'

DIRECTIONS FROM T-MOBILE OFFICE:
START AT 3257 E. QUINCY RD. ONTARIO GOING TOWARD E. CORNBELT DR. MAKE A U-TURN AT E. CORNBELT DR. ONTO E. QUINCY RD. GO 0.4 MI. TURN LEFT ON N. HAYDEN AVE. TAKE RAMP ONTO I-10 E. GO 0.8 MI. TAKE THE S.W. RAMP EXIT ONTO I-15 S. GO 2.0 MI. TAKE THE WINDSOR AVE. EXIT ONTO 64-TH E. TOWARD RIVERSIDE. GO 1.8 MI. TAKE THE VAN BUREN BLVD./STANWINDA AVE. EXIT. GO 0.4 MI. TURN RIGHT ON MICHIGAN BLVD. GO 0.2 MI. CORNBELT DR. VAN BUREN BLVD. GO 0.3 MI. TURN LEFT ON CLAY ST. GO 0.4 MI. ARRIVE AT 8515 CLAY ST., RIVERSIDE, ON THE LEFT.

THESIS CHECK: PAGE: 601
REGION: INDIAN COUNTY
CRD #: 78

APPLICABLE CODES

CALIFORNIA ADMINISTRATIVE CODE
2007 CALIFORNIA BUILDING CODE
2004 UNIFORM MECHANICAL CODE
ANSI/ISA-752.1 LIFE SAFETY CODE NFPA-101
2004 UNIFORM PLUMBING CODE
2002 NATIONAL ELECTRIC CODE
LOCAL BUILDING CODE
CITY/COUNTY ORDINANCES

POWER & TELCO UTILITY CONTACTS

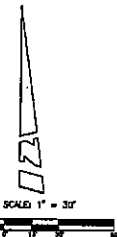
OWNER: SOUTHERN CALIFORNIA Edison
TEL: 1-800-992-7788
CONTACT: CUSTOMER SERVICE

TELCO: AT&T
TEL: 1-800-772-3140
CONTACT: CUSTOMER SERVICE

SEAL: _____

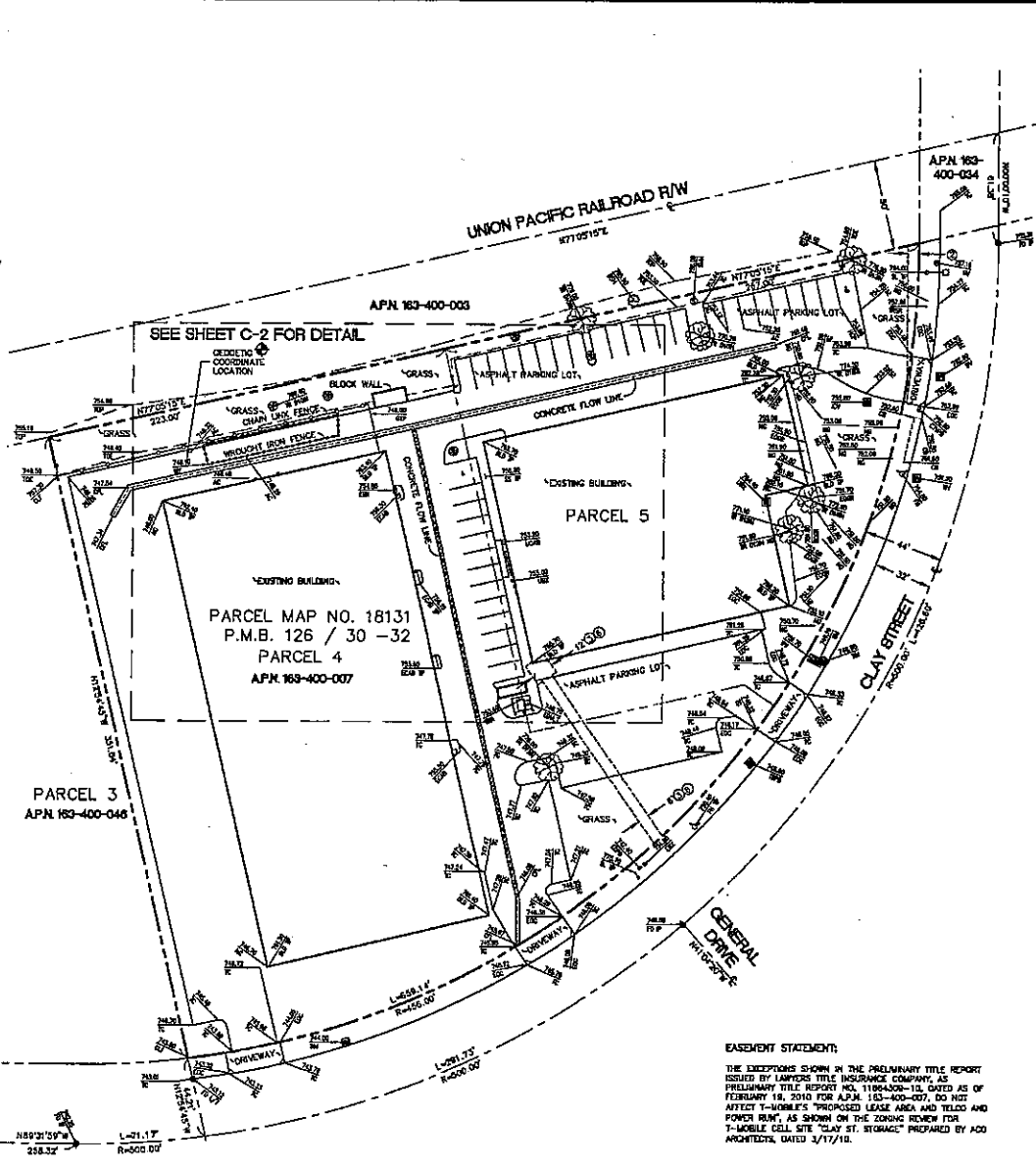
SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



LEGEND:

- AC ASPHALT CONCRETE
- APN APN
- BL BOLLARD
- BO BUILDING
- BS BUSH
- BT BOTTOM
- CB CANON BUSH
- CL CONCRETE FLOW LINE
- CLM CHAIN LINK FENCE
- CLF CONCRETE FIB
- CPD CONCRETE PAV
- CPFB CONCRETE PAV FULL BOX
- D DIAMETER
- EBK ELECTRICAL BOX
- ECAB ELECTRICAL CABINET
- EPK EPSON PULL BOX
- EMV EMBOS VAILT
- EMV ELECTRIC METER
- EOC EDGE OF CONCRETE
- FLOOR FLOOR
- FD FLOOR
- FF FINISHED FLOOR
- FH FIRE HYDRANT
- GR GRASS
- GV GAS VENT
- H HEDGE
- HCP HANDICAP PARKING
- HS HOUSE
- ICV IRRIGATION CONTROL VALVE
- I INCHES
- IR IRON PIPE
- ISB IRON SINK FACE OF WALL
- L/T LEAD AND TACK
- LH LINDER
- MG NATURAL GROUND
- SCD SEWER CLEAN OUT
- SL STREET LIGHT
- SMH SEWER MANHOLE
- SS STREET SIGN
- TC TOP OF CURB
- TE TRASH ENCLOSURE
- TS TOP OF SLOPE
- TU TOP
- TR TREE
- TRN TRANSFORMER
- TRSD TRUSS
- TRSD TRUSS ROOF
- TRSD TRUSS SIGNAL PULL BOX
- UBX UTILITY BOX
- UCAB UTILITY CABINET
- W/W WOOD
- W/W WATER METER
- W/W WATER VALVE
- WB BLOCK WALL
- BOLLARD
- CONCRETE LINE
- CHAIN LINK FENCE
- FIRE HYDRANT
- FOUND MONUMENT
- GAS VENT
- HANDICAP PARKING
- IRRIGATION CONTROL VALVE
- SEWER CLEAN OUT
- SEWER MANHOLE
- STREET LIGHT
- STREET LIGHT PULL BOX
- STREET SIGN
- TRAFFIC SIGNAL PULL BOX
- UTILITY BOX
- WATER METER
- WATER VALVE
- WROUGHT IRON FENCE



COORDINATES:
 LATITUDE 33°50'08.17" N
 LONGITUDE 117°27'49.13" W
 THE 1983 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "MOTION" GPS RECEIVERS AND ADJUSTED SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:
 THE CENTERLINE OF CLAY STREET BEING NORTH 87°31'24" WEST PER PARCEL MAP NO. 18131, P.M.B. 126/30-32, RECORDS OF RIVERSIDE COUNTY.

ASSESSOR'S IDENTIFICATION:
 RIVERSIDE COUNTY A.P.N. 183-400-007

AREA:
 3.046 ACRES PER RIVERSIDE COUNTY ASSESSOR

BENCH MARK REFERENCE:
 U.S.G.S. BENCH MARK "BM 738"
 UNITED STATES GEODETIC SURVEY BENCH MARK "BM 738" AS SHOWN ON THE "RIVERSIDE WEST" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 784.5 FEET A.M.S.L. (NAVD83) (DATUM VERIFIED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

TITLE REPORT IDENTIFICATION:
 LAWYERS TITLE INSURANCE CORPORATION PRELIMINARY TITLE REPORT FILE NO. 11884308-10, DATED AS OF FEBRUARY 19, 2010.

EASEMENT NOTES:
 U.S.G.S. BENCH MARK "BM 738"
 U.S.G.S. BENCH MARK "BM 738"
 UNITED STATES GEODETIC SURVEY BENCH MARK "BM 738" AS SHOWN ON THE "RIVERSIDE WEST" 7.5 MINUTE QUADRANGLE MAP.

- (1) AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison FOR PUBLIC UTILITIES, RECORDED ON AUGUST 24, 1960 AS INSTRUMENT NO. 243824 OF OFFICIAL RECORDS.
- (2) AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison FOR PUBLIC UTILITIES, RECORDED ON OCTOBER 20, 1965 AS INSTRUMENT NO. 243824 OF OFFICIAL RECORDS.
- (3) AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, RECORDED ON OCTOBER 26, 1965 AS INSTRUMENT NO. 243824 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION:
 PARCELS 4 AND 5 OF PARCEL MAP NO. 18131, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON SAID PARCEL MAP, RECORDED IN BOOK 126, PAGES 30 THROUGH 32, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

DATE OF SURVEY:
 FEBRUARY 26, 2010

LIVING PLANTS STATEMENT:
 THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (±) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

EASEMENT STATEMENT:
 THE EASEMENTS SHOWN IN THE PRELIMINARY TITLE REPORT ISSUED BY LAWYERS TITLE INSURANCE COMPANY, AS PRELIMINARY TITLE REPORT NO. 11884308-10, DATED AS OF FEBRUARY 19, 2010 FOR A.P.N. 183-400-007, DO NOT AFFECT T-MOBILE'S PROPOSED LEASE AREA AND TOWER AND POWER RENT, AS SHOWN ON THE ZONING REVIEW FOR T-MOBILE CELL SITE "CLAY ST. STORAGE" PREPARED BY ACO ARCHITECTS, DATED 3/17/10.



SEE SHEET C-2 FOR SITE DETAILS

REV.	DATE/BY	REVISION DESCRIPTION
1	03/04/10 YT	ISSUED FOR REVIEW
2	03/04/10 YT	ADDED TITLE INFO.
3	03/04/10 YT	ADDED EXH. STATEMENT
4	03/04/10 CJM	REV. GEO. COORD. LOC.

BURT HARRIS
 AND ASSOCIATES, INC.
 LAND SURVEYING & MAPPING
 3148 ARWAY AVENUE, SUITE 10
 COSTA MESA, CALIFORNIA 92626
 714.537-1967 OFFICE
 714.537-1864 FAX
 M. 809.012

SITE BUILDER:

T-Mobile
 Stick Together™
 3257 EAST CLAY ROAD, SUITE 200
 CHANDLER, CA 91761

AE DEVELOPMENT

ACO
 ARCHITECTS - INC.
 26170 ENTERPRISE #600
 LAKE FOREST, CA 92630
 PHONE: (949) 716-9140
 FAX: (949) 297-4788

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
Y2N SITE ACQ:		
ZONING:		
Y2N RF:		
Y2N INTERCONNECT:		
Y2N UTILITY COOR:		
Y2N CONST MGR:		
Y2N PROJECT MGR:		

SITE INFO:

SITE NAME:
 1E25765A
CLAY ST. STORAGE

SITE ADDRESS:
 6615 CLAY ST.
 RIVERSIDE, CA 92509

SHEET TITLE:
TOPOGRAPHIC SURVEY

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
1E25765A	YT	03/04/10

SHEET NUMBER:

1 OF 2 C-1

T-Mobile®

T-Mobile®
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3887 EAST QUINN ROAD, SUITE 200
ONTARIO, CA 91761

PLANS PREPARED BY:
ACD
ARCHITECTS - INC.
2670 ENTERPRISE #620
LAKE FOREST, CA, 92630
PHONE: (949) 716-4940
FAX: (949) 247-4786

SITE NUMBER: IE25785A **CITY: CITY OF RIVERSIDE**
SITE NAME: CLAY ST. STORAGE **COUNTY: COUNTY OF RIVERSIDE**
SITE TYPE: RAW LAND **JURISDICTION: COUNTY OF RIVERSIDE**
PLOT PLAN FOR A DISGUISED WIRELESS FACILITY

CONSULTING GROUP:
SEQUOIA
DEVELOPMENT SERVICES INC.
ONE VENTURA, SUITE 200
SANTA CLARA, CA 95050

NO.	DATE	DESCRIPTION	BY
1	03-04-10	50% ZD'S	MY
2	03-10-10	LOOK ZD'S FOR REVIEW	MY
3	03-17-10	CLIENT REVISIONS	MY
4	08-04-10	PLANNING REVISIONS	GIS

SITE INFORMATION:
CLAY ST. STORAGE
IE25785A
8515 CLAY ST.
RIVERSIDE, CA 92506

PROJECT SUMMARY:
SITE ADDRESS:
8515 CLAY ST.
RIVERSIDE, CA 92506

PROPERTY OWNED:
SARIPA WESTERN INC.
3028 E. GRANDETERRE AVE. SUITE 210
FULLERTON, CA 92631
PHONE: (714) 690-3812 EXT. 223

EXISTING BUILDING SUMMARY:
OCCUPANCY CLASSIFICATION: B-4
TYPE OF CONSTRUCTION: V-1
ZONING: M-1 MANUFACTURING HEAVY
ASSESSORS PARCEL NUMBER: 163-400-007
LEASE AREA: 813 SQ. FT.
PROPERTY SIZE: 308 ACRES

APPLICANT:
T-MOBILE WEST CORPORATION
3227 EAST QUINN ROAD
SUITE 200
ONTARIO, CA 91761
DEVELOPMENT MANAGER: JENNIFER CARNEY
CONSTRUCTION INSPECTOR: ERIC NELSON
ZONING MANAGER: LINDA PAUL

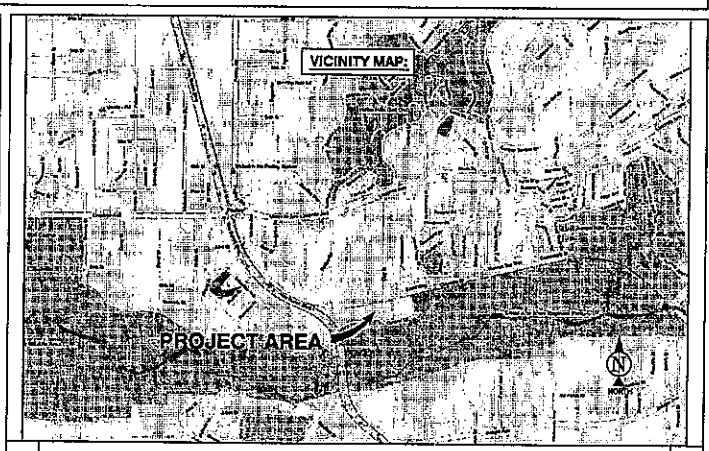
PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF THE INSTALLATION OF (6) EMERSON RBS 2104 OUTDOOR EQUIPMENT CHASSIS MOUNTED ON A NEW CONCRETE PAD WITHIN A NEW 7'-4" HIGH BUILT-IN FENCE ENCLOSURE, (1) 7'-4" DIAMETER MICROPIER DRILL AND A TOTAL OF (12) PANEL ANTENNAS MOUNTED ON A NEW 70'-0" HIGH CO-LOCATABLE MAST WITH (1) GPS ANTENNA.

OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY
BUILDING TYPE: SINGLE STORY LIGHT INDUSTRIAL/WAREHOUSE FACILITY

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
1	TOPOGRAPHIC SURVEY
2	TOPOGRAPHIC SURVEY
3	SITE PLAN
4	ENLARGED SITE PLAN
5	ARCHITECTURAL ELEVATIONS
6	ARCHITECTURAL ELEVATIONS
7	GENERAL NOTES AND PLANTING PLAN
8	IRRIGATION NOTES AND IRRIGATION PLAN
9	LANDSCAPING DETAILS

(C) DENOTES SHEETS REQUIRED FOR ZONING SUBMITTAL.



CONSULTING TEAM:
SAC/ZONING/PERMITTING:
SEQUOIA DEVELOPMENT SERVICES
ONE VENTURA, SUITE 200
SANTA CLARA, CA 95050
PHONE: (949) 241-0178
SITE ACQ. CONTACT: BOB BALLAMER
PHONE: (949) 241-0173

ARCHITECTURAL & ENGINEERING:
ACD ARCHITECTS INC.
2670 ENTERPRISE #620
LAKE FOREST, CA 92630
PHONE: (949) 716-4940
FAX: (949) 247-4786
CONTACT: GABRIEL SAPIEN

SUBJECT:
BERT HAZE AND ASSOCIATES, INC.
3188 ARROYO AVE., SUITE A1
DOWNEY, CA 90240
CONTACT: DENNIS ROSE
PHONE: (714) 257-1967
FAX: (714) 257-1988

APPROVALS:
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZED THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

PRINT NAME SIGNATURE DATE

LANDLORD _____
ZONING MGR _____
DEVELOP. MGR _____
CONST. INSP. _____
RF ENGINEER _____
OPERATIONS _____
SAC/ZONING REP _____
UTILITIES _____

RF CONFIGURATION INFORMATION-UPPER TIER

SECTOR	AZIMUTH	CENTERLINE	# OF ANTENNAS	ANTENNA MODEL #	# OF COAX LINES	COAX DIAMETER	COAX LENGTH
A	40°	80°-11"	4	THRU-6516-R2M	8	7/8"	80'
B	100°	80°-11"	4	THRU-6516-R2M	8	7/8"	80'
C	240°	80°-11"	4	THRU-6516-R2M	8	7/8"	80'
WE	300°	81"	1	-	1	1/2"	75'
SPS	-	7"	1	-	2	1/2"	10'

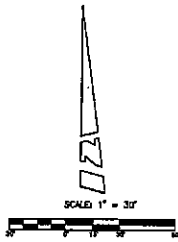
DIRECTIONS FROM T-MOBILE OFFICE:
START AT 3227 E. QUINN RD. ONTARIO CALIF. TURNING E CORNER/BLK OR NAME A VENTURA AT E CORNER/BLK ON DIRT E QUINN RD. GO 0.4 MI. TURN LEFT ON N HAVEN AVE. TAKE RAMP DRTX 1-10 E. GO 0.8 MI. TAKE THE S/W CORNER DRTX 1-15 E. GO 2.0 MI. TAKE THE W/SW CORNER DRTX 1-15 E. GO 0.4 MI. E. TOWARD RIVERSIDE. GO 1.0 MI. TAKE THE W/SW CORNER DRTX 1-15 E. GO 0.4 MI. TURN RIGHT ON MICHIGAN BLVD. GO 0.2 MI. CORNER ON VAN BUREN BLVD. GO 0.3 MI. TURN LEFT ON CLAY ST. GO 0.4 MI. ARRIVE AT 8515 CLAY ST., RIVERSIDE, ON THE LEFT.

POWER & TELCO UTILITY CONTACTS
ELECTRIC: SOUTHERN CALIFORNIA Edison TEL: 1-800-992-7788
CITY/COUNTY ORDINANCES

THESIS CHECK: PAGE: 601
REGION: INDIAN COUNTY ORD # 78
APPLICABLE CODES
CALIFORNIA ADMINISTRATIVE CODE
2007 CALIFORNIA BUILDING CODE
2004 UNIFORM MECHANICAL CODE
ANSI/ISA-752.1-1 LIFE SAFETY CODE NFPA-101
2004 UNIFORM PLUMBING CODE
2002 NATIONAL ELECTRIC CODE
LOCAL BUILDING CODE
CITY/COUNTY ORDINANCES

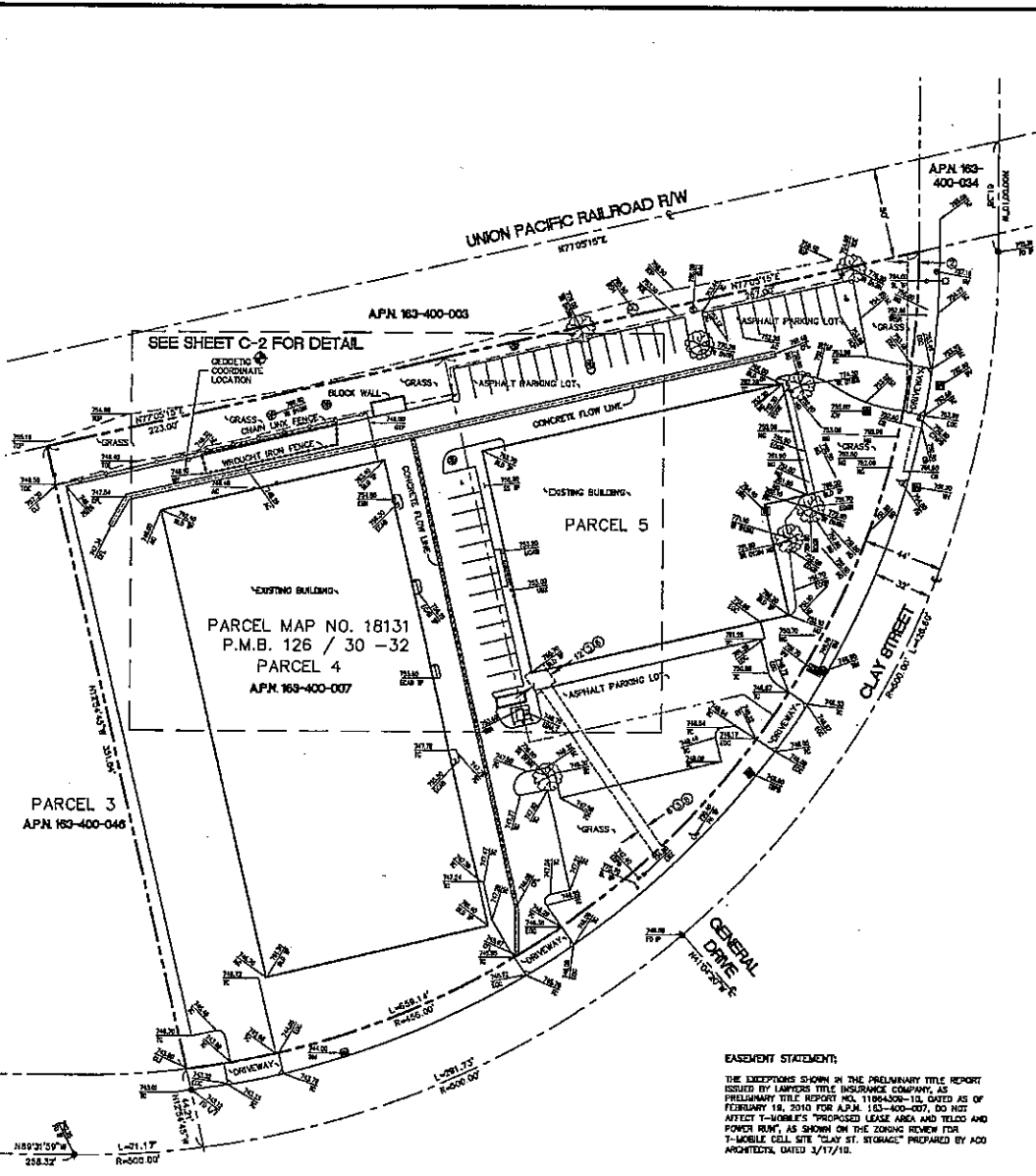
SEAL:
SHEET TITLE:

TITLE SHEET
SHEET NUMBER:
T-1



LEGEND:

- AC ASPHALT CONCRETE
- APN APN
- BL BOLLARD
- BD BUILDING
- BS BUSH
- BTN BOTTOM
- CB CABLE BUSH
- CFL CONCRETE FLOW LINE
- CL CHAIN LINK FENCE
- CP CONCRETE PAD
- CPFB CABLE TV PULL BOX
- D DIAMETER
- EBK ELECTRICAL BOX
- ECAB ELECTRICAL CABINET
- EPFB EPOXY PULL BOX
- DMV DIMENSION VALVE
- EMV ELECTRIC METER
- EOC EDGE OF CONCRETE
- FLOOR FLOOR
- FD FOUND
- FF FINISHED FLOOR
- PH FIRE HYDRANT
- QITE QUOTE QUOTE
- CV GAS VENT
- H HEDGE
- HCP HANDICAP
- HR HOUSE
- HSC IRRIGATION CONTROL VALVE
- IN INCHES
- IRP IRON PIPE
- IRPN IRON PIPE
- L/T LEAD AND TACK
- LBN LADDER
- MG NATURAL GROUND
- SDO SEWER CLEAN OUT
- SL STREET LIGHT
- SMH SEWER MANHOLE
- SS STREET SIGN
- TC TOP OF CURB
- TE TRASH ENCLOSURE
- TSL TIE OF SLOPE
- TSL TOP OF SLOPE
- TP TOP
- TR TREE
- TRM TRANSFORMER
- TRSR TRUSS ROOF
- TRSS TRAFFIC SIGNAL PULL BOX
- UBX UTILITY BOX
- UCAB UTILITY CABINET
- WAF WOOD FENCE
- WM WATER METER
- WV WATER VALVE
- WB BLOCK WALL
- BLD BOLLARD
- CE CENTERLINE
- CLF CHAIN LINK FENCE
- FV FIRE HYDRANT
- FO FOUNDAMENT
- GV GAS VENT
- HCP HANDICAP PARKING
- IRV IRRIGATION CONTROL VALVE
- SCS SEWER CLEAN OUT
- SMH SEWER MANHOLE
- SL STREET LIGHT
- SLPB STREET LIGHT PULL BOX
- SS STREET SIGN
- TRSB TRAFFIC SIGNAL PULL BOX
- UBX UTILITY BOX
- WM WATER METER
- WV WATER VALVE
- WB BLOCK WALL



COORDINATES:

LATITUDE 33°50'08.17" N
 LONGITUDE 117°27'49.13" W
 THE 1983 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "ARTIST" GPS RECEIVERS AND ADJUSTED SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:

THE CENTERLINE OF CLAY STREET BEING NORTH 87°31'04" WEST PER PARCEL MAP NO. 18131, P.M.B. 126/30-32, RECORDS OF RIVERSIDE COUNTY.

ASSESSOR'S IDENTIFICATION:

RIVERSIDE COUNTY A.P.N. 183-400-007

AREA:

3.046 ACRES PER RIVERSIDE COUNTY ASSESSOR

BENCH MARK REFERENCE:

U.S.G.S. BENCH MARK "BN 739"

UNITED STATES GEODETIC SURVEY BENCH MARK "BN 739" AS SHOWN ON THE "RIVERSIDE WEST" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 794.5 FEET A.M.S.L. (NAVD83) (DATUM VERIFIED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

TITLE REPORT IDENTIFICATION:

LAWYERS TITLE INSURANCE CORPORATION PRELIMINARY TITLE REPORT, FILE NO. 11894309-10, DATED AS OF FEBRUARY 19, 2010.

EASEMENT NOTES:

- EASEMENTS SHOWN HEREON PER LAWYERS TITLE INSURANCE CORPORATION PRELIMINARY TITLE REPORT, FILE NO. 11894309-10, DATED AS OF FEBRUARY 19, 2010
- (1) AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison FOR PUBLIC UTILITIES, RECORDED ON AUGUST 24, 1960 AS INSTRUMENT NO. 243824 OF OFFICIAL RECORDS
- (2) AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison FOR PUBLIC UTILITIES, RECORDED ON OCTOBER 20, 1965 AS INSTRUMENT NO. 243824 OF OFFICIAL RECORDS
- (3) AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, RECORDED ON OCTOBER 26, 1965 AS INSTRUMENT NO. 243824 OF OFFICIAL RECORDS.
- DENOTES ITEM PLOTTED HEREON

LEGAL DESCRIPTION:

PARCELS 4 AND 5 OF PARCEL MAP NO. 18131, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON SAID PARCEL MAP, RECORDED IN BOOK 126, PAGES 30 THROUGH 32, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

DATE OF SURVEY:

FEBRUARY 26, 2010

LIVING PLANTS STATEMENT:

THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (±) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

EASEMENT STATEMENT:

THE EASEMENTS SHOWN IN THE PRELIMINARY TITLE REPORT ISSUED BY LAWYERS TITLE INSURANCE COMPANY, AS PRELIMINARY TITLE REPORT NO. 11894309-10, DATED AS OF FEBRUARY 19, 2010 FOR A.P.N. 183-400-007, DO NOT AFFECT T-MOBILE'S PROPOSED LEASE AREA AND TOWER AND POWER RENT, AS SHOWN ON THE ZONING REVIEW FOR T-MOBILE CELL SITE "CLAY ST. STORAGE" PREPARED BY ACO ARCHITECTS, DATED 3/17/10.



SEE SHEET C-2 FOR SITE DETAILS

REV.	DATE/BY	REVISION DESCRIPTION
1	03/04/10 YT	ISSUED FOR REVIEW
2	03/04/10 YT	ADDED TITLE INFO.
3	03/04/10 YT	ADDED EXH. STATEMENT
4	03/04/10 CM	REV. GEO. COORD. LOC.

BERT HARRIS
 AND ASSOCIATES, INC.
 LAND SURVEYING & MAPPING
 3148 ARWAY AVENUE, SUITE 13
 COSTA MESA, CALIFORNIA 92626
 714.567-1997 OFFICE
 714.507-1884 FAX
 M. 808.012

T-Mobile
 Stick TogetherSM
 3297 EAST CLAY ROAD, SUITE 200
 CHANDLER, CA 91761

A/E DEVELOPMENT

ACO
 ARCHITECTS - INC.
 26170 ENTERPRISE #600
 LAKE FOREST, CA 92630
 PHONE: (949) 716-9940
 FAX: (949) 297-4788

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VZM SITE ACO:		
ZONING:		
VZM RF:		
VZM INTERCONNECT:		
VZM UTILITY COOR:		
VZM CONST MGR:		
VZM PROJECT MGR:		

SITE INFO:

SITE NAME: 1E25785A
CLAY ST. STORAGE
 SITE ADDRESS:
 6615 CLAY ST.
 RIVERSIDE, CA 92509

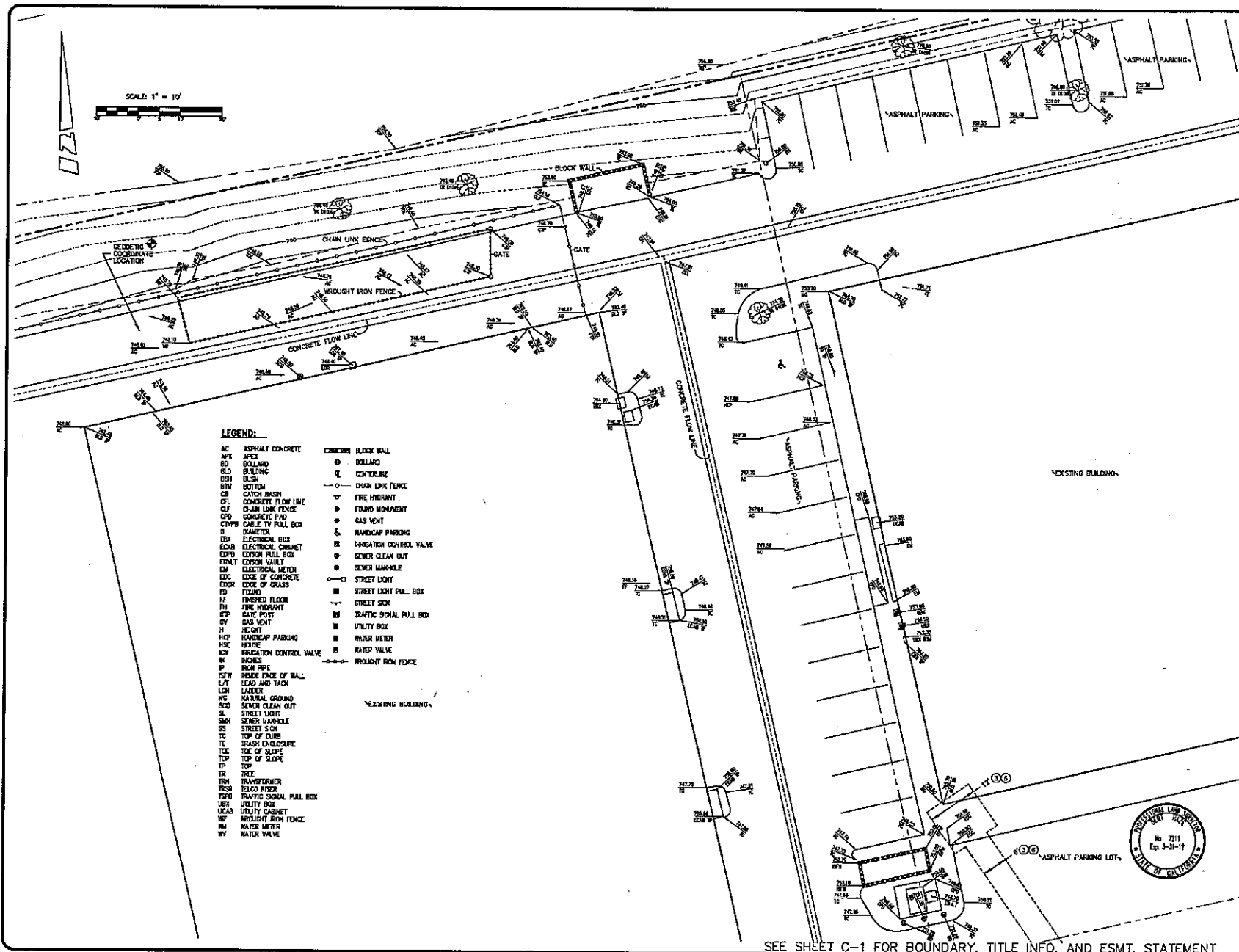
SHEET TITLE:
 TOPOGRAPHIC SURVEY

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
1E25785A	YT	03/04/10

SHEET NUMBER:

1 OF 2	C-1
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REV.	DATE/BY	REVISION DESCRIPTION
1	02/04/10 TT	ISSUED FOR REVIEW
2	02/04/10 TT	ADDED TITLE INFO.
3	02/04/10 JK	ADDED ESMT. STATEMENT
4	02/04/10 CJM	REV. GEO. COORD. LOC.

BERT BASE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3108 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 667-1507 OFFICE
714 667-1566 FAX
JUL 009 012

SITE BUILDER:
T-Mobile
Stick Together®
3327 EAST OLIVAS ROAD, SUITE 200
DOWD, CA 91741

ARE DEVELOPMENT
ACO
ARCHITECTS - INC.
26710 ENTERPRISE #600
LAKE FOREST, CA 92630
PHONE: (949) 716-9940
FAX: (949) 297-4786

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VZM SITE ACQ.:		
ZONING:		
VZM RF:		
VZM INTERCONNECT:		
VZM UTILITY COOR.:		
VZM CONST MGR.:		
VZM PROJECT MGR.:		

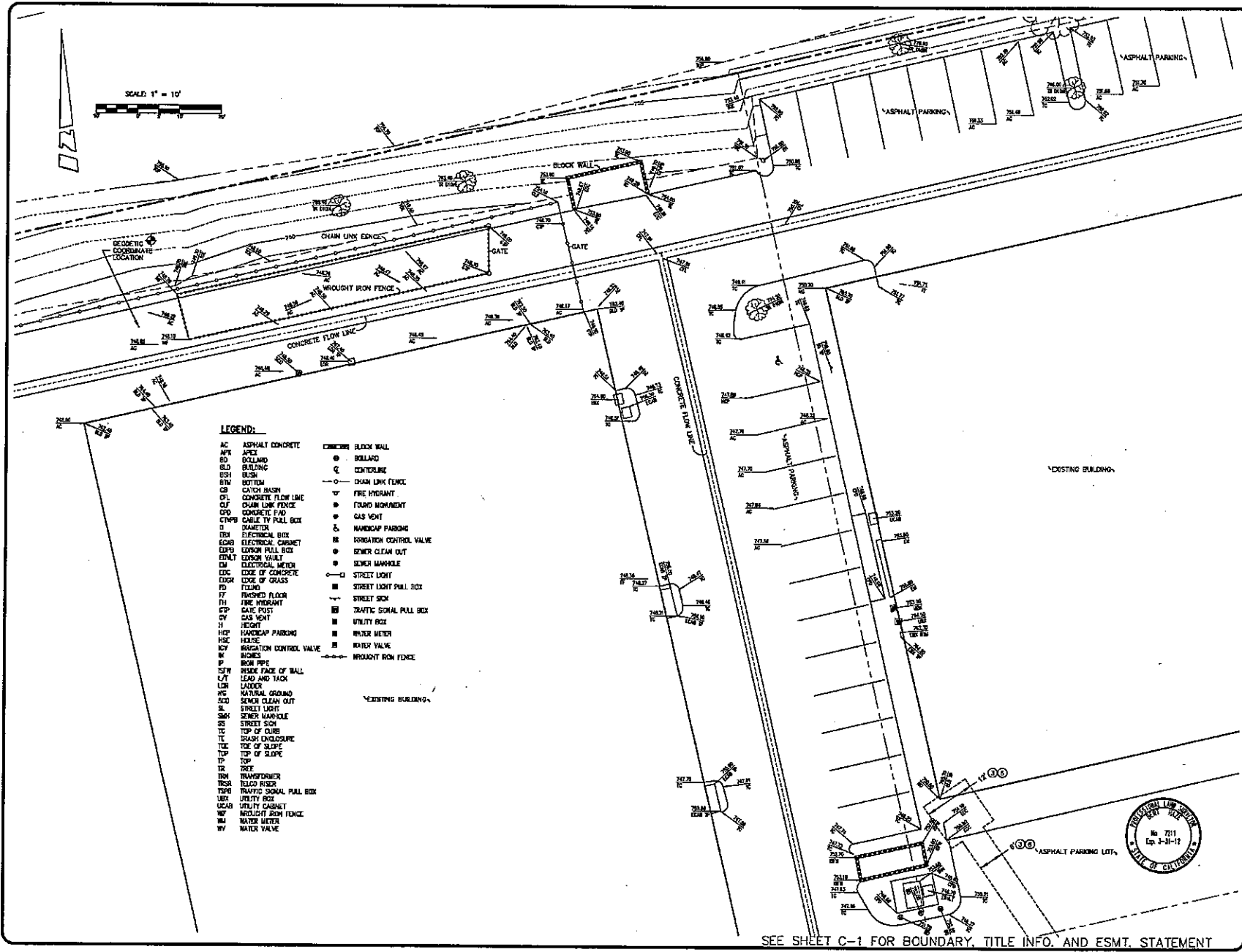
SITE INFO:
SITE NAME: 1E25785A
CLAY ST. STORAGE
SITE ADDRESS:
6515 CLAY ST.
RIVERSIDE, CA 92504

SHEET TITLE:
TOPOGRAPHIC SURVEY

DRAWING INFO:
DWG. NAME: 1E25785A
DRAWN BY: TT
DATE: 02/04/10

SHEET NUMBER:
2 OF 2 C-2

SEE SHEET C-1 FOR BOUNDARY, TITLE INFO, AND ESMT. STATEMENT



REV.	DATE/BY	REVISION DESCRIPTION
1	02/04/10 TT	ISSUED FOR REVIEW
2	02/04/10 TT	ADDED TITLE INFO.
3	02/04/10 JA	ADDED ESMT. STATEMENT
4	02/04/10 CJM	REV. GEO. COORD. LOC.

BERT HASE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3108 AIRWAY AVENUE, SUITE 101
COSTA MESA, CALIFORNIA 92626
714 667-1547 OFFICE
714 667-1546 FAX
JL 909 012

SITE BUILDER:
T-Mobile
Stick Together®
3327 EAST OLIVAS ROAD, SUITE 200
DOWD, CA 91741

ARE DEVELOPMENT
ACO
ARCHITECTS - INC.
26710 ENTERPRISE #600
LAKE FOREST, CA 92630
PHONE: (949) 716-9940
FAX: (949) 297-4788

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VZM SITE ACQ.:		
ZONING:		
VZM RF:		
VZM INTERCONNECT:		
VZM UTILITY COOR.:		
VZM CONST MGR.:		
VZM PROJECT MGR.:		

SITE INFO:
SITE NAME: 1E25785A
CLAY ST. STORAGE
SITE ADDRESS:
6515 CLAY ST.
RIVERSIDE, CA 92504

SHEET TITLE:
TOPOGRAPHIC SURVEY

DRAWING INFO:
DWG. NAME: 1E25785A
DRAWN BY: TT
DATE: 02/04/10

SHEET NUMBER:
2 OF 2 C-2

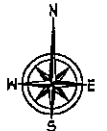
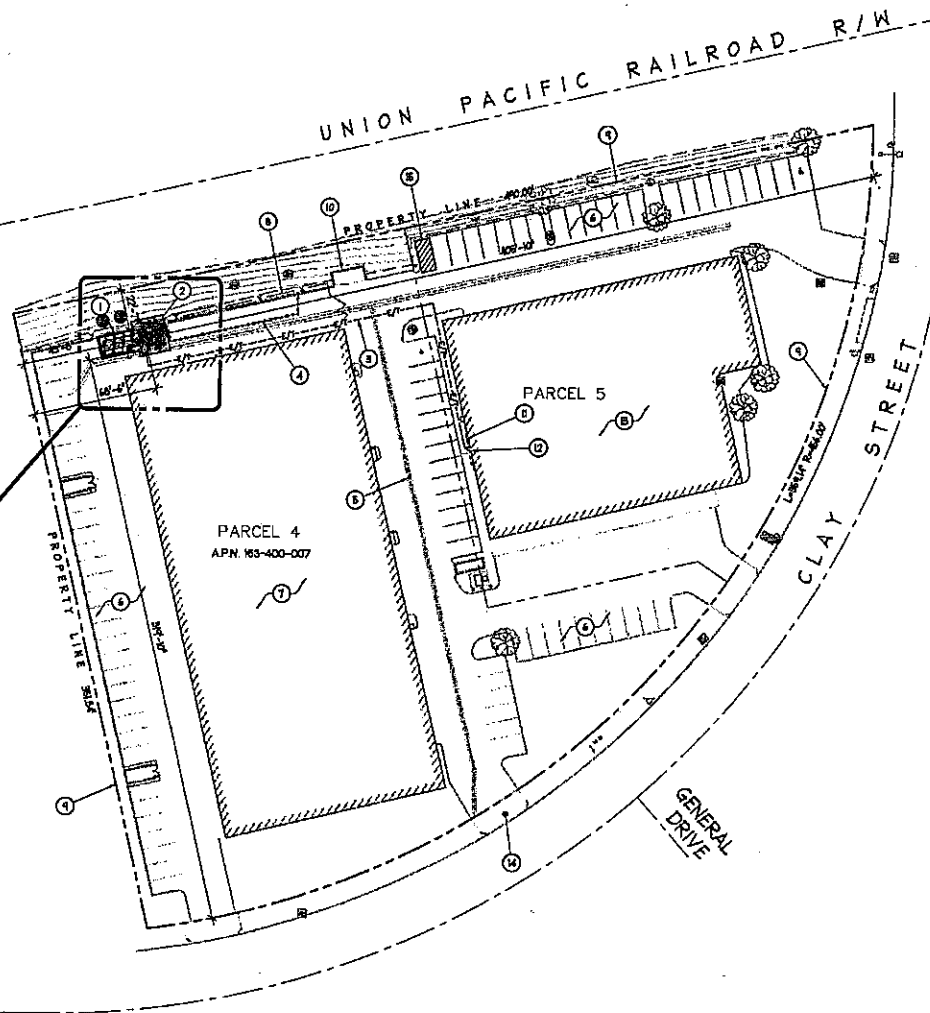
SEE SHEET C-1 FOR BOUNDARY, TITLE INFO, AND ESMT. STATEMENT

NOTES:

- ① NEW T-MOBILE (410 SQ. FT.) EQUIPMENT LEASE AREA LOCATED AT GROUND LEVEL. SEE SHEET A-2 FOR ENLARGED SITE PLAN.
- ② NEW T-MOBILE 70' HIGH CO-LOCATABLE MONOPINE WITH (3) NEW T-MOBILE PANEL ANTENNAS AND (1) PARABOLIC ANTENNA. SEE SHEET A-2 FOR ENLARGED SITE PLAN.
- ③ NEW T-MOBILE UNDERGROUND CONDUIT FOR POWER AND TELCO RUN FROM NEW UTILITY CABINETS TO EXISTING UTILITY CABINETS (APPROX. 262' LENGTH).
- ④ EXISTING 2 1/2' HIGH WROUGHT IRON FENCE ENCLOSURE TO REMAIN.
- ⑤ EXISTING CONCRETE FLOW LINE.
- ⑥ EXISTING PARKING AREA.
- ⑦ EXISTING 14'-0" HIGH BUILDING.
- ⑧ EXISTING 7' HIGH CHAINLINK FENCE WITH BARBED WIRE TO REMAIN.
- ⑨ EXISTING PROPERTY LINE.
- ⑩ EXISTING TRASH ENCLOSURE.
- ⑪ EXISTING SWITCHBOARD AND NEW T-MOBILE P.O.C. FOR POWER.
- ⑫ EXISTING TELCO CABINET AND NEW T-MOBILE P.O.C. FOR TELCO.
- ⑬ EXISTING 14'-0" HIGH BUILDING.
- ⑭ EXISTING DRIVEWAY AND NEW T-MOBILE ACCESS TO SITE.
- ⑮ NEW T-MOBILE NON-EXCLUSIVE PARKING SPACE.

NEW T-MOBILE EQUIPMENT LEASE AREA
410 SQ. FT. SEE ENLARGED SITE PLAN ON SHEET A-2.

ZONING TABLELAND USE:	
NORTH: RR - RURAL RESIDENTIAL, RAILROAD TRACKS AND VACANT LAND	
SOUTH: MH - MANUFACTURING HEAVY, VACANT	
EAST: MH - MANUFACTURING HEAVY, TWO STORY MANUFACTURING BUILDING	
WEST: MH - MANUFACTURING HEAVY, SINGLE STORY COMMERCIAL BUILDING	
EXISTING ZONE: (M-1) MANUFACTURING HEAVY	
EXISTING LAND USE: (H) HEAVY INDUSTRIAL	



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3377 EAST QUINCY ROAD, SUITE 200
CROWLE, CA 91731

PLANS PREPARED BY:
ACO
ARCHITECTS - INC.
26170 ENTERPRISE #600
LAKE FOREST, CA 92650
PHONE: (949) 716-9940
FAX: (949) 247-4788

CONSULTING GROUP:
SEQUOIA
DEVELOPMENT SERVICES, INC.
ONE VENTURA SUITE 200
DUBLIN, CA 94568

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2	03-10-10	100% ZD'S FOR REVIEW	MY
3	03-17-10	CLIENT REVISIONS	MY
4	06-04-10	PLANNING REVISIONS	GJS

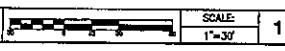
SITE INFORMATION:
CLAY ST. STORAGE
1E25785A
8816 CLAY ST.
RIVERSIDE, CA 92509

SEAL:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

SITE PLAN

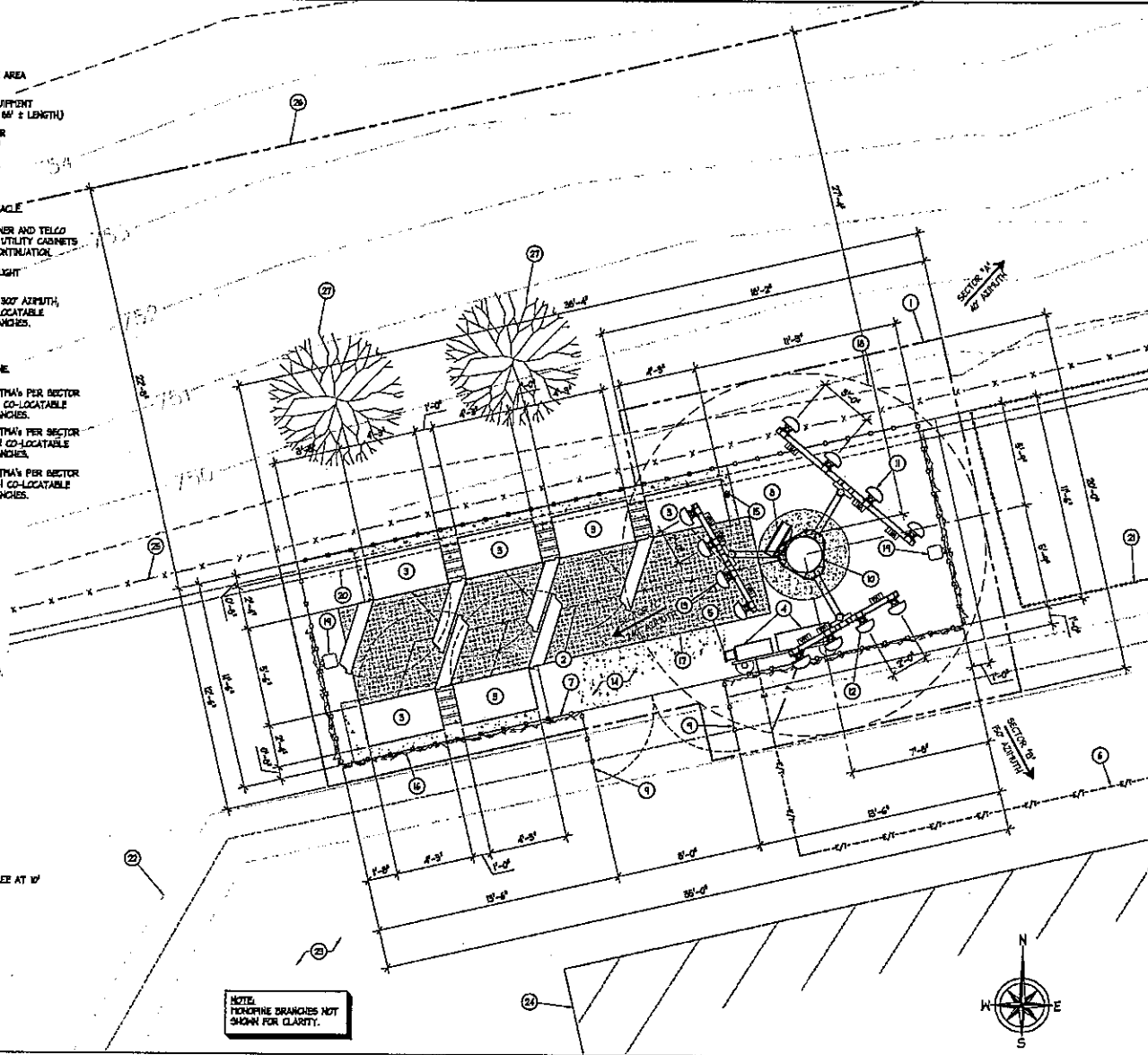


1

NOTES:

- 1 NEM T-MOBILE (49 SQ. FT.) EQUIPMENT LEASE AREA LOCATED AT GROUND LEVEL.
- 2 NEM T-MOBILE COAX CABLE RUN FROM NEM EQUIPMENT CABINETS TO NEM PANEL ANTENNAS. (APPROX. 60' ± LENGTH)
- 3 NEM T-MOBILE (4) ERICSSON R88 206 OUTDOOR EQUIPMENT CABINETS MOUNTED ON NEM RAISED CONCRETE PAD AT GROUND LEVEL.
- 4 NEM T-MOBILE POWER AND TELCO CABINETS MOUNTED ON NEM H-FRAME.
- 5 NEM T-MOBILE EMERGENCY GENERATOR RECEPTACLE.
- 6 NEM T-MOBILE UNDERGROUND CONDUIT FOR POWER AND TELCO RUN FROM NEM UTILITY CABINETS TO EXISTING UTILITY CABINETS (APPROX. 267' LENGTH). SEE SHEET A-1 FOR CONTINUATION.
- 7 NEM T-MOBILE 11'-6" X 35'-0" X 7'-6" HIGH HIGHLIGHT IRON FENCE ENCLOSURE AT GRADE LEVEL.
- 8 NEM T-MOBILE 2 DIA. PARABOLIC ANTENNA AT 307° AZIMUTH, MOUNTED ON NEM 70' HIGH CO-LOCATABLE CO-LOCATABLE MONOPINE. PAINT TO MATCH NEM MONOPINE BRANCHES.
- 9 NEM T-MOBILE 1/2" WIDE BROADCAST IRON DOUBLE GATES. PAINT TO MATCH EXISTING FENCE.
- 10 NEM T-MOBILE 70' HIGH CO-LOCATABLE MONOPINE.
- 11 NEM T-MOBILE (4) PANEL ANTENNAS WITH (4) TRAYS PER SECTOR 'A' AT 40° AZIMUTH, MOUNTED ON NEM 70' HIGH CO-LOCATABLE MONOPINE. PAINT TO MATCH NEM MONOPINE BRANCHES.
- 12 NEM T-MOBILE (4) PANEL ANTENNAS WITH (4) TRAYS PER SECTOR 'B' AT 50° AZIMUTH, MOUNTED ON NEM 70' HIGH CO-LOCATABLE MONOPINE. PAINT TO MATCH NEM MONOPINE BRANCHES.
- 13 NEM T-MOBILE (4) PANEL ANTENNAS WITH (4) TRAYS PER SECTOR 'C' AT 240° AZIMUTH, MOUNTED ON NEM 70' HIGH CO-LOCATABLE MONOPINE. PAINT TO MATCH NEM MONOPINE BRANCHES.
- 14 NEM T-MOBILE CONCRETE SLAB.
- 15 NEM T-MOBILE GPS ANTENNA MOUNTED ON EQUIPMENT CABINET.
- 16 NEM T-MOBILE CRAWLING WIRES. SEE LANDSCAPE SHEETS.
- 17 NEM T-MOBILE COAX CABLE TRAY WITH DIAMOND PLATE COVER.
- 18 NEM T-MOBILE 30'-0" DIAMETER MONOPINE BRANCHES COVERAGE (SHOWN DASHED).
- 19 NEM T-MOBILE SERVICE LIGHTS. TYPICAL OF (2).
- 20 PORTION OF EXISTING CURB TO BE REMOVED (SHOWN DASHED).
- 21 EXISTING 40' HIGH HIGHLIGHT IRON FENCE ENCLOSURE TO REMAIN.
- 22 EXISTING CONCRETE PAVEMENT LINE.
- 23 EXISTING ASPHALT PAVEMENT.
- 24 EXISTING 10'-6" HIGH BUILDING.
- 25 EXISTING 7' HIGH CHAINLINK FENCE WITH BARBED WIRE TO REMAIN.
- 26 EXISTING PROPERTY LINE.
- 27 NEM T-MOBILE 1/2" HIGH 3/4" BOX ANGIAN PINE TREE AT W/O.C. TYPICAL OF (2). SEE LANDSCAPE SHEETS.

NOTE:
MONOPINE BRANCHES NOT SHOWN FOR CLARITY.



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CONSULTING GROUP:
SEQUOIA
DEVELOPMENT SERVICES, INC.
ONE REDWOOD, SUITE 200
MORRO, CA 92451

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3	03-17-10	CLIENT REVISIONS	MY
4	08-04-10	PLANNING REVISIONS	GJS

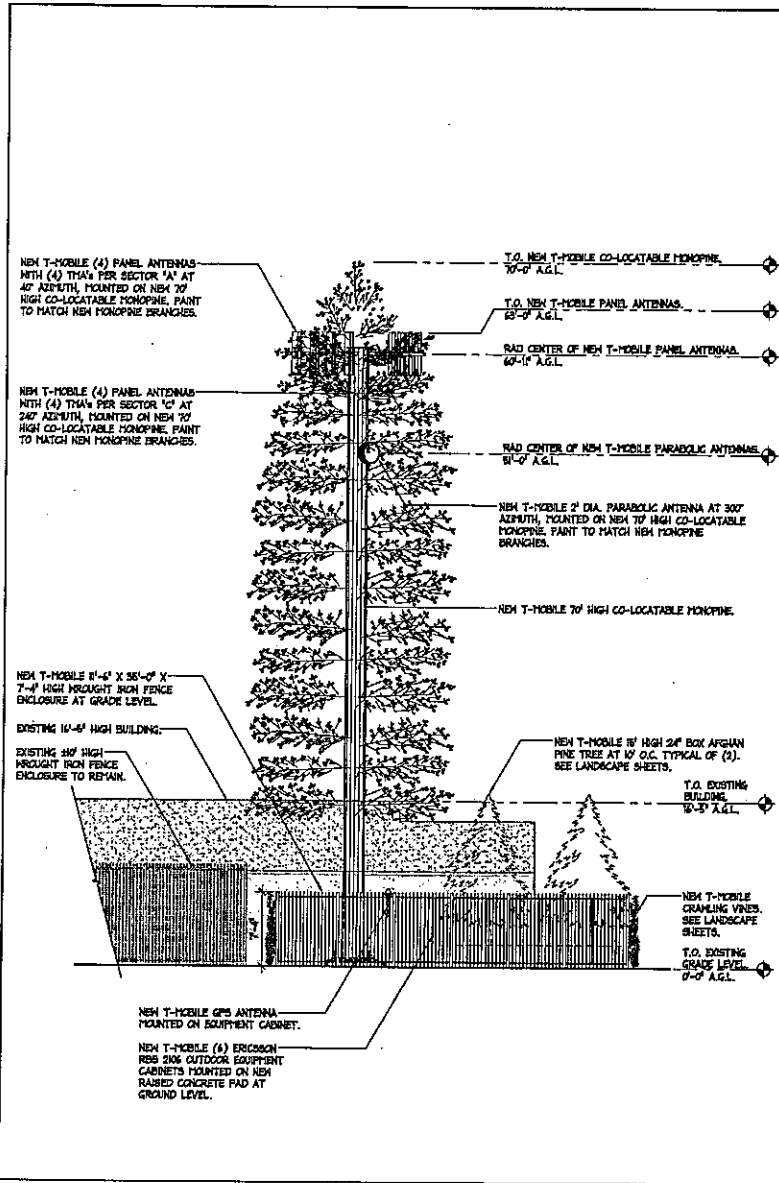
SITE INFORMATION:
CLAY ST. STORAGE
IE25785A
8515 CLAY ST.
RIVERSIDE, CA 92509

SCALE:
SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2

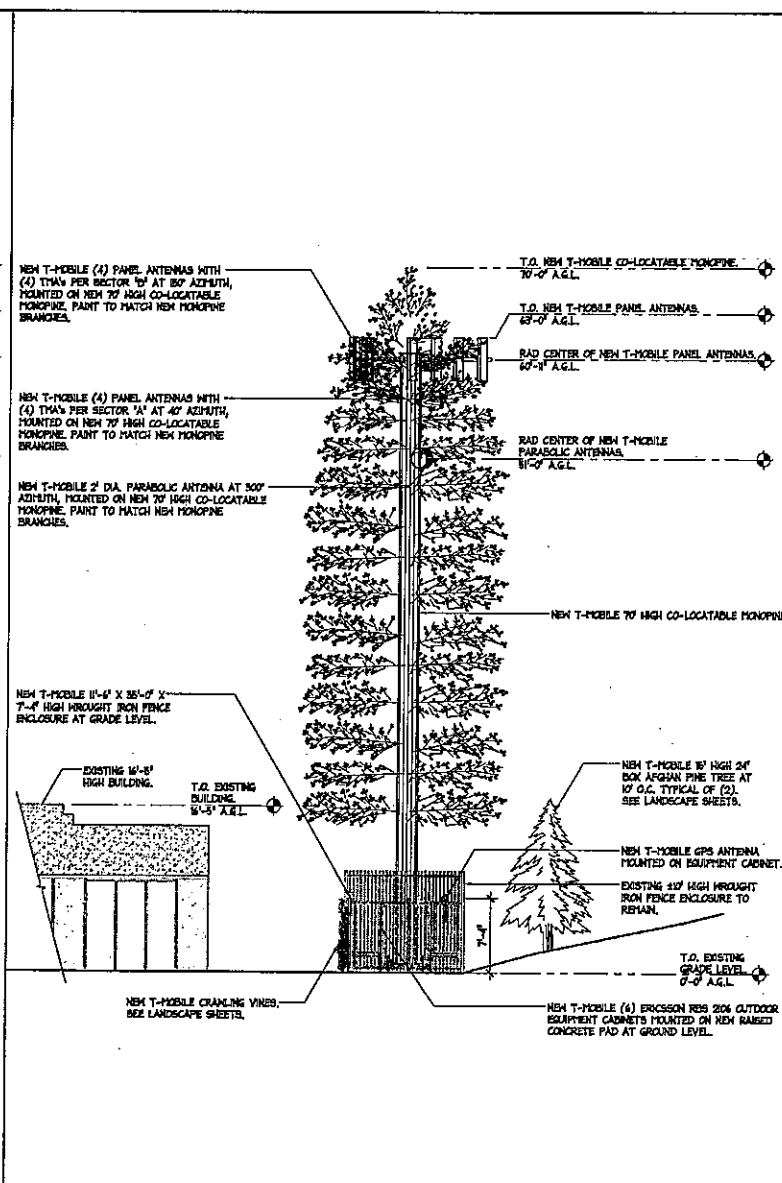
ENLARGED SITE PLAN

SCALE: 3/8"=1'-0" 1



NORTH ELEVATION

SCALE: 3/16"=1'-0" 1



EAST ELEVATION

SCALE: 3/16"=1'-0" 2

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PLANS PREPARED BY:
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CONSULTING GROUP:
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DEVELOPMENT SERVICES, INC.
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3	03-17-10	CLIENT REVISIONS	MY
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SITE INFORMATION:
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1E25785A
8515 CLAY ST.
RIVERSIDE, CA 92506

SEAL:

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-3

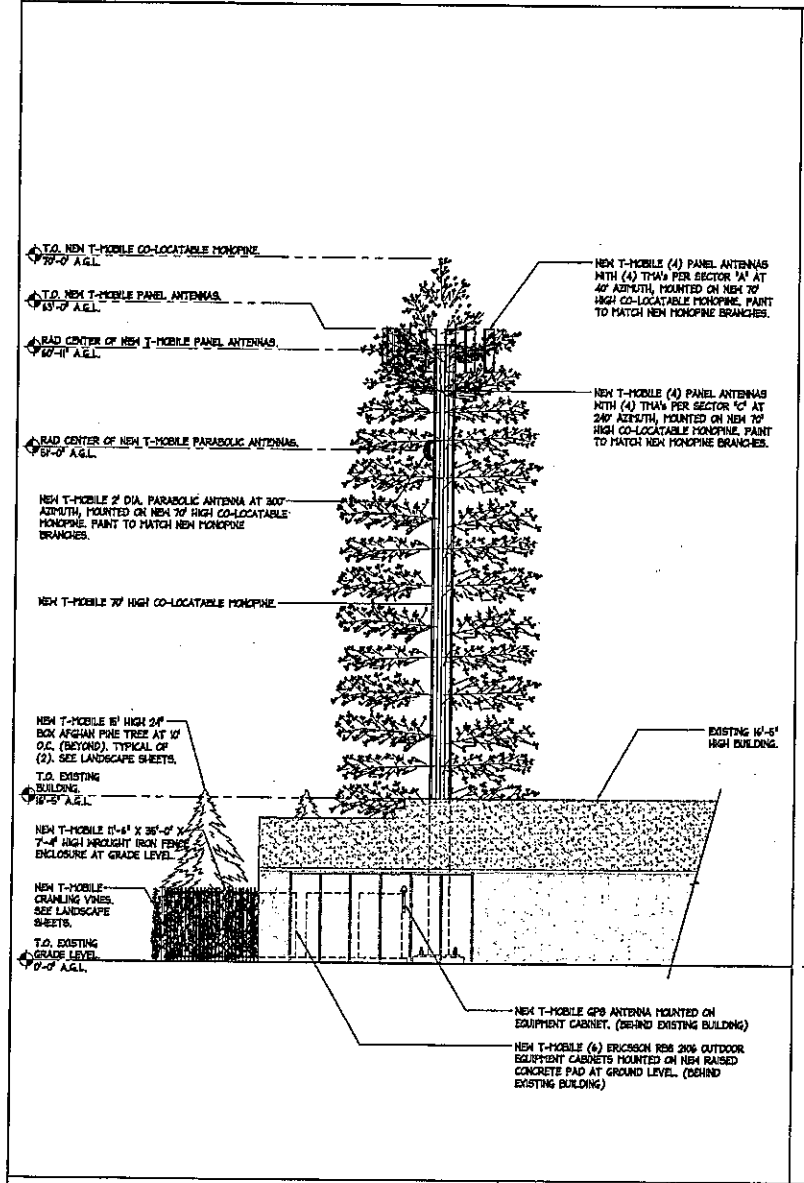
CONSULTING GROUP:
SEQUOIA
DEVELOPMENT SERVICES, INC.
ONE VENTURA, SUITE 200
PACIFIC, CA 92658

NO.	DATE	DESCRIPTION	BY
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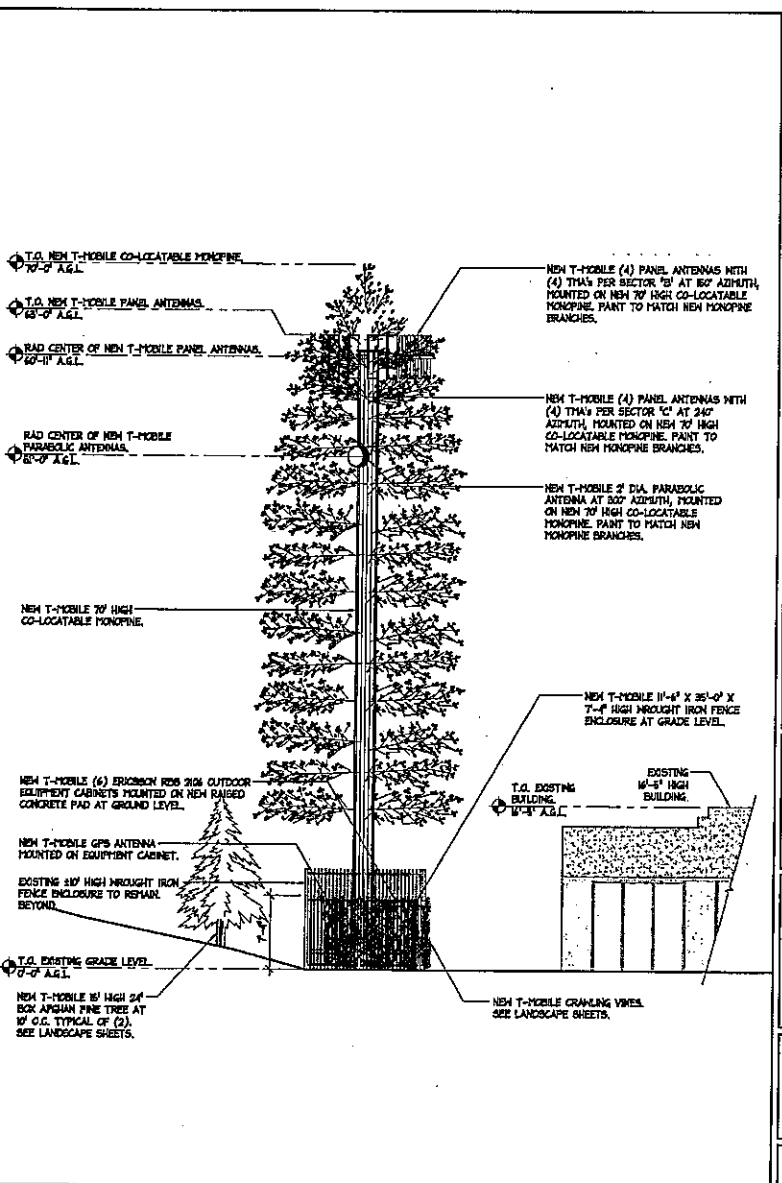
SITE INFORMATION:
CLAY ST. STORAGE
1E25785A
8515 CLAY ST.
RYANSDALE, CA 92608

SEAL:
SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-4



SOUTH ELEVATION



WEST ELEVATION

IRRIGATION NOTES

THE DESIGN IS DIAGNOSTIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS AS NECESSARY.

DO NOT UNLAWFULLY INSTALL ANY EQUIPMENT AS SHOWN ON PLANS WHEN IT IS CONFLICTS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT MAY NOT EXIST AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK ON THE IRRIGATION. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL CITY AND COUNTY REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

THE SYSTEM IS DESIGN FOR A MINIMUM OPERATING PRESSURE OF 65 PSI. THE MAXIMUM DEMAND OF GALLONS PER MINUTE IS 2. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO THE START OF INSTALLATION.

THE ACTUAL LOCATION FOR THE INSTALLATION OF BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT. BACKFLOW DEVICE SHALL BE INSTALLED IN SINGLE PLANTING AREA ONLY.

110 V. ELECTRICAL POWER SOURCE TO BE PROVIDED BY OTHERS TO THE LOCATION FOR THE AUTOMATIC CONTROLLER. IRRIGATION CONTRACTOR TO BE RESPONSIBLE FOR THE FINAL CONNECTION TO THE EQUIPMENT.

ALL QUICK COUPLER VALVES ARE TO BE INSTALLED IN SINGLE OR GROUPED AREAS WHENEVER POSSIBLE AND WITHIN 10' OF THE HARGREAVES'. ALL QUICK COUPLER VALVES SHALL BE INSTALLED IN A 10" DIA. GREEN PLASTIC WASTE BOX.

ALL VALVE BOX COVERS ARE TO BE LABELED WITH 1" HEAT BRANDED LETTERS: "QV" FOR QUICK COUPLERS, "GV" FOR GATE VALVES AND "LV" AND STATION NO. FOR CONTROL VALVES.

CONTRACTOR SHALL INSTALL ANTI-DRAINAGE DEVICES FOR ALL LOW HEADS TO PREVENT LOW HEAD DRAINAGE AND POSSIBLE SOIL EROSION.

THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF POSSIBLE ON-SITE INSPECTIONS WITH THE LANDSCAPE ARCHITECT TO BE SCHEDULED AT THE FOLLOWING STAGES OF INSTALLATION:

1. PRESSURE TEST OF IRRIGATION MAINLINE PRIOR TO BACKFILL OF TRENCHES.
2. COVERAGE TEST OF SPRINKLER SYSTEM PRIOR TO PLANT INSTALLATION.
3. FINAL WALK-THROUGH OF THE PROJECT WITH ALL PARTIES CONCERNED FOR THE VERIFICATION OF JOB COMPLETION AND EXECUTION OF WORK FOR THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCH. AND/OR CITY DEP. UPON THE COMPLETION OF THE JOB A SET OF REPRODUCIBLE AS-BUILT DRAWINGS, WHICH SHALL BE VERIFIED FOR ACCURACY AT THE TIME OF THE FINAL JOB WALK-THROUGH.

THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED IN WRITING FOR A PERIOD OF (1) YEAR. ANY DEFECTIVE EQUIPMENT MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

INSPECTIONS

TWO (2) INTERMEDIATE SITE INSPECTIONS ARE REQUIRED. ONE INSPECTION IS REQUIRED PRIOR TO IRRIGATION LINE STAKES BEING LAYED FOR INSPECTION OF THE IRRIGATION LINES, AND A SEPARATE INSPECTION IS REQUIRED FOR FINAL PLANTING INSPECTION. THE CONTRACTOR SHALL PROVIDE TWO COPIES OF AN AERONOMIC SOILS REPORT AT THE FIRST IRRIGATION INSPECTION.

ONE INSPECTION SHALL VERIFY THAT THE IRRIGATION MAINLINE IS CAPABLE OF BEING PRESSURIZED TO 150 PSI FOR A MINIMUM PERIOD OF TWO HOURS WITHOUT LOSS OF PRESSURE. THE SECOND INSPECTION SHALL VERIFY THAT ALL IRRIGATION SYSTEMS WORK PROPERLY AND TO VERIFY THAT ALL PLANTINGS HAVE BEEN INSTALLED CONSISTENT WITH THE APPROVED CONSTRUCTION LANDSCAPE PLANS. THE APPLICANT/OWNER SHALL CONTACT THE PLANNING DEPARTMENT TO SCHEDULE INSPECTIONS.

TREE ESTABLISHMENT / COORDINATION OF IRRIGATION

1. PLANT ESTABLISHMENT IS CRITICAL. ALL PLANTS SHALL BE DEEP-WATERED BY HAND IMMEDIATELY AFTER FINAL PLANTING. ALL TREES WHICH REQUIRE DEEPER THAN THE STANDARD ONE GALLON SHALL BE WATERED TO THE CORRECT LEVEL. AFTER THE TREE HAS BEEN PLANTED, IRRIGATION BUBBLER SHALL BE ADDED TO THE MAIN TO COVER APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROOT BALL. AT THE STAKE, WATER SHALL BE ADDED TO THE TOP OF THE PARTY FILLER HOLE TO THOROUGHLY SATURATE THE ROOT BALL AND ADJACENT SOIL. IRRIGATION IS INTENDED TO BE USED AS A SUPPLEMENT TO ESTABLISHMENT WATERING. ESTABLISHMENT WATERING SHALL BE DONE WITH A HOSE. PERMANENT DEEP WATERING SHALL CONTINUE ONCE PER WEEK OR AS NECESSARY TO COMPLETE ROOT DEVELOPMENT TO A 4' DEPTH.
2. CONTRACTOR SHALL MEET CITY'S INSPECTOR ON SITE PRIOR TO PLANTING TO DETERMINE THE WATERING SCHEDULE. WATERING SCHEDULES SHALL BE STRICTLY MONITORED THROUGH THIS TIME, AS WELL AS WEATHER AND SOIL CONDITIONS. IRRIGATION SHALL BE MONITORED THROUGHOUT THE 3 MONTH MAINTENANCE PERIOD. TREES ARE TO BE MAINTAINED FOR 12 MONTHS. THE METHOD OF MONITORING SHALL BE DECIDED AT THIS TIME. CONTRACTOR SHALL KEEP A DETAILED RECORD OF ALL WATERING AND RECORDS.
3. WATERING: IT IS IMPORTANT THAT ROOT BALLS DOES NOT DRY OUT DURING THE FIRST 3 WEEKS. IRRIGATE EACH TREE ONCE PER WEEK, OR AS NECESSARY TO KEEP ROOT BALL MOIST. AFTER 3 WEEKS WATER TESTS SHALL BE CONDUCTED TO ALLOW DEEP WATERING AND SOIL-TESTS PERIODS DEPENDING ON PRE-TESTED SOIL TESTS. THE NUMBER OF STUNT TREES WILL BE DETERMINED TO IMPROVE SLAM-OUT.
4. MULCHING: PLACE 1" OF MULCH IN WATER BASIN AT EACH PLANT. ALLOW GROUND TO BREAK. AFTER PLANTS ARE THOROUGHLY WATERED, THE WATERING SCHEDULES MAY BE BROKE AND MULCH SCHEDULE THROUGHOUT PLANTING PERIOD TO A DEPTH OF 3". AN ADDITIONAL 1" DEPTH OF MULCH SHALL BE APPLIED DURING THE 3RD MONTH OF THE THREE MONTH MAINTENANCE PERIOD.
5. THE OWNER OR OWNER'S REPRESENTATIVE OF THE PROJECT SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT SITE IN GOOD CONDITION, SO AS TO PRESENT A HEALTHY, NEAT AND CARED FOR LANDSCAPE AREA.
6. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN A HEALTHY, BEST-IN-CLASS CONDITION. WITHIN 90 DAYS OF A DETERMINATION BY THE PLANNING DEPARTMENT OR PUBLIC WORKS DEPARTMENT THAT A TREE IS DEAD OR SERIOUSLY DAMAGED OR DISEASED, THE TREE SHALL BE REPLACED.

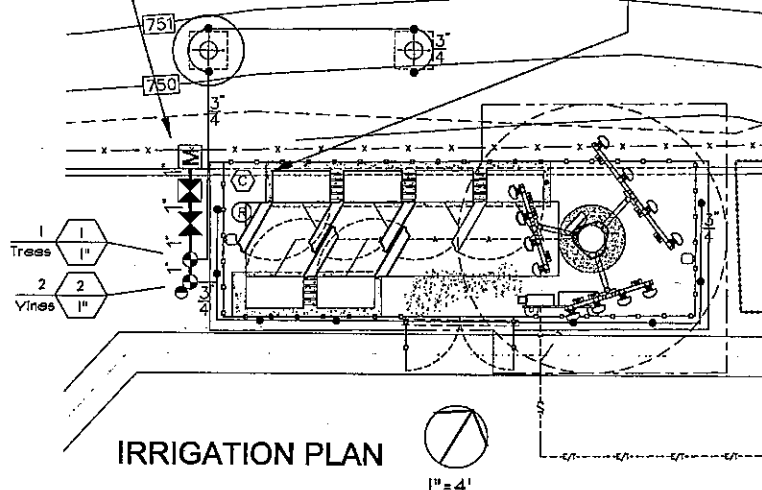
POINT OF CONNECTION:

CONTRACTOR TO VERIFY AVAILABILITY OF EXISTING IRRIGATION AND IF POSSIBLE EXTEND LATERALS TO IRRIGATE NEW LANDSCAPING. IF THIS IS NOT Viable, THEN CONTRACTOR TO INSTALL NEW FERRO EASY BACKFLOW DEVICE AND GATE VALVE AT POINT OF CONNECTION AS INDICATED AND LOCATE IN SHULDS AREA. CONTRACTOR TO VERIFY LOCATION IN FIELD.

STATIC PRESSURE: 65 PSI
DESIGN PRESSURE: 45 PSI
MAXIMUM DEMAND: 2 GPM

AUTOMATIC CONTROLLER LOCATION:

IF CONTRACTOR IS UNABLE TO EXTEND EXISTING IRRIGATION CONTROL WIRES TO THIS AREA OF THE SITE, THEN CONTRACTOR TO INSTALL NEW WALL-MOUNTED, RAINBIRD SMART CONTROLLER AND WEATHER SENSOR AS INDICATED. CONTRACTOR TO VERIFY POWER AND LOCATION.



IRRIGATION PLAN

1" = 4'

IRRIGATION LEGEND

SYMBOL	MFG.	MODEL NO.	DESCRIPTION	RAD.	GPM.	PSI	DET. REF.
○	RAMBER	1400	FLOOD BUBBLER	N/A	0.25	30	E
○	RAMBER	4400C	1" QUICK COUPLING VALVE				H
○	RAMBER	PER - 100	REMOTE CONTROL VALVE SIDE NOTED				B
⊞	FEDCO	825Y	BACKFLOW DEVICE				F
M	MISCO	T-560	LINE-SIZE BALL VALVE				C
⊞Ⓢ	RAMBER	ESP-SMT 4 STATION	SMART CONTROLLER AND WEATHER SENSOR CONTRACTOR TO VERIFY POWER SOURCE AND LOCATION.				A
WATER METER BY OTHERS							
UP DIRECT BURIAL CONTROL WIRE # 12 GA COMMON // # 14 GA PLANT W/ PPE SLEAVE							
PVC SCH. 40 FOR PIPES 1-1/2" AND SMALLER, PVC CLASS 315 FOR PIPES 2" AND LARGER. PRESSURE MAINLINE -18" DEEP.							
PVC CLASS 300 NON-PRESSURE LATERAL LINE. 12" DEEP. SIZE NOTED.							
PVC SCH. 40 WIRE AND PIPE SLEEVES.							
CALLOUT	IRRIGATION LATERAL						
○	IRRIGATION BUBBLER, SEE LEGEND						
○	TREE TRUNK, SEE PLANTING PLAN						
○	TREE BOX, SEE PLANTING LEGEND FOR TREE SIZE						

SEE SHEET L2 FOR IRRIGATION DETAILS & WATER CALCULATIONS
SEE SHEET L3 FOR PLANTING PLAN

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CONSULTING GROUP:

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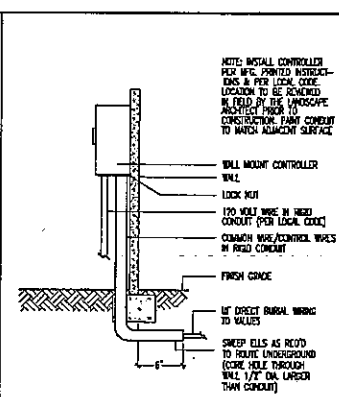
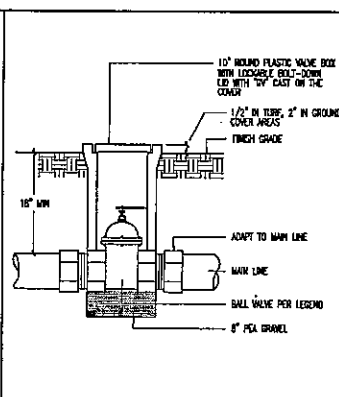
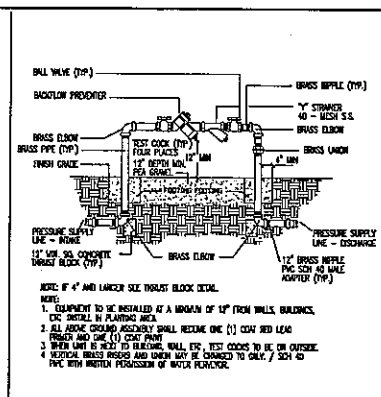
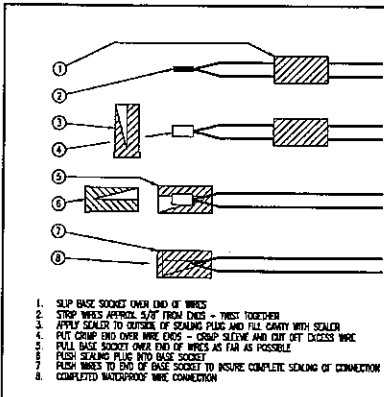
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SITE INFORMATION:
CLAY ST. STORAGE
IE25785A
6616 CLAY ST.
RIVERSIDE, CA 92509

SEAL:

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L-1



J | WIRE CONNECTION

F | BACKFLOW PREVENTER

C | BALL VALVE

A | CONTROLLER

WATER USE CALCULATIONS

SECTION A: HYDROZONE INFORMATION TABLE

Provide the Square Footage of Landscape Area per Hydrozone

Hydrozone	Zone or Water	Irrigation Method	Area (S.F.)	% of Landscape Area
1	1	B	48	75
2	2	B	16	25
			64	100

SECTION B: WATER BUDGET CALCULATIONS

SECTION B1: MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

$$MAWA = ETo (0.62) [(0.7 \times LA) + (0.3 \times SLA)]$$

$$MAWA = 55.4 (0.62) [(0.71 \times 64) + (0.3 \times 0)]$$

$$MAWA = (34.97) (43.44)$$

$$MAWA = 1,509 \text{ GALLONS PER YEAR}$$

SECTION B2: ESTIMATED TOTAL WATER USE (ETWU)

The project's Estimated Total Water Use is calculated using the following formula:

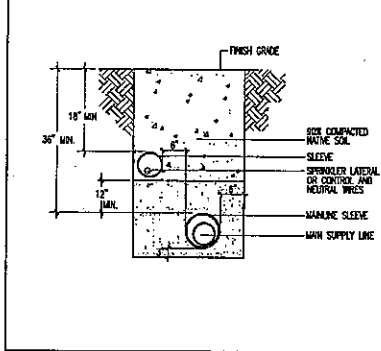
$$ETWU = ETo (0.82) \left(\frac{ET \times LA}{TE} + SLA \right)$$

$$ETWU = 55.4 (0.82) \left(\frac{0.3 \times 64}{0.3} + 0 \right)$$

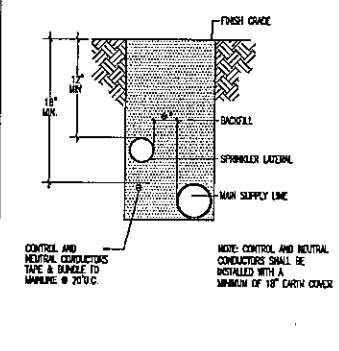
$$ETWU = (34.97) (27)$$

$$ETWU = 944 \text{ GALLONS}$$

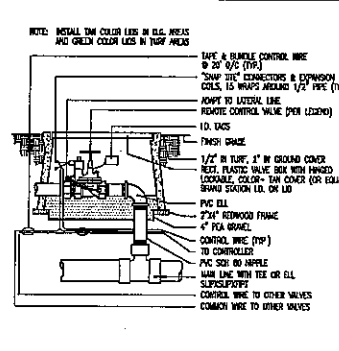
K | MAWA - WATER CALCULATIONS



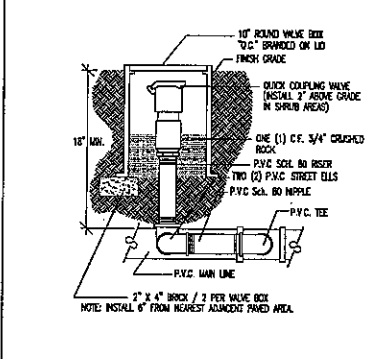
G | SLEEVING



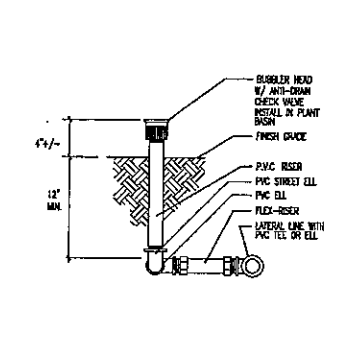
D | TRENCHING



B | REMOTE CONTROL VALVE



H | QUICK COUPLER



E | BUBBLER ON RISER

DIGALERT

NO BURIAL WITHOUT THIS SIGN

FOR RECORD DATE RETURN TO: 11-20-11 02:25:20

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SEE SHEET L1 FOR IRRIGATION PLAN
SEE SHEET L3 FOR PLANTING PLAN

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SITE INFORMATION:

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1E25785A
6818 CLAY ST.
RIVERSIDE, CA 92506

SEAL:

SHEET TITLE:

IRRIGATION DETAILS & WATER CALCULATIONS

SHEET NUMBER:

L-2

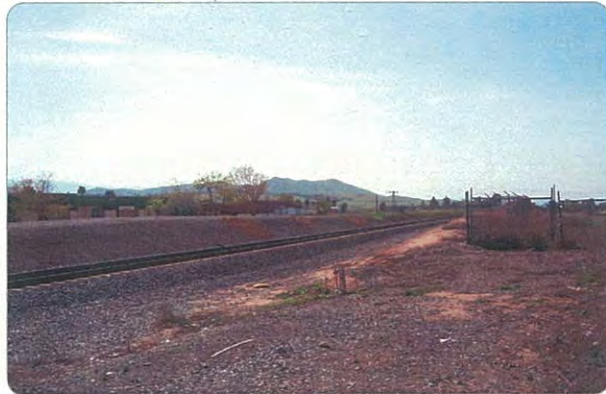
LOCATION

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View from the Northeast to the Southwest

EXISTING



PROPOSED



Completed March 23, 2010

IE25785A
Clay Street Storage

6515 Clay Street
Riverside, CA 92509

VIEW 1

APPLICANT

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Ontario, CA 91761

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michelle@bluewater-design.net
p 714.473.2942
f 949.631.2316

LOCATION

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View from the East to the West

EXISTING



PROPOSED



Completed March 23, 2010

IE25785A
Clay Street Storage

6515 Clay Street
Riverside, CA 92509

VIEW 2

APPLICANT

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CONTACT

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michelle@bluewater-design.net
p 714.473.2942
f 949.631.2316

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

LOCATION

Microsoft® Virtual Earth™



View from the Southeast to the Northwest

EXISTING



PROPOSED



Completed March 23, 2010

IE25785A

Clay Street Storage

6515 Clay Street
Riverside, CA 92509

VIEW 3

APPLICANT

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Monica Moretta
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Irvine, CA 92618
p 949.241.0175



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PLANS PREPARED BY:
ACD
ARCHITECTS - INC.
2670 ENTERPRISE #620
LAKE FOREST, CA, 92530
PHONE: (949) 716-9940
FAX: (949) 247-4786

SITE NUMBER: IE25785A **CITY: CITY OF RIVERSIDE**
SITE NAME: CLAY ST. STORAGE **COUNTY: COUNTY OF RIVERSIDE**
SITE TYPE: RAW LAND **JURISDICTION: COUNTY OF RIVERSIDE**
PLOT PLAN FOR A DISGUISED WIRELESS FACILITY

CONSULTING GROUP:
SEQUOIA
DEVELOPMENT SERVICES INC.
ONE VENTURA, SUITE 200
SAN JOSE, CA 95134

NO.	DATE	DESCRIPTION	BY
1	03-04-10	50% ZD'S	MY
2	03-10-10	LOOK ZD'S FOR REVIEW	MY
3	03-17-10	CLIENT REVISIONS	MY
4	08-04-10	PLANNING REVISIONS	GIS

SITE INFORMATION:
CLAY ST. STORAGE
IE25785A
8515 CLAY ST.
RIVERSIDE, CA 92506

PROJECT SUMMARY:

SITE ADDRESS:
8515 CLAY ST.
RIVERSIDE, CA 92506

PROPERTY OWNED:
SARUPA WESTON INC.
3025 E. GRANDESERPTE AVE. SUITE 210
FULLERTON, CA 92631
PHONE: (714) 690-3812 EXT. 223

EXISTING BUILDING SUMMARY:

OCCUPANCY CLASSIFICATION: B-4
TYPE OF CONSTRUCTION: V-1
ZONING: M-1 MANUFACTURING HEAVY
ASSESSORS PARCEL NUMBER: 163-400-007
LEASE AREA: 813 SQ. FT.
PROPERTY SIZE: 308 ACRES

APPLICANT:
T-MOBILE WEST CORPORATION
3227 EAST QUARTZ ROAD
SUITE 200
ONTARIO, CA 91761
DEVELOPMENT MANAGER: JENNIFER CARNEY
CONSTRUCTION INSPECTOR: ERIC NELSON
ZONING MANAGER: LINDA PAUL

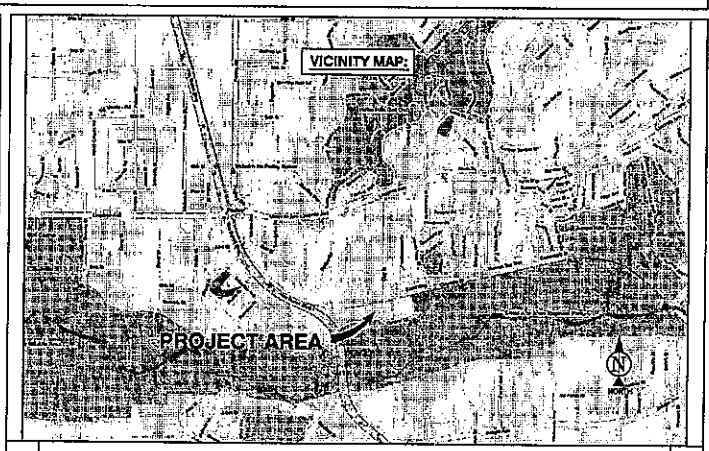
PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF THE INSTALLATION OF (6) EMISSION FRS 2104 OUTDOOR EQUIPMENT CABINETS MOUNTED ON A NEW CONCRETE PAD WITHIN A NEW 7'-4" HIGH BUILT-IN FENCE ENCLOSURE, (1) 7'-4" DIAMETER MICROPIER DISH AND A TOTAL OF (12) PANEL ANTENNAS MOUNTED ON A NEW 70'-0" HIGH CO-LOCATABLE MAST WITH (1) GPS ANTENNA.

PROPOSED PROJECT SUMMARY:
OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY
BUILDING TYPE: SINGLE STORY LIGHT INDUSTRIAL/WAREHOUSE FACILITY

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
1	TOPOGRAPHIC SURVEY
2	TOPOGRAPHIC SURVEY
3	SITE PLAN
4	ENLARGED SITE PLAN
5	ARCHITECTURAL ELEVATIONS
6	ARCHITECTURAL ELEVATIONS
7	GENERAL NOTES AND PLANTING PLAN
8	IRRIGATION NOTES AND IRRIGATION PLAN
9	LANDSCAPING DETAILS

(C) DENOTES SHEETS REQUIRED FOR ZONING SUBMITTAL.



CONSULTING TEAM:

SAC/ZONING/PERMITTING:
SEQUOIA DEVELOPMENT SERVICES
ONE VENTURA, SUITE 200
SAN JOSE, CA 95134
PHONE: (415) 241-0178
SITE ACQ. CONTACT: BOB BALLAMER
PHONE: (415) 241-0173

ARCHITECTURAL & ENGINEERING:
ACD ARCHITECTS INC.
2670 ENTERPRISE #620
LAKE FOREST, CA 92530
PHONE: (949) 716-9940
FAX: (949) 247-4786
CONTACT: GABRIEL SAPIEN

SUBJECT:
BERT HAZE AND ASSOCIATES, INC.
3188 ARROYO AVE., SUITE A1
DOWNEY, CA 90241
CONTACT: DENISE ROSE
PHONE: (714) 257-1907
FAX: (714) 257-1988

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZES THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

PRINT NAME	SIGNATURE	DATE
LANDLORD	_____	_____
ZONING MGR	_____	_____
DEVELOP. MGR	_____	_____
CONST. INSP.	_____	_____
RF ENGINEER	_____	_____
OPERATIONS	_____	_____
SAC/ZONING REP	_____	_____
UTILITIES	_____	_____

RF CONFIGURATION INFORMATION-UPPER TIER

SECTOR	AZIMUTH	CENTERLINE	# OF ANTENNAS	ANTENNA MODEL #	# OF COAX LINES	COAX DIAMETER	COAX LENGTH
A	40°	80°-11°	4	TMB01-8516-R2M	8	7/8"	80'
B	100°	80°-11°	4	TMB01-8516-R2M	8	7/8"	80'
C	240°	80°-11°	4	TMB01-8516-R2M	8	7/8"	80'
WE	300°	81°	1	-	1	1/2"	75'
SPS	-	7°	1	-	2	1/2"	10'

DIRECTIONS FROM T-MOBILE OFFICE:
START AT 3227 E. QUARTZ RD. ONTARIO CALIF. TURNING E. CORNER/BLVD OR NAME A VENTURA AT E. CORNER/BLVD ON DIRT E. QUARTZ RD. GO 0.4 MI. TURN LEFT ON N. HAVEN AVE. TAKE RAMP DOWN I-10 E. GO 0.8 MI. TAKE THE S.W. RAMP EXIT ONTO I-15 S. GO 2.0 MI. TAKE THE WINDSOR/ALLEN THE WAVE EXIT ONTO 64-TH E. TOWARD RIVERSIDE. GO 1.8 MI. TAKE THE VAN BUREN BLVD/ETWANDA AVE. EXIT. GO 0.4 MI. TURN RIGHT ON WINDSOR BLVD. GO 0.2 MI. CORNER ON VAN BUREN BLVD. GO 0.3 MI. TURN LEFT ON CLAY ST. GO 0.4 MI. ARRIVE AT 8515 CLAY ST., RIVERSIDE, ON THE LEFT.

THOMAS GIERE
PAGE: 601

REGION: INDIAN COUNTY
CRD # 78

APPLICABLE CODES

CALIFORNIA ADMINISTRATIVE CODE
2007 CALIFORNIA BUILDING CODE
2004 UNIFORM MECHANICAL CODE
ANSI/ISA-752.1 LIFE SAFETY CODE NFPA-101
2004 UNIFORM PLUMBING CODE
2002 NATIONAL ELECTRIC CODE
LOCAL BUILDING CODE
CITY/COUNTY ORDINANCES

POWER & TELCO UTILITY CONTACTS

EDISON: SOUTHERN CALIFORNIA EDISON
TEL: 1-800-993-7788
CONTACT: CUSTOMER SERVICE

TELCO: AT&T
TEL: 1-800-772-3140
CONTACT: CUSTOMER SERVICE

SEAL:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

REV.	DATE/BY	REVISION DESCRIPTION
1	03/04/10 YT	ISSUED FOR REVIEW
2	03/04/10 YT	ADDED TITLE INFO.
3	03/04/10 YT	ADDED EXH. STATEMENT
4	03/04/10 CMH	REV. GEN. COORD. LOC.

BERT HARRIS
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3148 ARWAY AVENUE, SUITE 103
COSTA MESA, CALIFORNIA 92626
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714.527-1864 FAX
M. 808.012

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ACO
ARCHITECTS - INC.
26170 ENTERPRISE #600
LAKE FOREST, CA 92630
PHONE: (949) 716-9140
FAX: (949) 297-4788

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VZM SITE ACQ.:		
ZONING:		
VZM RF:		
VZM INTERCONNECT:		
VZM UTILITY COORD.:		
VZM CONST. MGR.:		
VZM PROJECT MGR.:		

SITE NAME:
1E25785A
CLAY ST. STORAGE
SITE ADDRESS:
655 CLAY ST.
RIVERSIDE, CA 92509

SHEET TITLE:
TOPOGRAPHIC SURVEY

DRAWING INFO:
DWG. NAME: 1E25785A
DRAWN BY: YT
DATE: 03/04/10

SHEET NUMBER:
1 OF 2 C-1

COORDINATES: \odot
LATITUDE: 33°50'08.17" N
LONGITUDE: 117°27'49.13" W
WAS 1983 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "MOTION" GPS RECEIVERS AND ADJUSTED SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:
THE CENTERLINE OF CLAY STREET BEING NORTH 87°31'24" WEST PER PARCEL MAP NO. 18131, P.M.B. 126/30-32, RECORDS OF RIVERSIDE COUNTY.

ASSESSOR'S IDENTIFICATION:
RIVERSIDE COUNTY A.P.N. 183-400-007

AREA:
3.046 ACRES PER RIVERSIDE COUNTY ASSESSOR

BENCH MARK REFERENCE:
U.S.G.S. BENCH MARK "BM 730"
UNITED STATES GEODETIC SURVEY BENCH MARK "BM 730" AS SHOWN ON THE "RIVERSIDE WEST" 7.5 MINUTE QUADRANGLE MAP.
ELEVATION: 794.5 FEET A.M.S.L. (NAVD83) (DATUM VERIFIED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

TITLE REPORT IDENTIFICATION:
LAWYERS TITLE INSURANCE CORPORATION PRELIMINARY TITLE REPORT, FILE NO. 11894308-10, DATED AS OF FEBRUARY 19, 2010.

EASEMENT NOTES:
EASEMENTS SHOWN HEREON PER LAWYERS TITLE INSURANCE CORPORATION PRELIMINARY TITLE REPORT, FILE NO. 11894308-10, DATED AS OF FEBRUARY 19, 2010
(1) AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison FOR PUBLIC UTILITIES, RECORDED ON AUGUST 24, 1960 AS INSTRUMENT NO. 243824 OF OFFICIAL RECORDS.
(2) AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison FOR PUBLIC UTILITIES, RECORDED ON OCTOBER 20, 1965 AS INSTRUMENT NO. 243824 OF OFFICIAL RECORDS.
(3) AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, RECORDED ON OCTOBER 26, 1965 AS INSTRUMENT NO. 243824 OF OFFICIAL RECORDS.
○ DENOTES ITEM PLOTTED HEREON

LEGAL DESCRIPTION:
PARCELS 4 AND 5 OF PARCEL MAP NO. 18131, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON SAID PARCEL MAP, RECORDED IN BOOK 126, PAGES 30 THROUGH 32, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

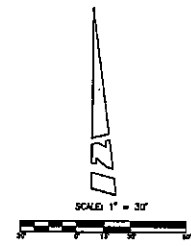
DATE OF SURVEY:
FEBRUARY 26, 2010

LIVING PLANTS STATEMENT:
THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

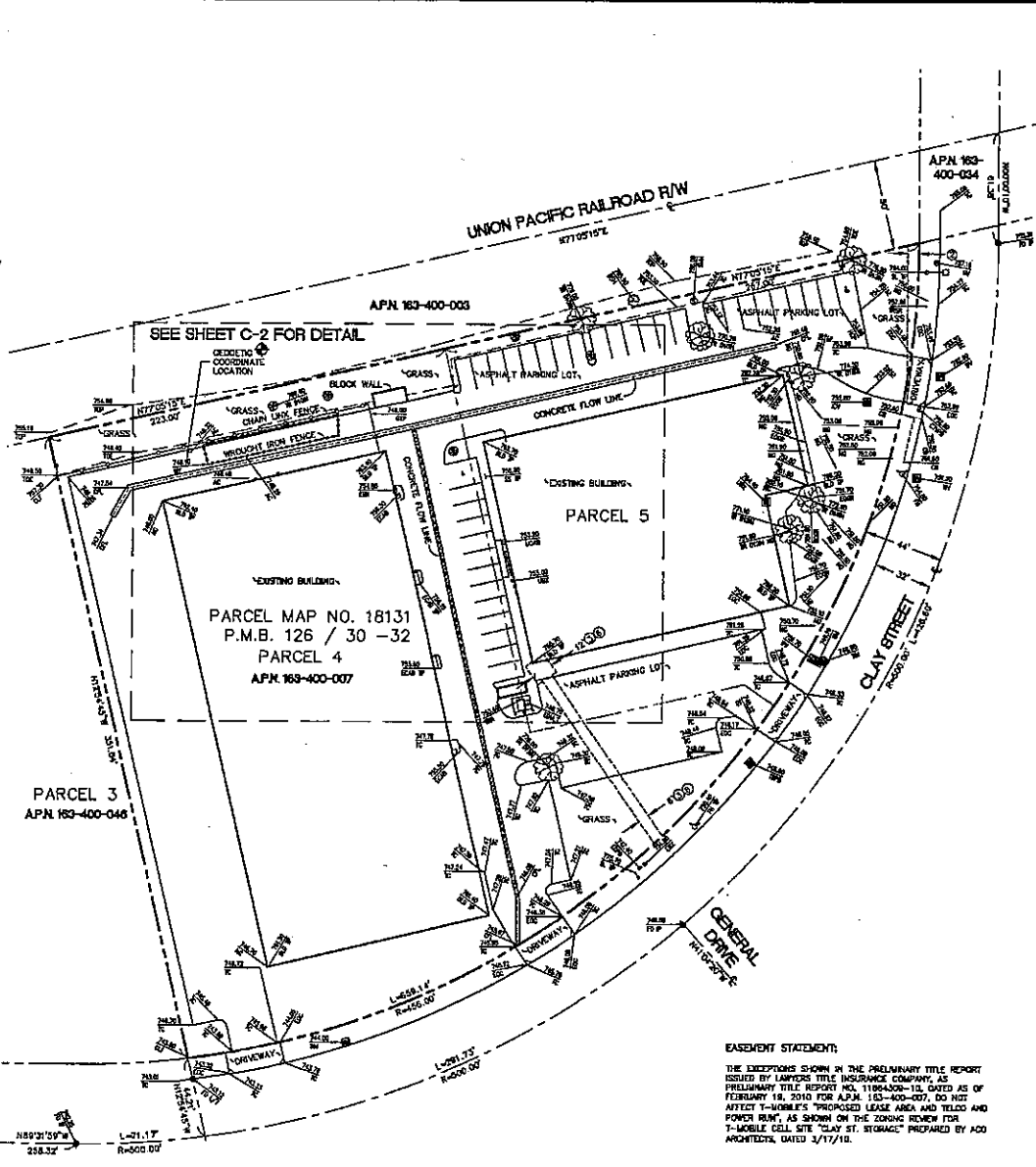
EASEMENT STATEMENT:
THE EASEMENTS SHOWN IN THE PRELIMINARY TITLE REPORT ISSUED BY LAWYERS TITLE INSURANCE COMPANY, AS PRELIMINARY TITLE REPORT NO. 11894308-10, DATED AS OF FEBRUARY 19, 2010 FOR A.P.N. 183-400-007, DO NOT AFFECT T-MOBILE'S PROPOSED LEASE AREA AND TOWER AND POWER RENT, AS SHOWN ON THE ZONING REVIEW FOR T-MOBILE CELL SITE "CLAY ST. STORAGE" PREPARED BY ACO ARCHITECTS, DATED 3/17/10.



SEE SHEET C-2 FOR SITE DETAILS



- LEGEND:
- AC ASPHALT CONCRETE
 - APN APN
 - BL BOLLARD
 - BD BUILDING
 - BS BUSH
 - BTN BOTTOM
 - CB CANON BUSH
 - CL CONCRETE FLOW LINE
 - CLM CHAIN LINK FENCE
 - CLF CONCRETE FIBER
 - CPD CONCRETE PAV.
 - CPFB CABLE TV PULL BOX
 - D DIAMETER
 - EBK ELECTRICAL BOX
 - ECAB ELECTRICAL CABINET
 - EPFB EPSON PULL BOX
 - EWLT EPSON WALK
 - EM ELECTRIC METER
 - EOC EDGE OF CONCRETE
 - FLOOR FLOOR
 - FD FLOOR
 - FF FINISHED FLOOR
 - PH FIRE HYDRANT
 - QITE QUOTE
 - CV GAS VENT
 - H HEDGE
 - HCP HANDICAP
 - HR HOUSE
 - ICV IRRIGATION CONTROL VALVE
 - I INCHES
 - IRP IRON PIPE
 - IRF IRON PIPE
 - IRF IRON PIPE
 - L/T LEAD AND TACK
 - LGR LOGS
 - NG NATURAL GROUND
 - SCD SEMI CLEAN OUT
 - SL STREET LIGHT
 - SMH SENEH MANHOLE
 - SS STREET SIGN
 - TC TOP OF CURB
 - TE TRASH ENCLOSURE
 - TLS TOP OF SLOPE
 - TR TOP
 - TR TREE
 - TRN TRANSFORMER
 - TRSR TRUSS ROOF
 - TRSP TRAFFIC SIGNAL PULL BOX
 - UBX UTILITY BOX
 - UCAB UTILITY CABINET
 - WJ WATER METER
 - WV WATER VALVE
 - WB BLOCK WALL
 - BOLLARD
 - CENTERLINE
 - CHAIN LINK FENCE
 - FIRE HYDRANT
 - FOUND W/MENT
 - GAS VENT
 - HANDICAP PARKING
 - IRRIGATION CONTROL VALVE
 - SENEH CLEAN OUT
 - SENEH MANHOLE
 - STREET LIGHT
 - STREET LIGHT PULL BOX
 - STREET SIGN
 - TRAFFIC SIGNAL PULL BOX
 - UTILITY BOX
 - WATER METER
 - WATER VALVE
 - WROUGHT IRON FENCE



PARCEL MAP NO. 18131
P.M.B. 126 / 30 -32
PARCEL 4
APN 183-400-007

PARCEL 3
APN 183-400-046

PARCEL 5

SEE SHEET C-2 FOR DETAIL

UNION PACIFIC RAILROAD R/W
877°51'07"

CLAY STREET
87°31'24"

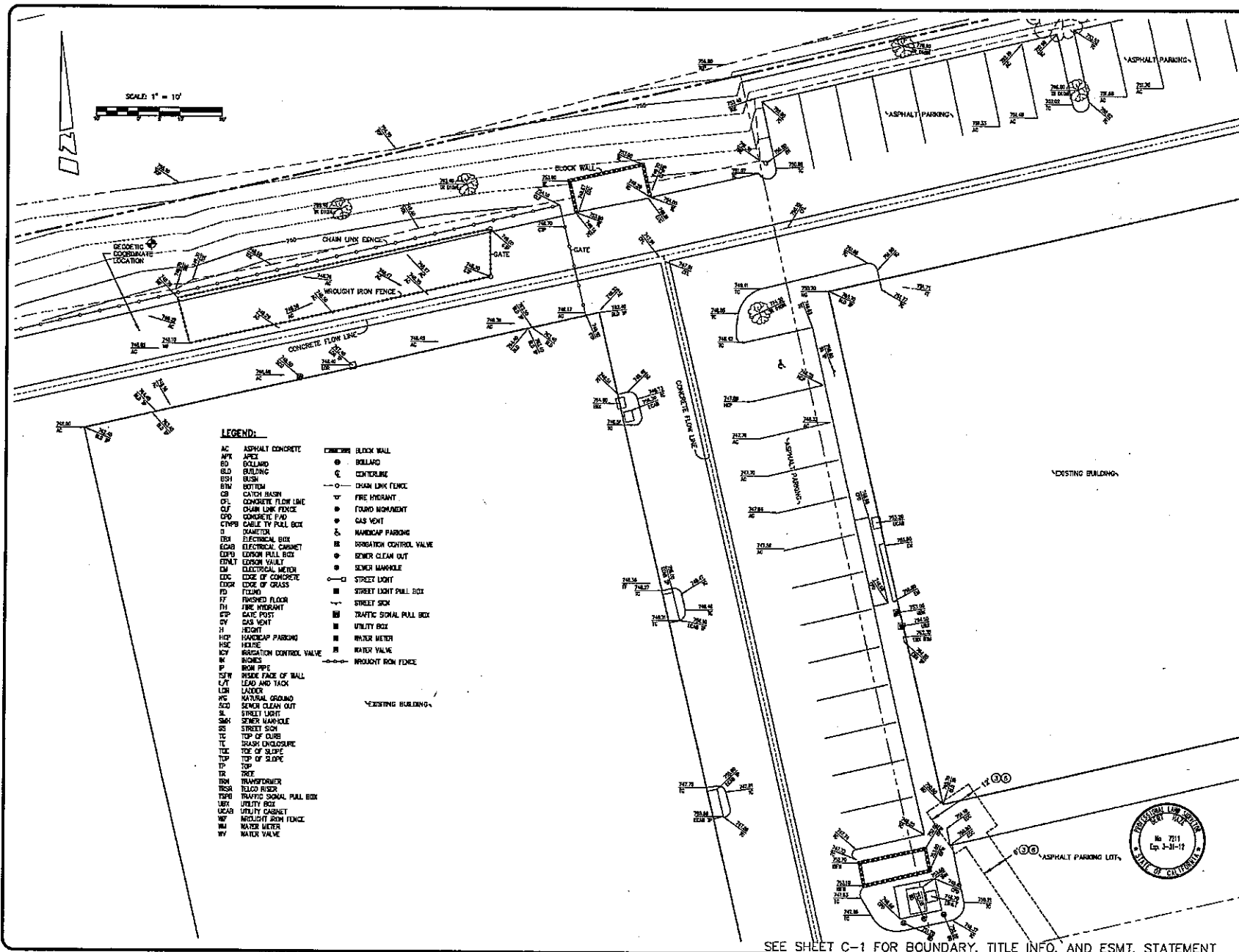
GENERAL DRIVE
117°12'27"

889°31'59" W
258.32'

L=21.17'
R=500.00'

L=201.73'
R=500.00'

L=201.73'
R=500.00'



REV.	DATE/BY	REVISION DESCRIPTION
1	02/04/10 TT	ISSUED FOR REVIEW
2	02/04/10 TT	ADDED TITLE INFO.
3	02/04/10 JA	ADDED ESMT. STATEMENT
4	02/04/10 CJM	REV. GEO. COORD. LOC.

BERT HASE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3108 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 667-1501 OFFICE
714 667-1566 FAX
JUL 09/012

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ARE DEVELOPMENT
ACO
ARCHITECTS - INC.
26710 ENTERPRISE #600
LAKE FOREST, CA 92630
PHONE: (949) 716-9940
FAX: (949) 297-4786

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VZM SITE ACQ.:		
ZONING:		
VZM RF:		
VZM INTERCONNECT:		
VZM UTILITY COOR.:		
VZM CONST MGR.:		
VZM PROJECT MGR.:		

SITE INFO:
SITE NAME: 1E25785A
CLAY ST. STORAGE
SITE ADDRESS:
6515 CLAY ST.
RIVERSIDE, CA 92504

SHEET TITLE:
TOPOGRAPHIC SURVEY

DRAWING INFO:
DWG. NAME: 1E25785A
DRAWN BY: TT
DATE: 02/04/10

SHEET NUMBER:
2 OF 2 C-2

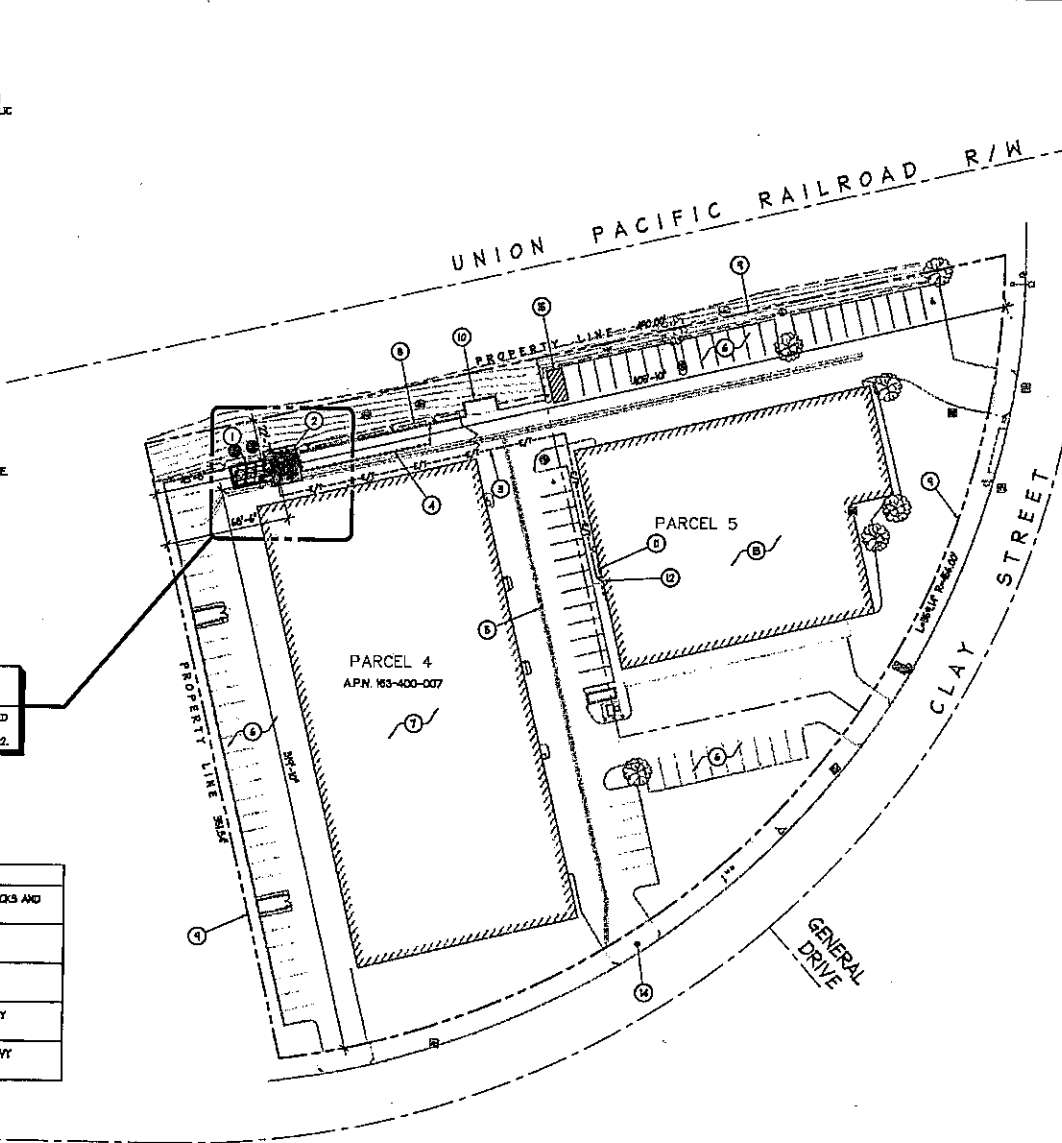
SEE SHEET C-1 FOR BOUNDARY, TITLE INFO, AND ESMT. STATEMENT

NOTES:

- 1 NEW T-MOBILE (418 SQ. FT.) EQUIPMENT LEASE AREA LOCATED AT GROUND LEVEL. SEE SHEET A-2 FOR ENLARGED SITE PLAN.
- 2 NEW T-MOBILE 70' HIGH CO-LOCATABLE MONOPINE WITH (3) NEW T-MOBILE PANEL ANTENNAS AND (1) PARABOLIC ANTENNA. SEE SHEET A-2 FOR ENLARGED SITE PLAN.
- 3 NEW T-MOBILE UNDERGROUND CONDUIT FOR POWER AND TELCO RUN FROM NEW UTILITY CABINETS TO EXISTING UTILITY CABINETS (APPROX. 262' LENGTH).
- 4 EXISTING 2 1/2' HIGH WROUGHT IRON FENCE ENCLOSURE TO REMAIN.
- 5 EXISTING CONCRETE FLOW LINE.
- 6 EXISTING PARKING AREA.
- 7 EXISTING 14'-6" HIGH BUILDING.
- 8 EXISTING 7' HIGH CHAINLINK FENCE WITH BARBED WIRE TO REMAIN.
- 9 EXISTING PROPERTY LINE.
- 10 EXISTING TRASH ENCLOSURE.
- 11 EXISTING SWITCHBOARD AND NEW T-MOBILE P.O.C. FOR POWER.
- 12 EXISTING TELCO CABINET AND NEW T-MOBILE P.O.C. FOR TELCO.
- 13 EXISTING 14'-6" HIGH BUILDING.
- 14 EXISTING DRIVEWAY AND NEW T-MOBILE ACCESS TO SITE.
- 15 NEW T-MOBILE NON-EXCLUSIVE PARKING SPACE.

NEW T-MOBILE EQUIPMENT LEASE AREA
418 SQ. FT. SEE ENLARGED SITE PLAN ON SHEET A-2.

ZONING TABLE/LAND USE:	
NORTH: RR	RURAL RESIDENTIAL, RAILROAD TRACKS AND VACANT LAND
SOUTH: MH	MANUFACTURING HEAVY, VACANT
EAST: MH	MANUFACTURING HEAVY, TWO STORY MANUFACTURING BUILDING
WEST: MH	MANUFACTURING HEAVY, SINGLE STORY COMMERCIAL BUILDING
EXISTING ZONE:	(M-1) MANUFACTURING HEAVY
EXISTING LAND USE:	(H) HEAVY INDUSTRIAL



SITE PLAN

SCALE: 1"=30' 1

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3387 EAST DUNST ROAD, SUITE 200
CROWLE, CA 91701

PLANS PREPARED BY:

ACO
ARCHITECTS - INC.

2670 ENTERPRISE #600
LAKE FOREST, CA 92650
PHONE: (949) 716-1940
FAX: (949) 297-4788

CONSULTING GROUP:

SEQUOIA
DEVELOPMENT SERVICES, INC.
ONE VENTURA SUITE 200
DUBLIN, CA 94568

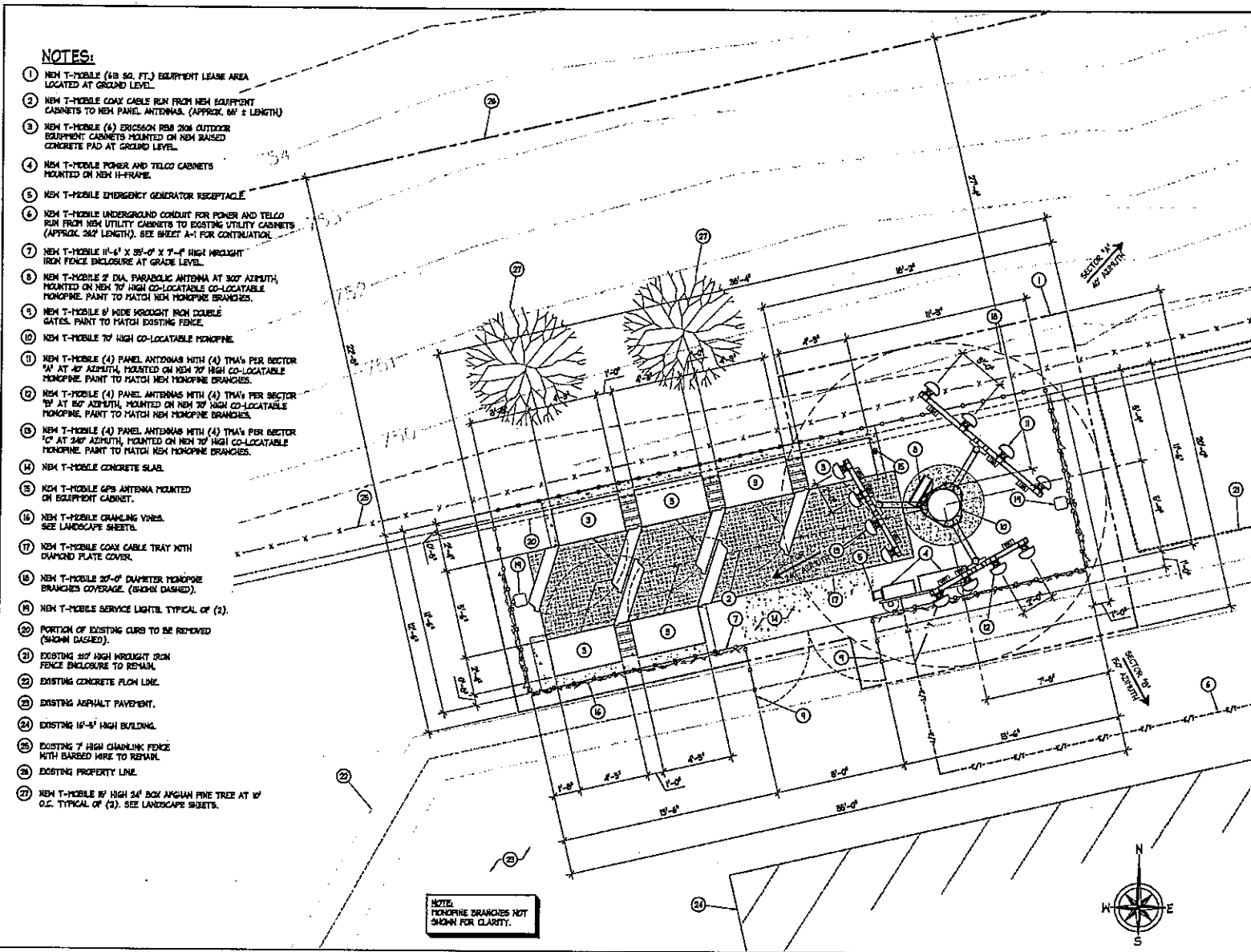
NO.	DATE	DESCRIPTION	BY:
1	03-04-10	30% ZD'S	MY
2	03-10-10	100% ZD'S FOR REVIEW	MY
3	03-17-10	CLIENT REVISIONS	MY
4	06-04-10	PLANNING REVISIONS	GJS

SITE INFORMATION:
CLAY ST. STORAGE
1E25785A
8818 CLAY ST.
RIVERSIDE, CA 92509

SEAL:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1



NOTES:

- 1 NEM T-MOBILE (48 SQ. FT.) EQUIPMENT LEASE AREA LOCATED AT GROUND LEVEL.
- 2 NEM T-MOBILE COAX CABLE RUN FROM NEM EQUIPMENT CABINETS TO NEM PANEL ANTENNAS. (APPROX. 60' ± LENGTH)
- 3 NEM T-MOBILE (4) ERICSSON R98 206 OUTDOOR EQUIPMENT CABINETS MOUNTED ON NEM RAISED CONCRETE PAD AT GROUND LEVEL.
- 4 NEM T-MOBILE POWER AND TELCO CABINETS MOUNTED ON NEM H-FRAME.
- 5 NEM T-MOBILE EMERGENCY GENERATOR RECEPTACLE
- 6 NEM T-MOBILE UNDERGROUND CONDUIT FOR POWER AND TELCO RUN FROM NEM UTILITY CABINETS TO EXISTING UTILITY CABINETS (APPROX. 267' LENGTH). SEE SHEET A-1 FOR CONTINUATION.
- 7 NEM T-MOBILE 11'-6" X 35'-0" X 7'-6" HIGH HIGHLIGHT IRON FENCE ENCLOSURE AT GRADE LEVEL.
- 8 NEM T-MOBILE 2 DIA. PARABOLIC ANTENNA AT 307° AZIMUTH, MOUNTED ON NEM 70' HIGH CO-LOCATABLE CO-LOCATABLE MONOPINE. PAINT TO MATCH NEM MONOPINE BRANCHES.
- 9 NEM T-MOBILE 8" WIDE BROUGHT IRON DOUBLE GATES. PAINT TO MATCH EXISTING FENCE.
- 10 NEM T-MOBILE 70' HIGH CO-LOCATABLE MONOPINE.
- 11 NEM T-MOBILE (4) PANEL ANTENNAS WITH (4) TRINAs PER SECTOR 'A' AT 40° AZIMUTH, MOUNTED ON NEM 70' HIGH CO-LOCATABLE MONOPINE. PAINT TO MATCH NEM MONOPINE BRANCHES.
- 12 NEM T-MOBILE (4) PANEL ANTENNAS WITH (4) TRINAs PER SECTOR 'B' AT 50° AZIMUTH, MOUNTED ON NEM 70' HIGH CO-LOCATABLE MONOPINE. PAINT TO MATCH NEM MONOPINE BRANCHES.
- 13 NEM T-MOBILE (4) PANEL ANTENNAS WITH (4) TRINAs PER SECTOR 'C' AT 240° AZIMUTH, MOUNTED ON NEM 70' HIGH CO-LOCATABLE MONOPINE. PAINT TO MATCH NEM MONOPINE BRANCHES.
- 14 NEM T-MOBILE CONCRETE SLAB.
- 15 NEM T-MOBILE GPS ANTENNA MOUNTED ON EQUIPMENT CABINET.
- 16 NEM T-MOBILE CRAWLING WIRES. SEE LANDSCAPE SHEETS.
- 17 NEM T-MOBILE COAX CABLE TRAY WITH DIAMOND PLATE COVER.
- 18 NEM T-MOBILE 30'-0" DIAMETER MONOPINE BRANCHES COVERAGE. (SHOWN DASHED).
- 19 NEM T-MOBILE SERVICE LIGHTS. TYPICAL OF (2).
- 20 PORTION OF EXISTING CURB TO BE REMOVED (SHOWN DASHED).
- 21 EXISTING 30" HIGH HIGHLIGHT IRON FENCE ENCLOSURE TO REMAIN.
- 22 EXISTING CONCRETE PLOUGH LINE.
- 23 EXISTING ASPHALT PAVEMENT.
- 24 EXISTING 10'-0" HIGH BUILDING.
- 25 EXISTING 7' HIGH CHAINLINK FENCE WITH BARBED WIRE TO REMAIN.
- 26 EXISTING PROPERTY LINE.
- 27 NEM T-MOBILE 18" HIGH 3/4" BOX ANGIAN PINE TREE AT 'D' O.C. TYPICAL OF (2). SEE LANDSCAPE SHEETS.

NOTE:
MONOPINE BRANCHES NOT SHOWN FOR CLARITY.

ENLARGED SITE PLAN



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ONTARIO, CA 91761

PLANS PREPARED BY:
ACO
ARCHITECTS - INC.
2670 ENTERPRISE #600
LAKE FOREST, CA. 92640
PHONE: (949) 716-4940
FAX: (949) 247-4766

CONSULTING GROUP:
SEQUOIA
DEVELOPMENT SERVICES, INC.
ONE REDWOOD, SUITE 200
MORRO, CA 92451

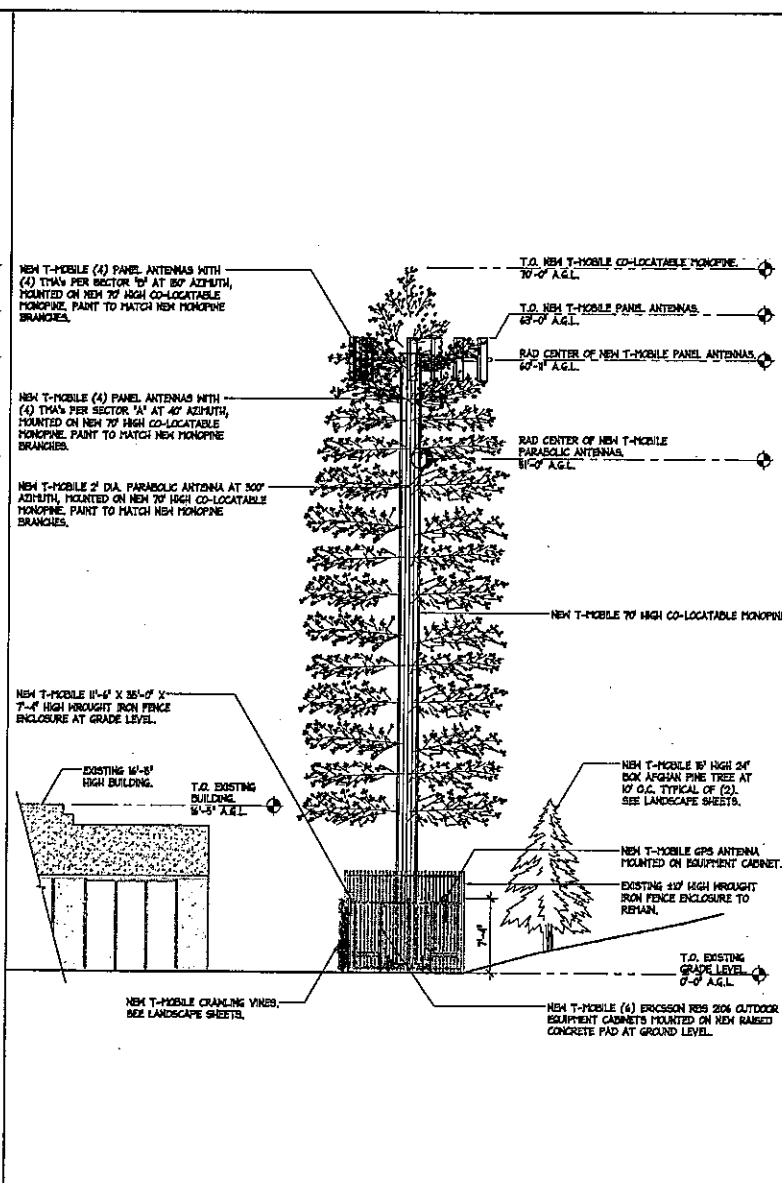
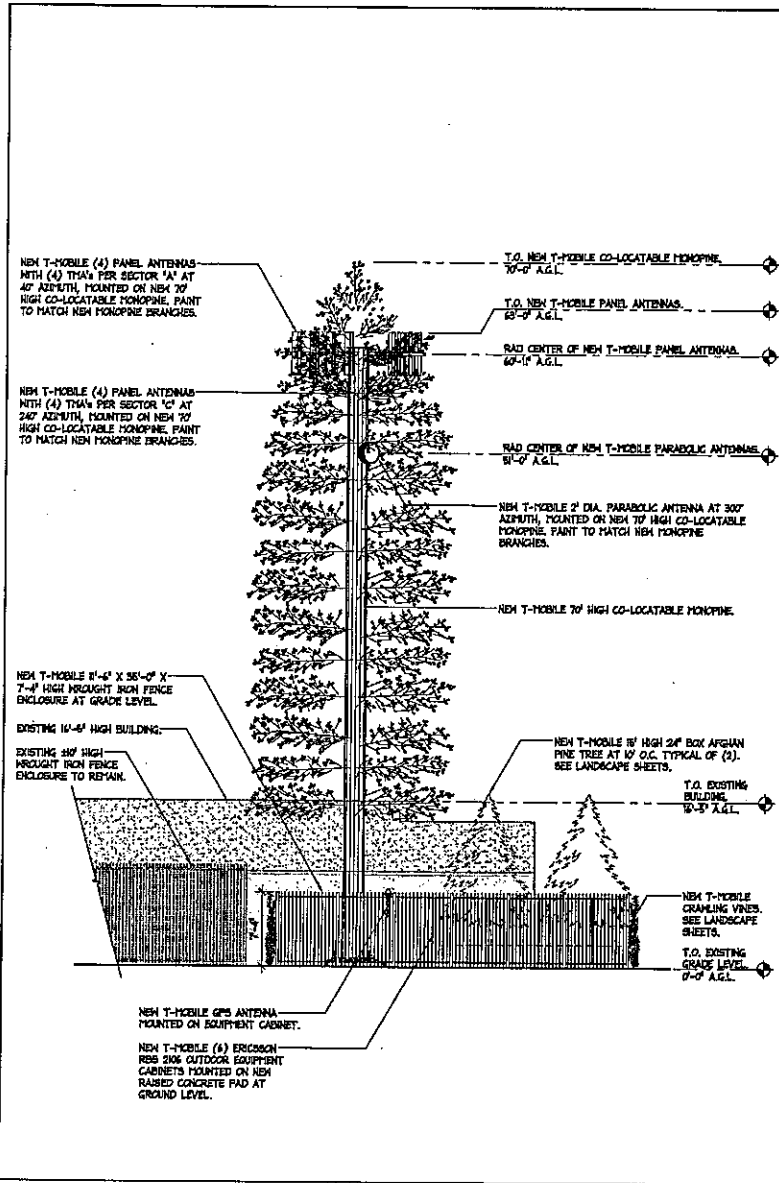
NO.	DATE	DESCRIPTION	BY
1	03-04-10	90% ZD'S	MY
2	03-10-10	100% ZD'S FOR REVIEW	MY
3	03-17-10	CLIENT REVISIONS	MY
4	08-04-10	PLANNING REVISIONS	GJS

SITE INFORMATION:
CLAY ST. STORAGE
I25785A
8516 CLAY ST.
RIVERSIDE, CA 92509

SEAL:

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2



NORTH ELEVATION SCALE: 3/16"=1'-0" 1

EAST ELEVATION SCALE: 3/16"=1'-0" 2

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387 EAST CLAY ST., SUITE 200
OAKLAND, CA 94612

PLANS PREPARED BY:
ACO
ARCHITECTS - INC.
2670 ENTERPRISE #600
LAKE FOREST, CA 92650
PHONE: (949) 714-1940
FAX: (949) 241-4788

CONSULTING GROUP:
SEQUOIA
DEVELOPMENT SERVICES, INC.
ONE VENTURA, SUITE 200
PUNO, CA 92118

NO.	DATE	DESCRIPTION	BY
1	03-04-10	60X ZD'S	MY
2	03-10-10	100X ZD'S FOR REVIEW	MY
3	03-17-10	CLIENT REVISIONS	MY
4	06-04-10	PLANNING REVISIONS	CJS

SITE INFORMATION:
CLAY ST. STORAGE
1E25785A
8515 CLAY ST.
RIVERSIDE, CA 92506

SEAL:

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-3

T-Mobile
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2077 EAST QUART ROAD, SUITE 200
DOWNS, CA 91781

PLANS PREPARED BY:



2470 ENTERPRISE #600
LAKE FOREST, CA 92630
PHONE: (949) 716-9940
FAX: (949) 270-4786

CONSULTING GROUP:



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2	03-10-10	100% 2D'S FOR REVIEW	MY
3	03-17-10	CLIENT REVISIONS	MY
4	06-04-10	PLANNING REVISIONS	GJS

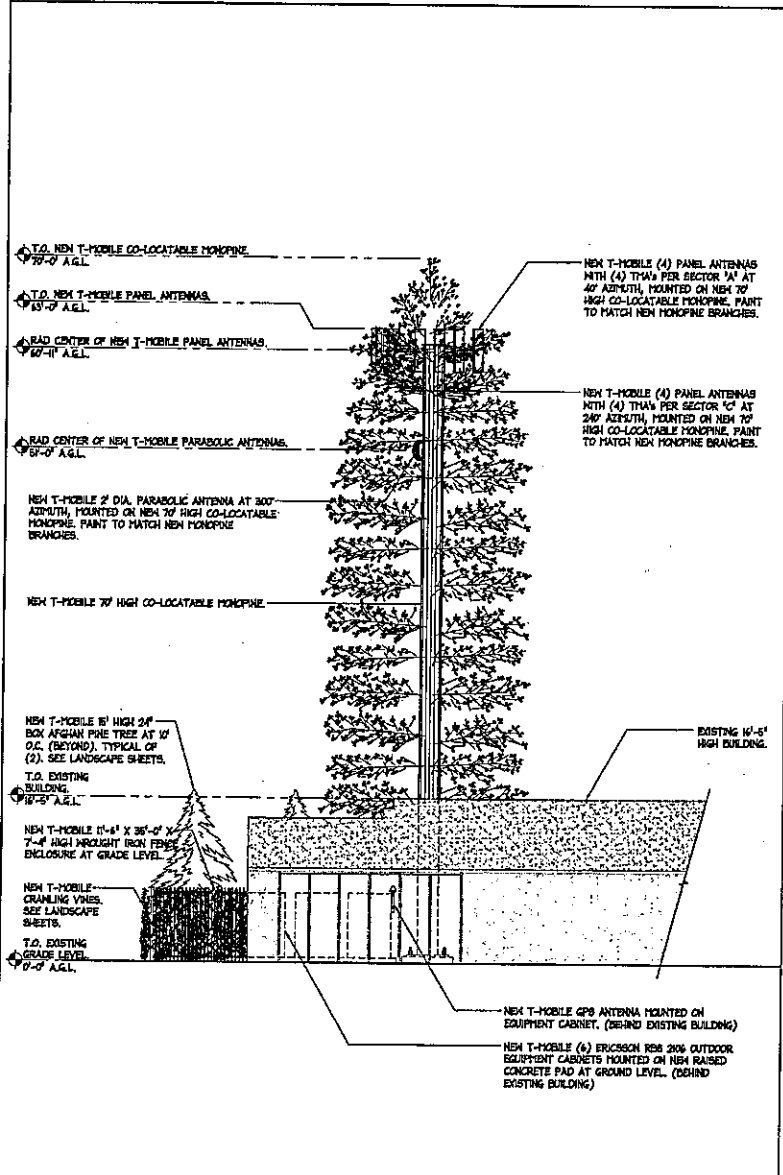
SITE INFORMATION:

CLAY ST. STORAGE
1E25785A
8515 CLAY ST.
RYANSDALE, CA 92608

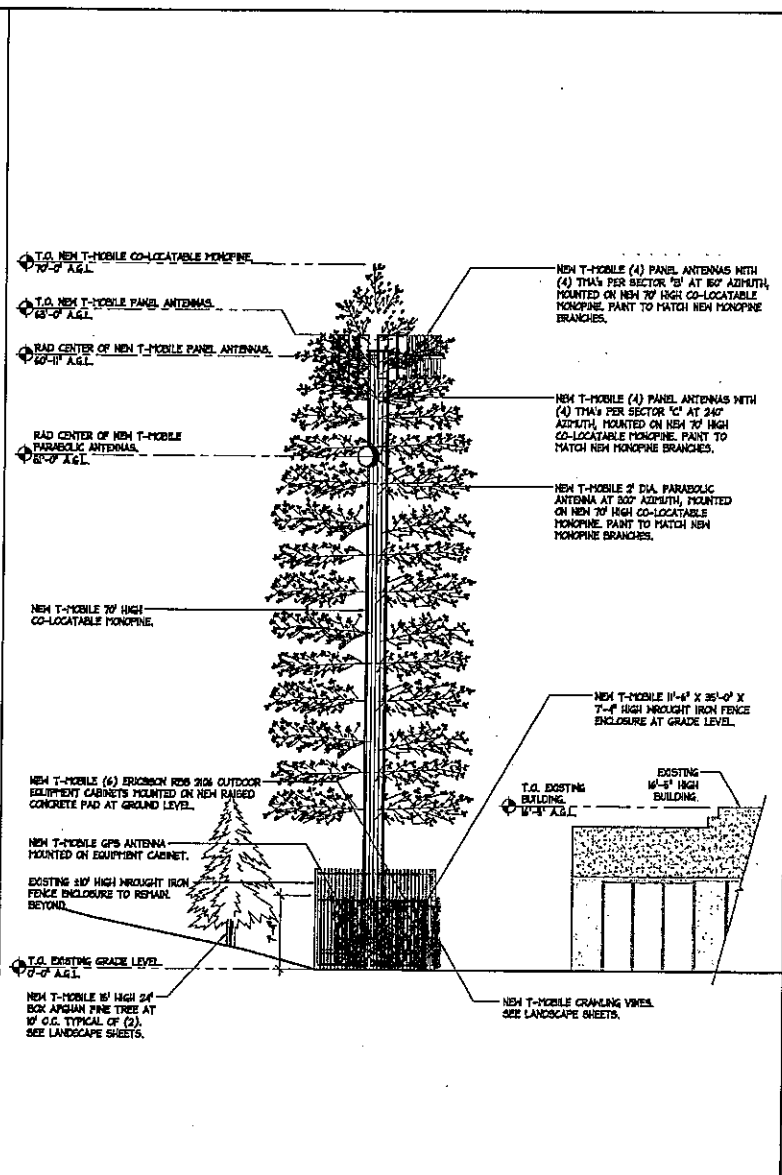
SEAL:

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-4



SOUTH ELEVATION



WEST ELEVATION

SCALE: 3/16"=1'-0" 1

SCALE: 3/16"=1'-0" 2

IRRIGATION NOTES

THE DESIGN IS DIAGNOSTIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS AS NECESSARY.

DO NOT UNLAWFULLY INSTALL ANY EQUIPMENT AS SHOWN ON PLANS WHEN IT IS CONFLICTS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT MAY NOT EXIST AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK ON THE IRRIGATION. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL CITY AND COUNTY REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

THE SYSTEM IS DESIGN FOR A MINIMUM OPERATING PRESSURE OF 65 PSI. THE MAXIMUM DEMAND OF GALLONS PER MINUTE IS 2. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO THE START OF INSTALLATION.

THE ACTUAL LOCATION FOR THE INSTALLATION OF BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT. BACKFLOW DEVICE SHALL BE INSTALLED IN SINGLE PLANTING AREA ONLY.

110 V. ELECTRICAL POWER SOURCE TO BE PROVIDED BY OTHERS TO THE LOCATION FOR THE AUTOMATIC CONTROLLER. IRRIGATION CONTRACTOR TO BE RESPONSIBLE FOR THE FINAL CONNECTION TO THE EQUIPMENT.

ALL QUICK COUPLER VALVES ARE TO BE INSTALLED IN SINGLE OR GROUPED PLANTING AREAS WHENEVER POSSIBLE AND WITHIN 10' OF THE HARGREAVES'. ALL QUICK COUPLER VALVES SHALL BE INSTALLED IN A 10" DIA. GREEN PLASTIC TANK BOX.

ALL VALVE BOX COVERS ARE TO BE LABELED WITH 1" HEAT BRANDED LETTERS: "QV" FOR QUICK COUPLERS, "GV" FOR GATE VALVES AND "LV" AND STATION NO. FOR CONTROL VALVES.

CONTRACTOR SHALL INSTALL ANTI-DRAINAGE DEVICES FOR ALL LOW HEADS TO PREVENT LOW HEAD DRAINAGE AND POSSIBLE SOIL EROSION.

THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF POSSIBLE ON-SITE INSPECTIONS WITH THE LANDSCAPE ARCHITECT TO BE SCHEDULED AT THE FOLLOWING STAGES OF INSTALLATION:

1. PRESSURE TEST OF IRRIGATION MAINLINE PRIOR TO BACKFILL OF TRENCHES.
2. COVERAGE TEST OF SPRINKLER SYSTEM PRIOR TO PLANT INSTALLATION.

3. FINAL WALK-THROUGH OF THE PROJECT WITH ALL PARTIES CONCERNED FOR THE VERIFICATION OF JOB COMPLETION AND EXECUTION OF WORK FOR THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT AND CITY PER, UPON THE COMPLETION OF THE JOB, A SET OF REPRODUCIBLE AS-BUILT DRAWINGS, WHICH SHALL BE VERIFIED FOR ACCURACY AT THE TIME OF THE FINAL JOB WALK-THROUGH.

THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED IN WRITING FOR A PERIOD OF (1) YEAR. ANY DEFECTIVE EQUIPMENT MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

INSPECTIONS

TWO (2) INTERMEDIATE SITE INSPECTIONS ARE REQUIRED. ONE INSPECTION IS REQUIRED PRIOR TO IRRIGATION LINE STAKES BEING LAYED FOR INSPECTION OF THE IRRIGATION LINES, AND A SEPARATE INSPECTION IS REQUIRED FOR FINAL PLANTING INSPECTION. THE CONTRACTOR SHALL PROVIDE TWO COPIES OF AN AERONOMIC SOILS REPORT AT THE FIRST IRRIGATION INSPECTION.

ONE INSPECTION SHALL VERIFY THAT THE IRRIGATION MAINLINE IS CAPABLE OF BEING PRESSURIZED TO 150 PSI FOR A MINIMUM PERIOD OF TWO HOURS WITHOUT LOSS OF PRESSURE. THE SECOND INSPECTION SHALL VERIFY THAT ALL IRRIGATION SYSTEMS WORK PROPERLY AND TO VERIFY THAT ALL PLANTINGS HAVE BEEN INSTALLED CONSISTENT WITH THE APPROVED CONSTRUCTION LANDSCAPE PLANS. THE APPLICANT/OWNER SHALL CONTACT THE PLANNING DEPARTMENT TO SCHEDULE INSPECTIONS.

TREE ESTABLISHMENT / COORDINATION OF IRRIGATION

1. PLANT ESTABLISHMENT IS CRITICAL. ALL PLANTS SHALL BE DEEP-WATERED BY HAND IMMEDIATELY AFTER FINAL PLANTING. ALL TREES WHICH REQUIRE DEEPER THAN THE STANDARD ONE GALLON SHALL BE WATERED TO THE CORRECT LEVEL. AFTER THE TREE HAS BEEN PLANTED, IRRIGATION BUBBLER SHALL BE ADDED TO THE MAINLINE TO EXCEED APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROOT BALL. AT THE STAKE, WATER SHALL BE ADDED TO THE TOP OF THE PARTLY FILLED HOLE TO THOROUGHLY SATURATE THE ROOT BALL AND ADJACENT SOIL. IRRIGATION IS INTENDED TO BE USED AS A SUPPLEMENT TO ESTABLISHMENT WATERING. ESTABLISHMENT WATERING SHALL BE DONE WITH A HOSE. PERMANENT DEEP WATERING SHALL CONTINUE ONCE PER WEEK OR AS NECESSARY TO OBTAIN A ROOT DEVELOPMENT TO 4 FEET.
2. CONTRACTOR SHALL MEET CITY'S INSPECTOR ON SITE PRIOR TO PLANTING TO DETERMINE THE WATERING SCHEDULE. WATERING SCHEDULES SHALL BE STRICTLY MONITORED DURING THIS TIME, AS WELL AS WEATHER AND SOIL CONDITIONS. IRRIGATION SHALL BE MONITORED THROUGHOUT THE 3 MONTH MAINTENANCE PERIOD. TREES ARE TO BE WATERED FOR 12 HOURS. THE METHOD OF MONITORING SHALL BE DECIDED AT THIS TIME. CONTRACTOR SHALL KEEP A DETAILED RECORD OF ALL WATERING AND RECORDS.
3. WATERING: IT IS IMPORTANT THAT ROOT BALLS DOES NOT DRY OUT DURING THE FIRST 3 WEEKS. IRRIGATE EACH TREE ONCE PER DAY, OR AS NECESSARY TO KEEP ROOT BALL MOIST. AFTER 3 WEEKS WATERING TIMES SHALL BE REDUCED TO ALLOW DEEP WATERING AND ROOT-GROWTH PERIODS DEPENDING ON PRE-TESTED PERCOLATION RATES. THE NUMBER OF STUNT TREES WILL BE DETERMINED TO IMPROVE SURVIVAL.
4. MULCHING: PLACE 1" OF MULCH IN WATER BASIN AT EACH PLANT. ALLOW GROUND TO BREAK. AFTER PLANTS ARE THOROUGHLY WATERED, THE WATERING SCHEDULES MAY BE BROKE AND MULCH SPREAD THROUGHOUT PLANTING BEDS TO A DEPTH OF 3". AN ADDITIONAL 1" DEPTH OF MULCH SHALL BE APPLIED DURING THE 3RD MONTH OF THE THREE MONTH MAINTENANCE PERIOD.
5. THE OWNER OR OWNER'S REPRESENTATIVE OF THE PROJECT SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT SITE IN GOOD CONDITION, SO AS TO PRESENT A HEALTHY, NEAT AND CARED FOR LANDSCAPE AREA.
6. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN A HEALTHY, BEST-IN-CLASS CONDITION. WITHIN 90 DAYS OF A DETERMINATION BY THE PLANNING DEPARTMENT OR PUBLIC WORKS DEPARTMENT THAT A TREE IS DEAD OR SERIOUSLY DAMAGED OR DISEASED, THE TREE SHALL BE REPLACED.

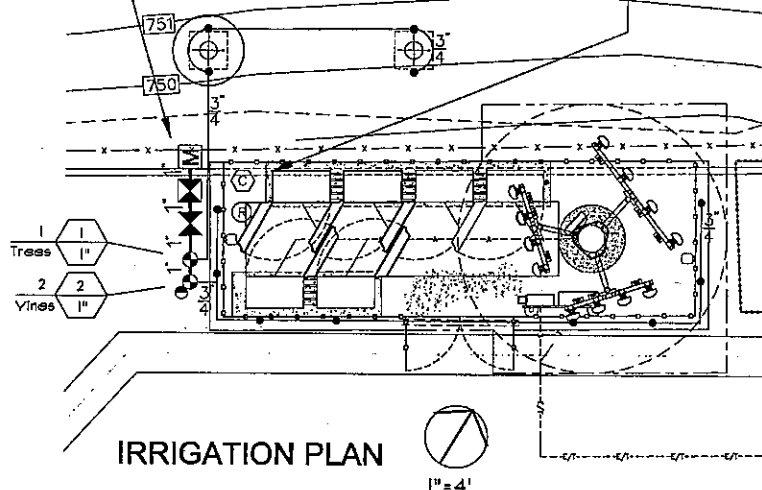
POINT OF CONNECTION:

CONTRACTOR TO VERIFY AVAILABILITY OF EXISTING IRRIGATION AND IF POSSIBLE EXTEND LATERALS TO IRRIGATE NEW LANDSCAPING. IF THIS IS NOT Viable, THEN CONTRACTOR TO INSTALL NEW FERROUS CAST-IRON BACKFLOW DEVICE AND GATE VALVE AT POINT OF CONNECTION AS INDICATED AND LOCATE IN SHULDS AREA. CONTRACTOR TO VERIFY LOCATION IN FIELD.

STATIC PRESSURE: 65 PSI
DESIGN PRESSURE: 45 PSI
MAXIMUM DEMAND: 2 GPM

AUTOMATIC CONTROLLER LOCATION:

IF CONTRACTOR IS UNABLE TO EXTEND EXISTING IRRIGATION CONTROL WIRES TO THIS AREA OF THE SITE, THEN CONTRACTOR TO INSTALL NEW WALL-MOUNTED, RAINBIRD SMART CONTROLLER AND WEATHER SENSOR AS INDICATED. CONTRACTOR TO VERIFY POWER AND LOCATION.



IRRIGATION PLAN



1" = 4'

IRRIGATION LEGEND

SYMBOL	MFG.	MODEL NO.	DESCRIPTION	RAD.	GPM.	PSI	DET. REF.
○	RAMBER	1400	FLOOD BUBBLER	N/A	0.25	30	E
○	RAMBER	4400C	1" QUICK COUPLING VALVE				H
○	RAMBER	PER - 100	REMOTE CONTROL VALVE SIDE NOTED				B
⊞	FEDCO	825Y	BACKFLOW DEVICE				F
M	MISCO	T-560	LINE-SIZE BALL VALVE				C
⊞Ⓢ	RAMBER	ESP-SMT 4 STATION	SMART CONTROLLER AND WEATHER SENSOR CONTRACTOR TO VERIFY POWER SOURCE AND LOCATION.				A
WATER METER BY OTHERS							
UP DIRECT BURIAL CONTROL WIRE # 12 GA COMMON // # 14 GA PLANT W/ PPE SLEAVE							
PVC SCH 40 FOR PIPES 1-1/2" AND SMALLER, PVC CLASS 315 FOR PIPES 2" AND LARGER. PRESSURE MAINLINE -18" DEEP.							
PVC CLASS 300 NON-PRESSURE LATERAL LINE. 12" DEEP. SIZE NOTED.							
PVC SCH 40 WIRE AND PIPE SLEEVES.							
CALLOUT	IRRIGATION LATERAL						
○	IRRIGATION BUBBLER, SEE LEGEND						
○	TREE TRUNK, SEE PLANTING PLAN						
○	TREE BOX, SEE PLANTING LEGEND FOR TREE SIZE						

SEE SHEET L2 FOR IRRIGATION DETAILS & WATER CALCULATIONS
SEE SHEET L3 FOR PLANTING PLAN

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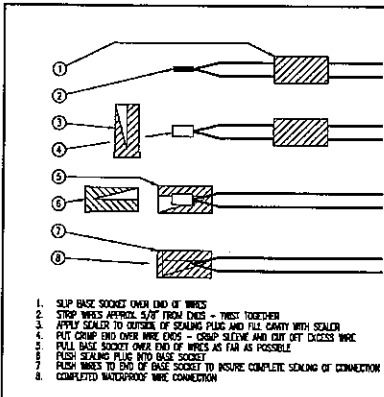
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2	03-10-10	100X ZD'S FOR REVIEW	MY
3	03-17-10	CLIENT REVISIONS	MY
4	05-04-10	PLANNING REVISIONS	GJS

SITE INFORMATION:
CLAY ST. STORAGE
IE25785A
8816 CLAY ST.
RIVERSIDE, CA 92509



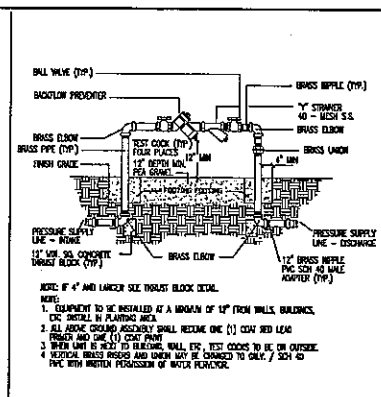
SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L-1



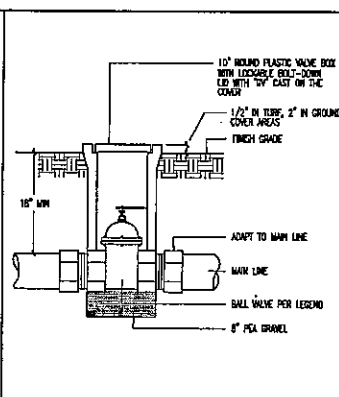
1. SLIP BASE SOCKET OVER END OF WIRES
2. STRIP WIRES APPROX. 3/8" FROM ENDS - TWIST TOGETHER
3. APPLY SEALER TO OUTSIDE OF SEALING PLUG AND FILL CAVITY WITH SEALER
4. PUT CRIMP END OVER WIRE ENDS - CRIMP SLEEVE AND CUT OFF EXCESS WIRE
5. PULL BASE SOCKET OVER END OF WIRES AS FAR AS POSSIBLE
6. PUSH SEALING PLUG INTO BASE SOCKET
7. PUSH WIRES TO END OF BASE SOCKET TO INSURE COMPLETE SEALING OF CONNECTION
8. COMPLETED WATERPROOF WIRE CONNECTION

J | WIRE CONNECTION

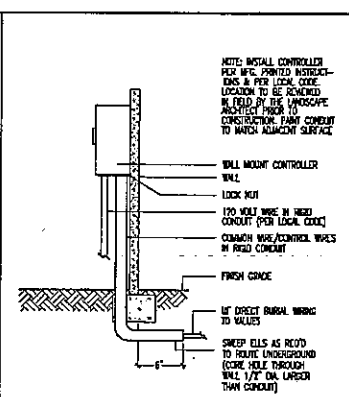


- NOTE: IF 4" AND LARGER SIZE THROUST BLOCK DETAIL.
- NOTE:
1. EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 18" FROM WALLS, BUILDINGS, ETC. INSTALLED IN PLANTING AREA.
 2. ALL ABOVE GROUND ASSEMBLY SHALL BEHAVE ONE (1) COIN AND LEAD FRANCH AND ONE (1) COIN POINT.
 3. WHEN UNIT IS WELD TO BACKFLOW WALL, TEST COUPLER TO BE ON OUTSIDE.
 4. RESPIRAL BRASS RISER AND COVER MAY BE CONNECTED TO GROUND / SOFT OR PVC WITH WRITEN PERMISSION OF WATER PURVICOR.

F | BACKFLOW PREVENTER



C | BALL VALVE



A | CONTROLLER

WATER USE CALCULATIONS

SECTION A: HYDROZONE INFORMATION TABLE

Provide the Square Footage of Landscape Area per Hydrozone

Hydrozone	Zone or Water	Irrigation Method	Area (S.F.)	% of Landscape Area
1	1	B	48	75
2	2	B	16	25
			64	100

SECTION B: WATER BUDGET CALCULATIONS

SECTION B1: MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

$$MAWA = ETo (0.62) [(0.7 \times LA) + (0.3 \times SLA)]$$

$$MAWA = 55.4 (0.62) [(0.71 \times 64) + (0.3 \times 0)]$$

$$MAWA = (34.97) (43.44)$$

$$MAWA = 1,529 \text{ GALLONS PER YEAR}$$

SECTION B2: ESTIMATED TOTAL WATER USE (ETWU)

The project's Estimated Total Water Use is calculated using the following formula:

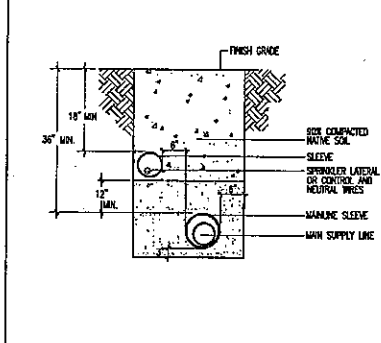
$$ETWU = ETo (0.62) \left(\frac{ET \times LA}{0.3} + SLA \right)$$

$$ETWU = 55.4 (0.62) \left(\frac{0.3 \times 64}{0.3} + 0 \right)$$

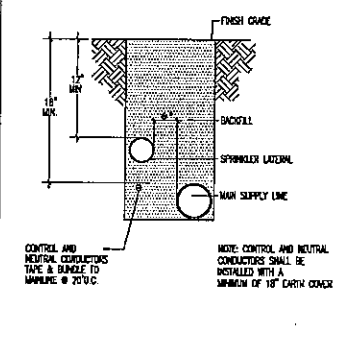
$$ETWU = (34.97) (27)$$

$$ETWU = 944 \text{ GALLONS}$$

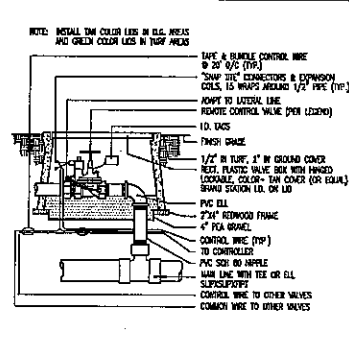
K | MAWA - WATER CALCULATIONS



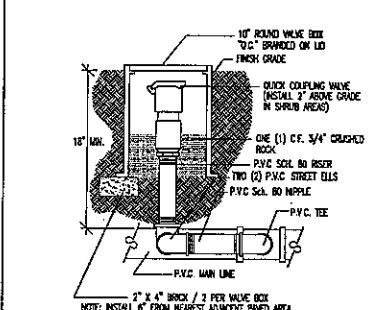
G | SLEEVING



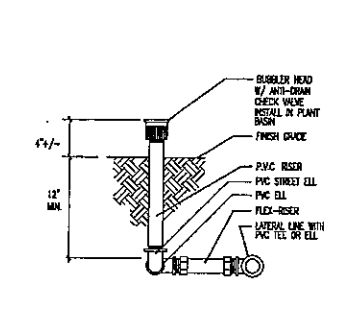
D | TRENCHING



B | REMOTE CONTROL VALVE



H | QUICK COUPLER



E | BUBBLER ON RISER

DIGALERT

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SEE SHEET L1 FOR IRRIGATION PLAN
SEE SHEET L3 FOR PLANTING PLAN

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IRVINE, CA 92714

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RIVERSIDE, CA 92506

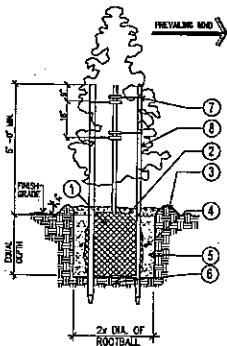
SEAL:

SHEET TITLE:

IRRIGATION DETAILS & WATER CALCULATIONS

SHEET NUMBER:

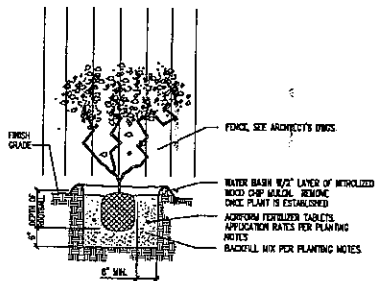
L-2



LEGEND:

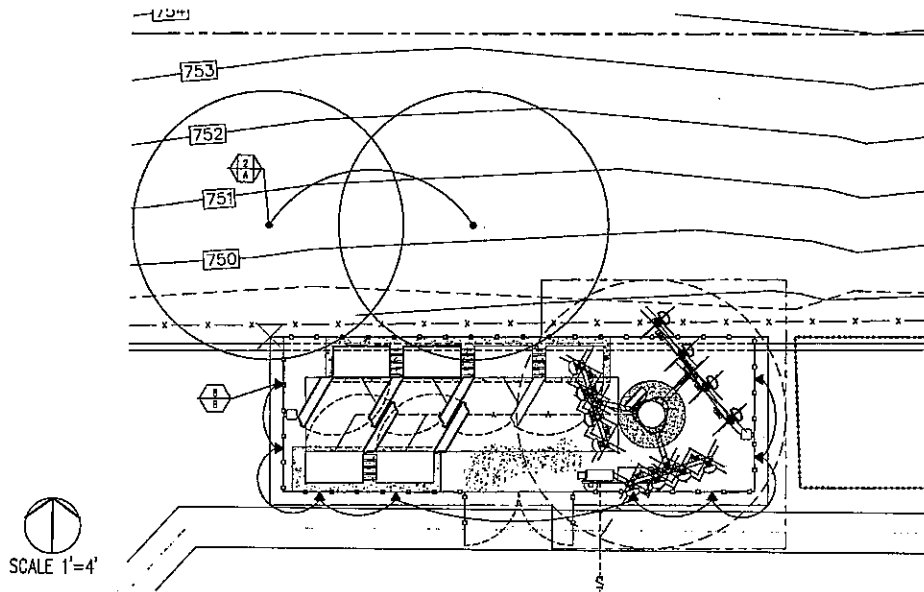
1. Rootball
2. Set top of rootball 1" above finish grade, install 3" fibrous wood chip mulch
3. 3" water leak / remove once plant is established per Landscape Architect's direction.
4. Agriform Fertilizer Tablets. Application rates per planting notes and Agronomic Soils Report.
5. Rockfill Mix per Planting Notes and Agronomic Soils Report
6. Native soil substrate. Excavate to correct depth for planting. Scarify bottom to ensure adequate drainage for healthy growth of plant.
7. "V.I.T. Cinch Tie" Tree Tie (4) Required. Secure to Stake per Manufacturer's Recommendation. Place below branching Yoke of Tree.
8. Lodgepole Pine Stake 2 for 15 gallon Urns and larger. Do not damage the root ball while installing the tree stakes

PI TREE PLANTING DETAIL



P3

VINE PLANTING DETAIL

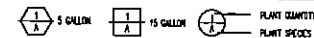


PLANTING PLAN

PLANT MATERIAL LEGEND

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	PLANT SPACING	PLANT FACTOR NURSERY REGION 4	REMARKS
●	A	2	PIRUS ELAENGA	AFGHAN PINE	24" DIA	AS SHOWN	L	12-14" DIA X 4'-5" SPREAD AT TIME OF PLANTING. PLANT PLUMB SEE PLANTING NOTES AND TREE PLANTING DETAIL. THIS SHEET
▲	B	8	MAQUIGNA UNICUS-CAN	CAVE'S CLEAR WINE	5 GAL	AS SHOWN	L	SEE PLANTING NOTES AND TREE PLANTING DETAIL. THIS SHEET

SIZING LEGEND



PLANTING NOTES

- SOIL TEST**
 AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TESTS ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF ANALYTICAL LABORATORIES WHO COPIES SENT TO THE OWNER & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
- SOIL PREPARATION**
 THE FOLLOWING IS PROVIDED FOR INFO PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY UNDER THE RESULTS OF THE SOIL TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE WORKING SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.
1. BACKFILL MIX FOR USE OF PLANTING ALL TREES & SHRUBS
 - a. PARTS BY VOLUME ON SITE SOIL
 - b. PARTS BY VOLUME ORGANIC AMENDMENT
 - c. 1 LB 10-10-10 COMMERICAL FERTILIZER PER CUBIC YARD
 - d. 1 LB BONE SULFATE PER CUBIC YD. OF MIX
 2. PLANT TABLET FOR ALL TREES & SHRUBS
 - a. 1-21 GRAM AGRIFORM FERTILIZER PER 1/2" TREE CALIBER FOR ALL BOX SIZES TREE NEXT TO ROOT BALL
 - b. 3-21 GRAM AGRIFORM FERTILIZER TABLETS PER 5 GALLON URNS
- TOP DRESSING**
 ALL TREES AND SHRUBS ARE TO BE TOP DRESSED WITH 1/2" THICK LAYER OF SCREENED BULK BARK

WINDS & ESPALIERS
 ALL WINDY CORNERS AND/OR WALLS SHALL BE REMOVED. PLANTS BRANCHES ARE TO BE CAREFULLY SPREAD AND ATTACHED TO WALLS OR FENCES WITH AN APPROVED FASTENER AND TEST IT.

TREE ESTABLISHMENT / COORDINATION OF IRRIGATION

1. PLANT ESTABLISHMENT IS CRITICAL. ALL PLANTS SHALL BE SET-BACKED BY HAND IMMEDIATELY AFTER INITIAL PLANTING. ALL TREES WHICH SETTLE DEEPER THAN THE SURROUNDING GROUND SHALL BE RAISED TO THE CORRECT LEVEL. AFTER THE TREE HAS BEEN PLACED, ADDITIONAL BACKFILL SHALL BE ADDED TO THE HOLE TO COVER APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROOT BALL. AT THIS STAGE, WATER SHALL BE ADDED TO THE TOP OF THE FINELY FILLED HOLE TO IMMEDIATELY SATURATE THE ROOT BALL AND ADJACENT SOIL. IRRIGATION IS INTENDED TO BE USED AS A SUPPLEMENT TO ESTABLISHMENT IRRIGATION. ESTABLISHMENT IRRIGATION SHALL BE DONE WITH A HOSE. INDIVIDUAL TREE IRRIGATION SHALL CONINUE ONCE PER WEEK OR AS NECESSARY TO MAINTAIN MOIST DEVELOPMENT TO A 2" DEPTH.
2. CONTRACTOR SHALL MEET CITY INSPECTION ON SITE PRIOR TO PLANTING TO DETERMINE THE WATERING RATES. WATERING RATES SHALL BE STRICTLY MONITORED DURING THIS TIME, AS WELL AS WEATHER AND SOIL CONDITIONS. IRRIGATION SHALL BE MONITORED THROUGHOUT THE 3 MONTH MAINTENANCE PERIOD. TREES ARE TO BE MAINTAINED FOR 12 MONTHS. THE METHOD OF MONITORING SHALL BE DECIDED AT THIS TIME. CONTRACTOR SHALL KEEP A WEEKLY RECORD OF ALL WATERING AND WEEDING.
3. WATERING IT IS IMPORTANT THAT ROOT BALLS KEEP MOIST DRY OUT DURING THE FIRST 3 WEEKS. IRRIGATE ONCE EACH WEEK OR AS NECESSARY TO KEEP ROOT BALL MOIST. AFTER 3 WEEKS WATER RATES SHALL BE DETERMINED TO ALLOW FOR DEEP WATERING AND SET-OUT PERIODS. DEPENDING ON PRE-TESTED PERCOLATION RATES, THE NUMBER OF SET-OUT TIMES WILL BE DETERMINED TO AVOID FLAM-OUT.
4. MULCHING PLACE 1" OF MULCH IN WATER BASIN AT EACH PLANT. ALLOW DRAIN TO DRAIN. AFTER PLANTS ARE THOROUGHLY WATERED, THE WATERING BASINS MAY BE BROKEN AND MULCH SPREAD THROUGHOUT PLANTING BEDS TO A DEPTH OF 3" AN ADDITIONAL 1" DEPTH OF MULCH SHALL BE APPLIED DURING THE TWO MONTH OF THE THREE MONTH MAINTENANCE PERIOD.
5. THE OWNER OR OWNER'S REPRESENTATIVE OF THE PROJECT SITE SHALL BE RESPONSIBLE FOR THE MAINTAINING OF THE PROJECT SITE IN GOOD CONDITION, SO AS TO PRESENT A NEAT, SAFE, HEALTHY AND ORDERED LANDSCAPE AREA.
6. ALL UNPROTECTED AREAS SHALL BE MAINTAINED IN A HEALTHY, POST-FREE CONDITION WITHIN 90 DAYS OF A DETERMINATION OF THE PLANNING DEPARTMENT OF PUBLIC WORKS DEPARTMENT THAT A TREE IS DEAD OR SERIOUSLY DAMAGED OR DISEASED, THE TREE SHALL BE REPLACED.

SEE SHEET L1 FOR IRRIGATION PLAN
 SEE SHEET L2 FOR IRRIGATION DETAILS
 & WATER CALCULATIONS

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 31 Cascoade
 Irvine, CA 92660
 714/955-9325
 billshepton@hotmail.com

T-Mobile
 Get more from life!

3257 EAST COAST ROAD, SUITE 200
 CHIRAZO, CA 91761

PLANS PREPARED BY:

ACO
 ARCHITECTS - INC.

26170 ENTERPRISE #600
 LAKE FOREST, CA 92630
 PHONE: (949) 716-4940
 FAX: (949) 247-4758

CONSULTING GROUP:

SEQUOIA
 DEVELOPMENT SERVICES INC.
 ONE VENTURA SUITE 200
 FOLSOM, CA 95618

NO.	DATE	DESCRIPTION	BY
1	03-04-10	90% 2D'S	MY
2	03-10-10	100% 2D'S FOR REVIEW	MY
3	03-17-10	CLIENT REVISIONS	MY
4	08-04-10	PLANNING REVISIONS	CJS

SITE INFORMATION:

CLAY ST. STORAGE
 IE25785A
 6616 CLAY ST.
 RIVERVIEW, CA 92660

SEAL:

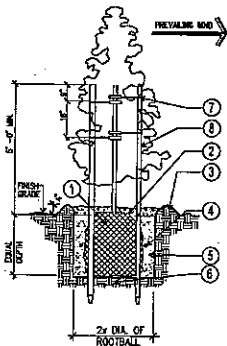


SHEET TITLE:

PLANTING PLAN

SHEET NUMBER:

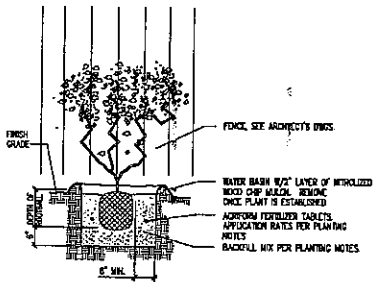
L-3



LEGEND:

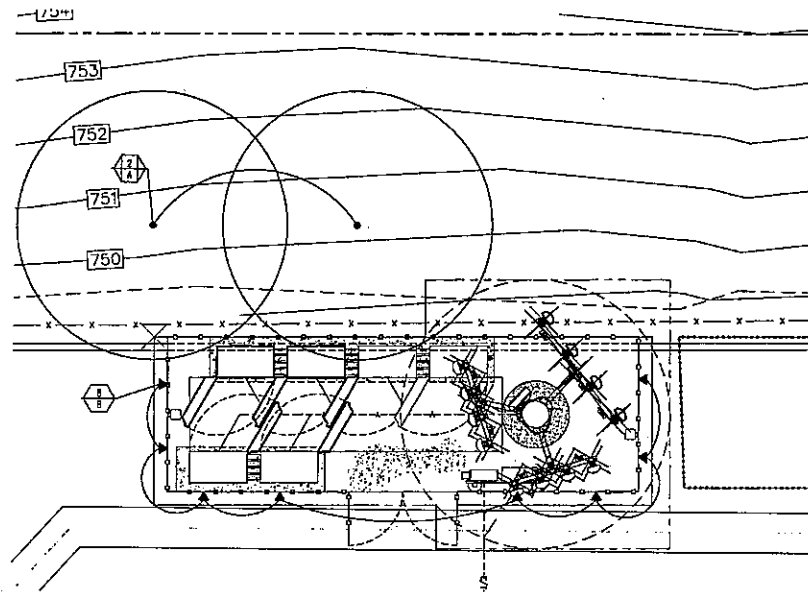
1. Rootball
2. Set top of rootball 1" above finish grade, install 3" fibrous wood chip mulch
3. 3" water leak / remove once plant is established per Landscape Architect's direction.
4. Agriform Fertilizer Tablets. Application rates per planting notes and Agronomic Soils Report.
5. Rockfill Mix per Planting Notes and Agronomic Soils Report
6. Native soil substrate. Excavate to correct depth for planting. Scarify bottom to ensure adequate drainage for healthy growth of plant.
7. "V.I.T. Cinch Tie" Tree Tie (4) Required. Secure to Stake per Manufacturer's Recommendation. Place below branching Yoke of Tree.
8. Lodgepole Pine Stake 2 for 15 gallon Urns and larger. Do not damage the root ball while installing the tree stakes

P1 TREE PLANTING DETAIL



P3

VINE PLANTING DETAIL

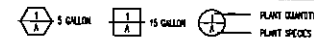


PLANTING PLAN

PLANT MATERIAL LEGEND

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	PLANT SPACING	PLANT FACTOR NURSERY REGION 4	REMARKS
●	A	2	PIUS ELONDA	AFRIKAN PINE	24" DIA	AS SHOWN	L	12" HOLE BALL X 4" S' SPREAD AT TIME OF PLANTING. PLANT PLUMB SEE PLANTING NOTES AND TREE PLANTING DETAIL. THIS SHEET
▲	B	8	BAUHAUZA UNGUIS-CAN	CAVE'S CLAW WINE	5 GAL	AS SHOWN	L	SEE PLANTING NOTES AND TREE PLANTING DETAIL. THIS SHEET

SIZING LEGEND



PLANTING NOTES

SOIL TEST
 AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TESTS ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES WHO COPIES SENT TO THE OWNER & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

SOIL PREPARATION
 THE FOLLOWING IS PROVIDED FOR INFO PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY UNDER THE RESULTS OF THE SOIL TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE WORKING SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

1. BACKFILL MIX FOR USE OF PLANTING ALL TREES & SHRUBS
 - a. PARTS BY VOLUME ON SITE SOIL
 - b. PARTS BY VOLUME ORGANIC AMENDMENT
 - c. 1 LB 10-10-10 COMBINATION FERTILIZER PER CUBIC YARD
 - d. 1 LB BONE SULFATE PER CUBIC YD. OF MIX
2. PLANT TABLET FOR ALL TREES & SHRUBS
 - a. 1-20 GRAM AGRIFORM FERTILIZER PER 1/2" TREE CALIBER FOR ALL BOX SIZES TREE NEXT TO ROOT BALL
 - b. 3-21 GRAM AGRIFORM FERTILIZER TABLETS PER 5 GALLON URNS

TOP DRESSING
 ALL TREES AND SHRUBS ARE TO BE TOP DRESSED WITH 1/2" THICK LAYER OF SCREENED BULK BARK

WAXES & ESPALERS
 ALL WAXED TREES AND SHRUBS SHALL BE REMOVED. PLANTS BRANCHED ARE TO BE CAREFULLY SPREAD AND ATTACHED TO WILLS OR FENCES WITH AN APPROVED FASTENER AND TIGHTEN IT.

TREE ESTABLISHMENT / COORDINATION OF IRRIGATION

1. PLANT ESTABLISHMENT IS CRITICAL. ALL PLANTS SHALL BE SET-BACKED BY HAND IMMEDIATELY AFTER INITIAL PLANTING. ALL TREES WHICH SETTLE DEEPER THAN THE SURROUNDING GROUND SHALL BE RAISED TO THE CORRECT LEVEL. AFTER THE TREE HAS BEEN PLACED, ADDITIONAL BACKFILL SHALL BE ADDED TO THE HOLE TO COVER APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROOT BALL. AT THIS STAGE, WATER SHALL BE ADDED TO THE TOP OF THE FINELY FILLED HOLE TO IMMEDIATELY SATURATE THE ROOT BALL AND ADJACENT SOIL. IRRIGATION IS INTENDED TO BE USED AS A SUPPLEMENT TO ESTABLISHMENT IRRIGATION. ESTABLISHMENT IRRIGATION SHALL BE DONE WITH A HOSE. INDIVIDUAL TREE IRRIGATION SHALL CONSOLE ONCE PER WEEK OR AS NECESSARY TO MAINTAIN MOIST DEVELOPMENT TO A 2" DEPTH.
2. CONTRACTOR SHALL MEET CITY INSPECTION ON SITE PRIOR TO PLANTING TO DETERMINE THE WATERING RATES. WATERING RATES SHALL BE STRICTLY MONITORED DURING THIS TIME, AS WELL AS WEATHER AND SOIL CONDITIONS. IRRIGATION SHALL BE MONITORED THROUGHOUT THE 3 MONTH MAINTENANCE PERIOD. TREES ARE TO BE MAINTAINED FOR 12 MONTHS. THE METHOD OF MONITORING SHALL BE DECIDED AT THIS TIME. CONTRACTOR SHALL KEEP A WEEKLY RECORD OF ALL WATERING AND WEEDING.
3. WATERING IT IS IMPORTANT THAT ROOT BALLS KEEP MOIST DRY OUT DURING THE FIRST 3 WEEKS. IRRIGATE ONCE EACH WEEK OR AS NECESSARY TO KEEP ROOT BALL MOIST. AFTER 3 WEEKS WATER RATES SHALL BE DETERMINED TO ALLOW FOR DEEP WATERING AND SET-OUT PERIODS. DEPENDING ON PRE-TESTED PERCOLATION RATES, THE NUMBER OF SET-OUT TIMES WILL BE DETERMINED TO AVOID FLAM-OUT.
4. MULCHING: PLACE 1" OF MULCH IN WATER BASIN AT EACH PLANT. ALLOW DRAIN TO DRAIN. AFTER PLANTS ARE THOROUGHLY WATERED, THE WATERING BASINS MAY BE BROKEN AND MULCH SPREAD THROUGHOUT PLANTING BEDS TO A DEPTH OF 3" AN ADDITIONAL 1" DEPTH OF MULCH SHALL BE APPLIED DURING THE TWO MONTH OF THE THREE MONTH MAINTENANCE PERIOD.
5. THE OWNER OR OWNER'S REPRESENTATIVE OF THE PROJECT SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT SITE IN GOOD CONDITION, SO AS TO PRESENT A NEAT, SAFE, HEALTHY AND ORDERED LANDSCAPE AREA.
6. ALL UNPROTECTED AREAS SHALL BE MAINTAINED IN A HEALTHY, POST-FREE CONDITION WITHIN 90 DAYS OF A DETERMINATION OF THE PLANNING DEPARTMENT OF PUBLIC WORKS DEPARTMENT THAT A TREE IS DEAD OR SERIOUSLY DAMAGED OR DISEASED, THE TREE SHALL BE REPLACED.

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 RIVERVIEW, CA 92660

SEAL:



SHEET TITLE:

PLANTING PLAN

SHEET NUMBER:

L-3

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42297
Project Case Type (s) and Number(s): Plot Plan No. 24493
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: : T-Mobile West Corporation
Applicant's Address: 3257 E. Guasti Rd., Suite 200, Ontario, CA 91761
Engineer's Name: Sequoia Deployment Services, Inc.
Engineer's Address: One Venture, Suite 200, Irvine, CA 92618

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 613 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain six (6) equipment cabinets and one (1) GPS antenna. Two (2) live pine trees are also proposed to be planted in the project area.

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

C. Total Project Area: 613 square feet on a 3.06 acre parcel

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots: 1	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 613 square foot lease area			

D. Assessor's Parcel No(s): 163-400-007

E. Street References: Northerly of Clay Street and easterly of Van Buren Blvd.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 2 South, Range 6 West, Section 25

G. Brief description of the existing environmental setting of the project site and its surroundings: This project site is being utilized as a warehouse facility and it is surrounded by a railroad track and vacant land to the north, vacant land to the south, and warehouse facilities to the east and west.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is consistent with the Community Development: Heavy Industrial (CD:HI) (0.15 – 0.50 Floor Area Ratio) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. 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 any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Jurupa

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

D. Land Use Designation(s): Heavy Industrial (HI)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) and Community Development: Business Park (CD:BP) (0.25 – 0.60 Floor Area Ratio) to the north, and Community Development: Heavy Industrial (CD:HI) (0.15 – 0.50 Floor Area Ratio) to the south, east, and west..

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Mission De Anza, Specific Plan No. 123

2. **Specific Plan Planning Area, and Policies, if any:** Not Available

I. Existing Zoning: Manufacturing-Heavy (M-H)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) and Rural Residential (R-R) to the north and Manufacturing-Heavy (M-H) to the south, east and west.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Aesthetics | <input 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 | |

III. DETERMINATION

On the basis of this initial evaluation:

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An 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

August 10, 2010

Date

Damaris Abraham

Printed Name

For Carolyn Syms Luna, Director

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

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

b) The site is not anticipated to obstruct any prominent scenic vistas, views open to the public, or result in the creation of an aesthetically offensive site open to public view. Additionally, the project has been designed to be disguised as a pine tree and two live trees are also proposed to be planted in the project area. In addition, the equipment shelter has also been designed to blend in with the surrounding setting and will be screened by the proposed landscaping to minimize the visual impact of the telecommunication facility. Impacts are less than significant with mitigation incorporated.

Mitigation: The project must comply with its 70 foot high mono pine tree design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (COA 10.PLANNING.16 and COA 80.PLANNING.3).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

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

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

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

Findings of Fact:

a) According to GIS database, the project site is located 54.43 miles away from Mt. Palomar Observatory. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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

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

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in an urban-built up land. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

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

c) The project site is not surrounded by agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

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

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

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

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to General Plan, 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is consistent with the General Plan and the Jurupa Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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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"/>
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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"/>
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Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Department (EPD) review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within an MSHCP Criteria Area or cell. Therefore, there is no impact.

b-c) According to the Environmental Programs Department review, the project does not have biological issues and no habitat assessment will be required. Therefore, there is no 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.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The site is fully disturbed with an existing warehouse facility on site. And project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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

	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: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred from grading for the use of the warehouse facility existing on site. The project site does not contain an archaeological site. Therefore, the project will not alter or destroy an archaeological site.

b) The proposed project is not expected to impact archaeological resources. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.3) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.2) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, 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. (10.PLANNING.1) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered 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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GEOLOGY AND SOILS Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02203)

Findings of Fact:

a-b) According to GEO02203, no active faults are present on or in the immediate vicinity of the project site and the potential for direct surface fault rupture is considered unlikely. The most significant geologic hazard to the project is the potential for moderate to strong ground shaking from earthquakes generated on the faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review (GEO02203)

Findings of Fact:

a) According to GEO02203, the potential for liquefaction at the site is unlikely. The project will have less than significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review (GEO02203)

Findings of Fact:

According to GEO02203, the most significant geologic hazard to the project is the potential for moderate to strong ground shaking from earthquakes generated on the faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review (GEO02203)

Findings of Fact:

a) According to GEO02203, the potential for landsliding is unlikely. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas" County Geologist review (GEO02203)

Findings of Fact:

a) According to GEO02203, the potential for subsidence should be unlikely. The project will have less than significant impact.

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

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials, County Geologist review (GEO02203)

a) No other geological hazards were identified by the County Geologist. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a-c) Standard conditions of approval have been added stating that a grading permit is required prior to construction grading. These conditions are not considered unique mitigation and are not required for CEQA implementation purposes. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

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

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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"/>
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: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

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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20. Wind Erosion and Blowsand from project either on or off site.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The RCIP, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Project application materials

Findings of Fact:

a) The project is for the installation of a 70 foot high monopine within a 613 square foot lease area. The installation of the monopine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. 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

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the

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

Source: Project Application Materials

Findings of Fact:

a-e) The project does 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. It will also not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will have no impact on emitting, or handling hazardous waste within one-quarter mile of an existing or proposed school. The project is not located on a list of hazardous materials sites.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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," GIS database, Airport Land Use Commission (ALUC) development review, report dated June 15, 2010

a-b) The project site is located within Airport Compatibility Zone D of the Riverside Municipal Airport Influence Area. The project was reviewed by the Riverside County Airport Land Use Commission and was found to be consistent with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, subject to the conditions outlined in the ALUC report. (COA 10.PLANNING.21 and COA 10.PLANNING.22) However, the said condition is not considered unique mitigation and is not required for CEQA implementation purposes. The project will have less than significant impact.

c-d) The project would not result in a safety hazard for people residing or working in the project area; therefore the project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.
- b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is no impact.
- d) Due to the small size and limited development of the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant
- e) The project site is not located within a 100 year flood zone. Therefore, the project shall 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.
- f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- g) The project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit (COA 60. BS GRADE.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

h) The project does not 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). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

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

Source: Riverside County General Plan Figure S-9 "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 site is not located in a 100-year flood plain and shall not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, there is no impact.

b) The proposed project proposes less than 613 square feet of impervious area. As such, this proposal will not increase flow rates on downstream property owners; therefore, the project will not result in changes in absorption rates or the rate and amount of surface runoff. Therefore, there is no impact.

c) 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, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not cause changes in the amount of surface water in any water body. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: Heavy Industrial (CD:HI) (0.15 – 0.50 Floor Area Ratio) in the Jurupa Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not located within a city sphere of influence. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project will be consistent with the site's existing zoning of Manufacturing-Heavy (M-H). The project is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) and Rural Residential (R-R) to the north and Manufacturing-Heavy (M-H) to the south, east and west. The project will have no impact.

c) The proposed cell tower will be designed as a 70 foot high monopine. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The RCIP identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) The project site is located within Airport Compatibility Zone D of the Riverside Municipal Airport Influence Area. The project was reviewed by the Riverside County Airport Land Use Commission and was found to be consistent with the 2005 Riverside Municipal Airport Land Use Compatibility Plan. The project will have less than significant impact as it will not expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project is located adjacent to the Union Pacific railroad track. The noise impact will not be significant due to the noise already caused by the railroad track in the area. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not directly adjacent to any Highway. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

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

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

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

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

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact:

a) The project is a 70 foot high monopine with an equipment shelter in a 613 square foot lease area. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- d) The project is located within the Jurupa Valley Redevelopment Project Area (JVPA) (Pedley sub-area). The Riverside County Economic Development Agency (EDA) reviewed the proposed project and found it to be consistent with the objectives of the Jurupa Valley Redevelopment Project Area. The project will have less than significant impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.
- f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.7) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.7) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Jurupa Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Jurupa Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.5) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: RCIP

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.7) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. ~~The project will have no~~ impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

a) The project proposes a 70 foot high monopine and an equipment shelter within a 613 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

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

c) The project is not located within a county service area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: RCIP

Findings of Fact: According to the RCIP, no regional or community trails will be affected by the project area. The project will have no impact.

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

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

b) Conflict with an applicable congestion 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: RCIP

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) 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. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: RCIP

Findings of Fact: According to the RCIP, no bike trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will be served by Riverside County Waste Management Department. The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

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

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: RCIP

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

a) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or	<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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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.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

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:

- SCAQMD CEQA Air Quality Handbook
- RCIP: Riverside County Integrated Project.
- RCLIS: Riverside County Land Information System
- County Geology Report No. 2203
- Airport Land Use Commission (ALUC) development review, report dated June 15, 2010

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department
 4080 Lemon Street, 9th Floor
 Riverside, CA 92505

VII. AUTHORITIES CITED

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

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PLOT PLAN:TRANSMITTED Case #: PP24493

Parcel: 163-400-007

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a wireless communication facility, for T-Mobile, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 613 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain six (6) equipment cabinets and one (1) GPS antenna. Two (2) live pine trees are also proposed to be planted in the project area.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24493. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24493 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24493, Exhibit A&B (Sheets 1-10), dated June 29, 2010.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN 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.

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:TRANSMITTED Case #: PP24493

Parcel: 163-400-007

10. GENERAL CONDITIONS

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.4 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 (916) 657-1146.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED FACILITY RECOMMND

Plot Plan#24493 is proposing an unmanned wireless communications facility without plumbing. Therefore, connection to a dedicated onsite wastewater treatment system (OWTS), advanced treatment unit (ATU), or sanitary sewer system is not required at this time. However, the Department of Environmental Health (DEH) reserves the right

PLOT PLAN:TRANSMITTED Case #: PP24493

Parcel: 163-400-007

10. GENERAL CONDITIONS

10.E HEALTH. 1 UNMANNED FACILITY (cont.) RECOMMND

to regulate in accordance with County Ordinances should further information indicate the requirements.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SUP FLOOD HAZARD REPORT RECOMMND

Plot Plan 24493 proposes to install a wireless communication facility on a 613 sq. ft lease area on a 3.06-acres parcel in the Pedley Area. The site is located northerly of Clay Street, Easterly of Van Buren Blvd, and westerly of Clay Street.

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. The District has no objections to this proposal. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - 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

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10. GENERAL CONDITIONS

10. PLANNING. 1 USE - LOW PALEO (cont.)

RECOMMND

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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10. PLANNING. 2 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 3

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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 its sacred or cultural importance.

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

2.At the meeting, the significance of the discoveries shall

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10. GENERAL CONDITIONS

10.PLANNING. 3 GEN - INADVERTANT ARCHAEO FIND (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 Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.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. 4 USE- LC RECLAIMED WATER RECOMMND

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

10.PLANNING. 5 USE- LC VIABLE LANDSCAPE RECOMMND

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

10.PLANNING. 6 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. 7 USE - FEES FOR REVIEW RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 7 USE - FEES FOR REVIEW (cont.) RECOMMND

condition or conditions the submittal is intended to comply with.

10.PLANNING. 8 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. 9 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. 10 USE - MAX HEIGHT RECOMMND

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

10.PLANNING. 11 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. 12 USE - FUTURE INTERFERENCE RECOMMND

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

10.PLANNING. 15 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN: 163-400-007 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - NO USE PROPOSED LIMIT CT (cont.) RECOMMND

prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 16 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

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

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

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

10.PLANNING. 17 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. 18 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 19 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.

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10. GENERAL CONDITIONS

10.PLANNING. 20

USE - GEO02203

RECOMMND

County Geologic Report (GEO) No. 2203 submitted for this project (PP24493) was prepared by Geotechnical Solutions, Inc. and is entitled: "Geotechnical Engineering & Geology Report, T-Mobile Cellular Facility, Clay St. Storage - IE25785A, Located at 6515 Clay Street, Riverside, California 92509", dated June 3, 2010. In addition, Geotechnical Solutions, Inc. prepared the following documents:

"Responses to County Comments, T-Mobile - Clay St. Storage IE25785A, 6515 Clay Street, Riverside, California 92509", dated June 24, 2010.

2nd Response to County Comments, T-Mobile - Clay St. Storage IE25785A, 6515 Clay Street, Riverside, California 92509", dated July 6, 2010.

These documents are herein incorporated as a part of GEO02203.

GEO02203 concluded:

- 1.The most significant geologic hazard to the project is the potential for moderate to strong ground shaking from earthquakes generated on the faults in Southern California.
- 2.No active faults are present on or immediate vicinity of the project site (sic).
- 3.The potential for direct surface fault rupture is considered unlikely.
- 4.The soil encountered are (sic) medium dense to very dense granular material followed by quartz diorite bedrock.
- 5.The potential for liquefaction at the site is unlikely.
- 6.The potential for subsidence should be unlikely.
- 7.The potential for landsliding is unlikely.

GEO02203 recommended:

1. The monopine may be supported by cast in place concrete caissons bearing into natural firm and very dense quartz diorite bedrock material.

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - GEO02203 (cont.) RECOMMND

2.The equipment cabinet pad areas should be scarified to 6 inches below grade; moisture conditioned and compacted, subject to inspection.

GEO No. 2203 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2203 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits. No structures for human occupancy shall be allowed within the limits of the mapped County Fault Zone unless subsurface fault hazard investigation reveals active faulting is not present beneath the proposed human occupancy structure.

10.PLANNING. 21 USE - ALUC LETTER RECOMMND

The permit holder shall remain in compliance with the Riverside County Airport Land Use Commission's letter dated June 15, 2010, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 22 USE - ALUC CONDITIONS RECOMMND

The Riverside County Airport Land Use Commission (ALUC) found the project consistent with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, subject to the following conditions:

1.Any outdoor lighting that is installed shall be hooded or shielded 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

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - ALUC CONDITIONS (cont.)

RECOMMND

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, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)

(d)Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e)Children's schools, hospitals, and nursing homes.

3.The "Notice of Airport in Vicinity" shall be given to all future potential purchasers and lessees of the property.

4.The maximum elevation of the proposed structure at top of frond or top point shall not exceed 822 feet above mean sea level.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3(ORD 460/461)

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. 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

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 4 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Clay Street due to existing improvements.

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.) RECOMMND

the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 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 (916) 657-1146.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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 tolerant, low water using and erosion controlling.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE

RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE- LC LANDSCAPE SECURITIES

RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE- LC LANDSCAPE SECURITIES (cont.) RECOMMND

security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 2 USE- LC SPECIMEN TREES REQUIRE RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

80.PLANNING. 3 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated June 29, 2010.

80.PLANNING. 4 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. 5 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Jurupa Unified School District shall be mitigated in accordance with California State law.

TRANS DEPARTMENT

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

Provide evidence of legal access.

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 USE- LC LANDSCAPE INSPECT DEP RECOMMND

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 estimated fee for the Pre-Installation, the Installation, and the One Year Post-Establishment landscape inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 2 USE- LC LANDSCAPE INSPET REQ RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE- LC LANDSCAPE INSPET REQ (cont.) RECOMMND

INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning 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 Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 3 USE- LC COMPLY W/LANDSP/IRR RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order

90.PLANNING. 4 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. 5 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 7 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. 24493 has been calculated to be 0.014 net acres.

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

90.PLANNING. 8 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;

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - SIGNAGE REQUIREMENT (cont.) RECOMMND

- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

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

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

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

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

90.TRANS. 3 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 or

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

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

DATE: April 8, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Trails Section-J. Jolliffe
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Ric. Co. Information Tech. – John Sarkasian
Riv. Co. Waste Management Dept.
Riv. Co. Economic Dev. Agency – RDA

Riv. Co. ALUC – John Guerin
Riv. Municipal Airport – Attn: Gen. Manager
2nd District Supervisor
2nd District Planning Commissioner
Jurupa Unified School Dist.

PLOT PLAN NO. 24493 – EA42297 – Applicant: T-Mobile West Corporation – Engineer/Representative: Sequoia Deployment Services, Inc. - Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Heavy Industrial (CD:HI) (0.15 - 0.50 Floor Area Ratio) – Location: Northerly of Clay Street, Easterly of Van Buren Blvd, and westerly of Clay Street, more specifically 6515 Clay Street, Riverside, CA – 3.06 Acres - Zoning: Manufacturing-Heavy (M-H) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 613 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain six (6) equipment cabinets and one (1) GPS antenna. - APN: 163-400-007.

Please review the attached map(s) and/or exhibit(s) for the above-described project. Any further comments, recommendations, and/or conditions are requested prior to the pending **May 13, 2010 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at **DABRAHAM@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



June 15, 2010

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

STAFF

Director
Ed Cooper

Russell Brady
John Guerin
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Ms. Damaris Abraham, Urban Regional Planner I
County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

HAND DELIVERY

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1049RI10
Related File No.: Plot Plan No. 24493
APN: 163-400-007

Dear Ms. Abraham:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above referenced proposal for development of a 70' tall wireless facility to be located within a 613 square foot lease area on a 3.06-acre property located northwesterly of Clay Street, easterly of Van Buren Boulevard, and southerly of the Union Pacific Railroad right-of-way, approximately 6,500 feet northwesterly of the westerly terminus of Runway 9-27 at Riverside Municipal Airport. The property is located within Airport Compatibility Zone D of the Riverside Municipal Airport Influence Area.

The proposed pad elevation of the wireless facility is 748 feet above mean sea level, and the elevations indicate a maximum height of 70 feet. Therefore, the highest elevation at the top point of the structure is not expected to exceed 818 feet above mean sea level. The elevation of the runway at its westerly terminus is 757 feet above mean sea level. Due to the runway length, the relevant slope for notice purposes is a 100:1 surface. Given the site's distance from the runway, the surface is not exceeded, and Federal Aviation Administration review is not required. Review would be required at elevations exceeding 822 feet above mean sea level, and the conditions herein limit top point elevation to such a level.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, subject to the following conditions:


CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded 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, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, hospitals, and nursing homes.
3. The attached notice shall be given to all future potential purchasers and lessees of the property.
 4. The maximum elevation of the proposed structure at top of frond or top point shall not exceed 822 feet above mean sea level.

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549, or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

RB:bks

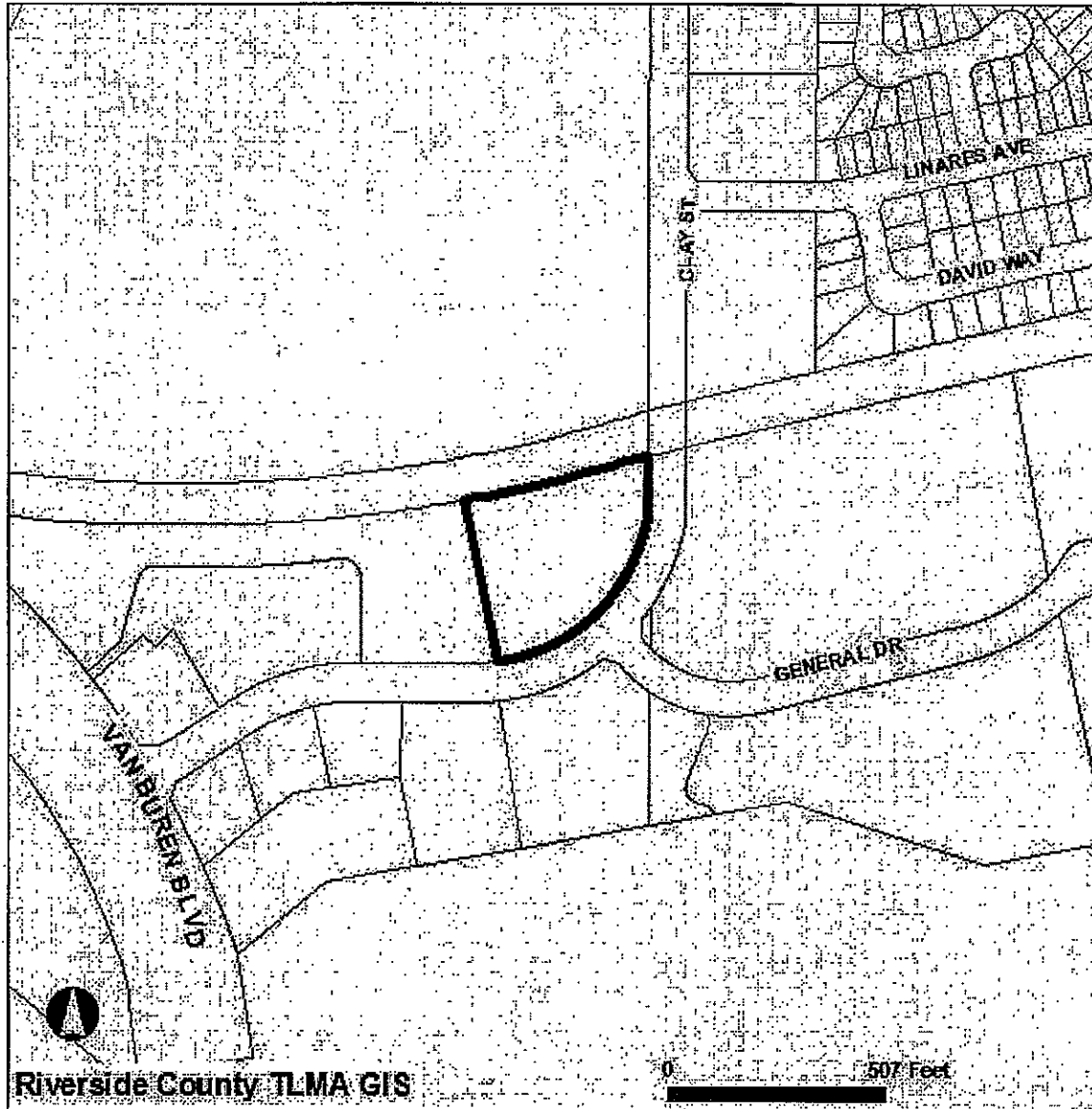
Attachments: Notice of Airport in Vicinity

cc: ALUC Staff
Linda Paul – T-Mobile West Corporation
Monica Moretta – Sequoia Deployment Services
T-Mobile USA, Bellevue, WA (payee)
Jurupa Western Inc.
Riverside Municipal Airport

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)

RIVERSIDE COUNTY GIS



Selected parcel(s):
163-400-007

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...Tue Jun 15 14:16:17 2010

Version 100412

T-Mobile®

T-Mobile®
Get more from life®
3257 EAST CLAY ST. SUITE 200
ONTARIO, CA 91761

PLANS PREPARED BY:
ACO
ARCHITECTS - INC.
26170 ENTERPRISE #600
LAKE FOREST, CA 92630
PHONE: (949) 716-9540
FAX: (949) 297-4758

CONSULTING GROUP:
SEQUOIA
DEVELOPMENT SERVICES, INC.
ONE SEQUOIA SUITE 200
IRVINE, CA 92618

NO.	DATE	DESCRIPTION	BY
1	03-04-10	90% ZD'S	MY
2	03-10-10	100% ZD'S FOR REVIEW	MY
3	03-17-10	CLIENT REVISIONS	MY
4	08-04-10	PLANNING REVISIONS	GLS

SITE INFORMATION:
CLAY ST. STORAGE
IE25785A
6615 CLAY ST.
RIVERSIDE, CA 92509

SCALE:
SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

SITE NUMBER: IE25785A **CITY: CITY OF RIVERSIDE**
SITE NAME: CLAY ST. STORAGE **COUNTY: COUNTY OF RIVERSIDE**
SITE TYPE: RAW LAND **JURISDICTION: COUNTY OF RIVERSIDE**
PLOT PLAN FOR A DISGUISED WIRELESS FACILITY

PROJECT SUMMARY:

SITE ADDRESS:
6615 CLAY ST.
RIVERSIDE, CA 92509

PROPERTY OWNER:
JURUPA WESTERN INC.
2010 E CHANGEBERRY AVE. SUITE 210
FULLERTON, CA 92831
PHONE: (714) 580-3812 EXT. 223

EXISTING BUILDING SUMMARY:

OCCUPANCY CLASSIFICATION: B-4
TYPE OF CONSTRUCTION: N-M
ZONING: M48 MANUFACTURING HEAVY
ASSESSORS PARCEL NUMBER: 163-400-007
LEASE AREA: 813 SQ. FT.
PROPERTY SIZE: 308 ACRES

APPLICANT:
T-MOBILE WEST CORPORATION
3257 EAST CLAY ROAD
SUITE 200
ONTARIO, CA 91761
DEVELOPMENT MANAGER: JENNIFER CARNEY
CONSTRUCTION INSPECTOR: ERIC NELSON
ZONING MANAGER: LINDA PAUL

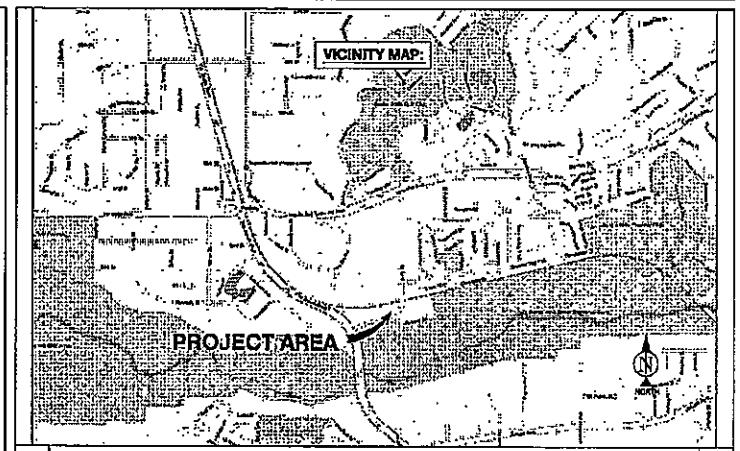
PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF THE INSTALLATION OF (6) EMISSION RES 2108 OUTDOOR EQUIPMENT CABINETS MOUNTED ON A NEW CONCRETE PAD WITHIN A NEW 7'-6" HIGH WROUGHT IRON FENCE ENCLOSURE, (1) 2'-0" DIAMETER MICROWAVE DISH AND A TOTAL OF (12) PANEL ANTENNAS MOUNTED ON A NEW 7'-0" HIGH CO-COASTALS MONOPOLE WITH (1) DTS ANTENNA.

PROPOSED PROJECT SUMMARY:
OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY
BUILDING TYPE: SINGLE STORY LIGHT INDUSTRIAL/WAREHOUSE FACILITY

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
T-1 (2)	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY
A-1 (2)	SEC. PLAN
A-2 (2)	ENLARGED SITE PLAN
A-3 (2)	ARCHITECTURAL ELEVATIONS
A-4 (2)	ARCHITECTURAL ELEVATIONS
L-1 (2)	GENERAL NOTES AND PLANTING PLAN
L-2 (2)	IRRIGATION NOTES AND IRRIGATION PLAN
L-3 (2)	LANDSCAPING DETAILS

(2) DENOTES SHEETS REQUIRED FOR ZONING SUBMITTAL.



CONSULTING TEAM:

SAC/ZONING/PERMITTING:
SEQUOIA DEVELOPMENT SERVICES
ONE VENTURA SUITE 200
IRVINE, CA 92618
ZONING CONTACT: MONIKA MONKITA
PHONE: (949) 241-0175
SITE ACQ. CONTACT: BOB BALLMANN
PHONE: (949) 241-0173

ARCHITECTURAL & ENGINEERING:
ACO ARCHITECTS INC.
26170 ENTERPRISE #600
LAKE FOREST, CA 92630
PHONE: (949) 716-9540
FAX: (949) 297-4758
CONTACT: CHARLES SPAHR

SUBMITTAL:
BIRD HALE AND ASSOCIATES, INC.
3183 ARROYO AVE. SUITE 101
COSTA MESA, CA 92626
CONTACT: DOMINIC PARRIS
PHONE: (714) 357-1587
FAX: (714) 357-1588

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

PRINT NAME	SIGNATURE	DATE
LANDLORD	_____	_____
ZONING MGR	_____	_____
DEVELOP. MGR	_____	_____
CONST. INSP.	_____	_____
RF ENGINEER	_____	_____
OPERATIONS	_____	_____
SAC/ZONING REP	_____	_____
UTILITIES	_____	_____

RF CONFIGURATION INFORMATION-UPPER TIER

SECTOR	AZIMUTH	CENTERLINE	# OF ANTENNAS	ANTENNA MODEL #	# OF COAX LINES	COAX DIAMETER	COAX LENGTH
A	42°	89'-11"	6	TW022-6818-R2M	8	7/8"	83'
B	130°	66'-11"	6	TW022-6818-R2M	8	7/8"	80'
C	210°	66'-11"	6	TW022-6818-R2M	8	7/8"	83'
SW	330°	51'	3	-	1	1/2"	75'
SPR	-	7'	1	-	2	1/2"	10'

DIRECTIONS FROM 3-NORTH OFFICED
START AT 3257 E CLAY ST. CROSSING BOUNDARY & CENTERLINE ON MAIN A (4" TURN AT 5' CENTERLINE ON NORTH & SOUTH) GO 0.4 MI. TURN LEFT ON N HAVEN AVE. TAKE RAMP ONTO I-10 E. GO 1.8 MI. TAKE THE SAN JUAN EXIT ONTO I-15 S. GO 2.4 MI. TAKE THE RIVERSIDE/CLAY AVENUE EXIT ONTO CLAY ST. GO 0.1 MI. TAKE THE W. TURN LEFT ON CLAY ST. GO 0.4 MI. ARRIVE AT 6615 CLAY ST., RIVERSIDE, ON THE LEFT.

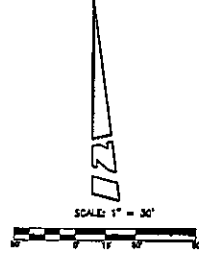
POWER & TELCO UTILITY CONTACTS

POWER:	TELCO:
SOUTHERN CALIFORNIA Edison	AT&T
TEL: 1-800-986-7716	TEL: 1-800-772-3140
CONTACT: CUSTOMER SERVICE	CONTACT: CUSTOMER SERVICE

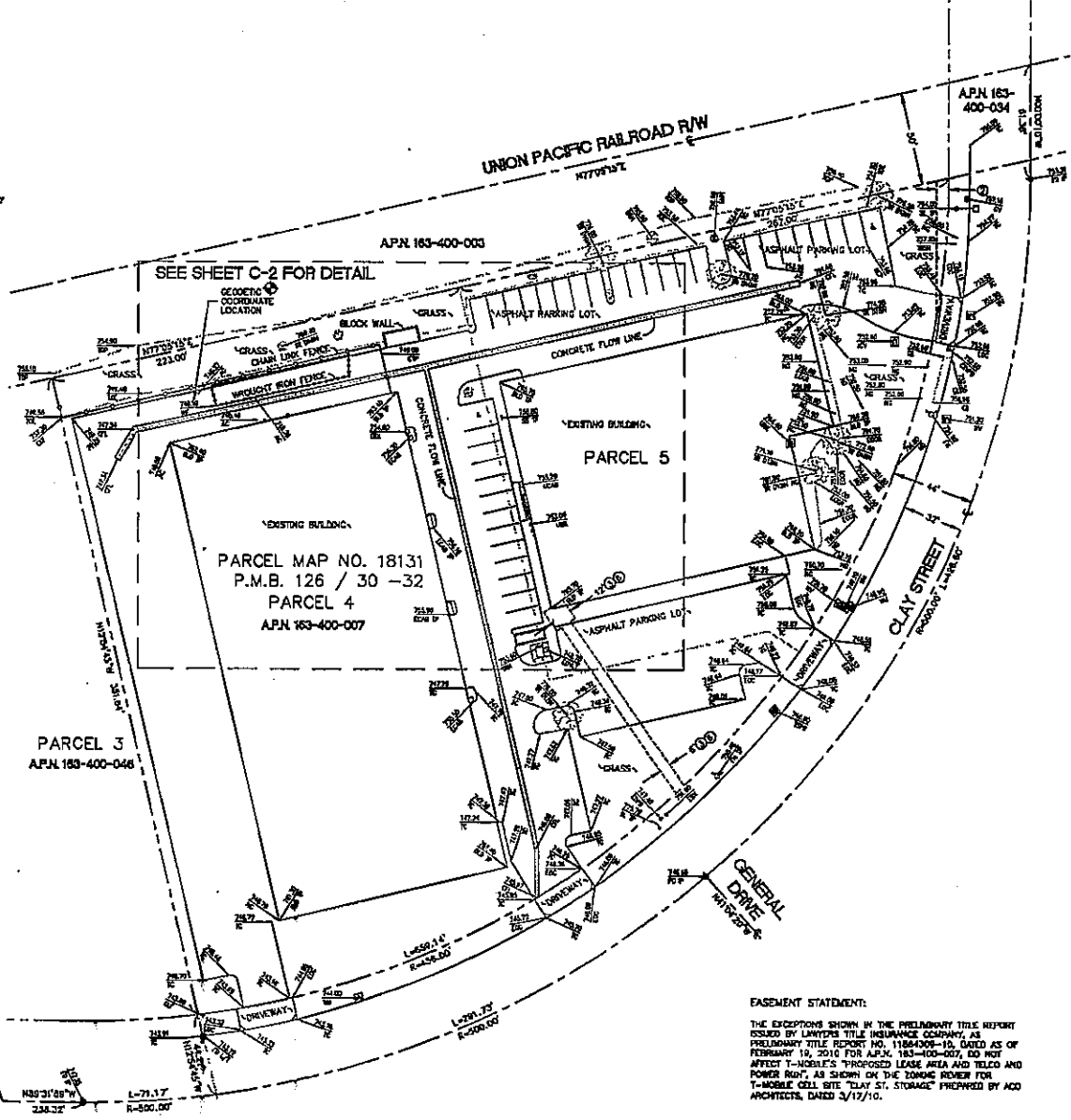
3-DIGIT 6706 **REC'D: RIVERSIDE COUNTY**
PAGE 004 **000 # 76**

APPLICABLE CODES

CALIFORNIA ADMINISTRATIVE CODE
2007 CALIFORNIA BUILDING CODE
2005 UNIFORM MECHANICAL CODE
ANSI/CSA-222-F LIFE SAFETY CODE NFPA-101
2006 UNIFORM PLUMBING CODE
2008 NATIONAL ELECTRICAL CODE
LOCAL BUILDING CODE
CITY/COUNTY ORDINANCES



- LEGEND:**
- AC ASPHALT CONCRETE
 - APX APEX
 - BOLL BOLLARD
 - BLD BUILDING
 - BUSH BUSH
 - BTM BOTTOM
 - CBM CATCH BASIN
 - CL CONCRETE FLOW LINE
 - CLF CHAIN LINK FENCE
 - COF CONCRETE FLOOR
 - CTB CABLE TV PULL BOX
 - CTD CIRCUMETER
 - ED ELECTRICAL BOX
 - ECAB ELECTRICAL CABINET
 - EDPB EDISON PULL BOX
 - EDV EDISON VALVE
 - EM ELECTRICAL METER
 - ECC EDGE OF CONCRETE
 - ECR EDGE OF CURB
 - FD FOUND
 - FF FINISHED FLOOR
 - FR FIRE HYDRANT
 - GP GATE POST
 - GV GAS VALVE
 - H HOB
 - HCP HANDICAP PARKING
 - HSE HOSE
 - IRV IRRIGATION CONTROL VALVE
 - IND INDICES
 - IRI IRON PIPE
 - IRF IRON FACE OF WALL
 - LUT LEAD AND TACK
 - LDR LADDER
 - NC NATURAL CURB
 - SCD SEWER CLEAN OUT
 - SL STREET LIGHT
 - SM SEWER MANHOLE
 - SS STREET SIGN
 - TC TOP OF CURB
 - TCI TOP OF CONCOURSE
 - TS TOP OF SLOPE
 - TSF TOP OF SLOPE
 - TR TREE
 - TRN TRANSFORMER
 - TRF TRAFFIC SIGNAL
 - TRF TRAFFIC SIGNAL PULL BOX
 - UBX UTILITY BOX
 - UCB UTILITY CABINET
 - WF WROUGHT IRON FENCE
 - WM WATER METER
 - WV WATER VALVE
 - WB BLOCK WALL
 - ⊙ BOLLARD
 - COBORLINE
 - CHAIN LINK FENCE
 - FIRE HYDRANT
 - FOUND MONUMENT
 - GAS VALVE
 - HANDICAP PARKING
 - IRRIGATION CONTROL VALVE
 - SEWER CLEAN OUT
 - SEWER MANHOLE
 - STREET LIGHT
 - STREET LIGHT PULL BOX
 - STREET SIGN
 - TRAFFIC SIGNAL, PULL BOX
 - UTILITY BOX
 - WATER METER
 - WATER VALVE
 - WROUGHT IRON FENCE



COORDINATES:
 LATITUDE 37°50'01.17" N
 LONGITUDE 117°27'49.13" W
 NAD 1983 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "ASHTACH" GPS RECEIVERS AND ASHTACH SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:
 THE CONTIGUOUS OF CLAY STREET BEING NORTH 89°31'58" WEST FOR PARCEL MAP NO. 18131, P.A.B. 126/30-32, RECORDS OF RIVERSIDE COUNTY.

ASSESSOR'S IDENTIFICATION:
 RIVERSIDE COUNTY APN. 163-400-007

AREA:
 3.086 ACRES FOR RIVERSIDE COUNTY ASSESSOR

BENCH MARK REFERENCE:
 U.S.G.S. BENCH MARK "M 752"
 UNITED STATES GEOLOGICAL SURVEY BENCH MARK "M 752" AS SHOWN ON THE "RIVERSIDE WEST 7.5 MINUTE QUADRANGLE MAP."

ELEVATION: 754.8 FEET A.M.S.L. (MADDS) (DATA VERIFIED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

TITLE REPORT IDENTIFICATION:
 LAWYER'S TITLE INSURANCE CORPORATION PRELIMINARY TITLE REPORT; FILE NO. 11864306-10, DATED AS OF FEBRUARY 19, 2010.

EASEMENT NOTES:
 EASEMENT(S) SHOWN HEREON FOR LAWYER'S TITLE INSURANCE CORPORATION PRELIMINARY TITLE REPORT; FILE NO. 11864306-10, DATED AS OF FEBRUARY 19, 2010.
 (1) AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison FOR PUBLIC UTILITIES; RECORDED ON AUGUST 24, 1980 AS INSTRUMENT NO. 74712 OF OFFICIAL RECORDS.
 (2) AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison FOR PUBLIC UTILITIES; RECORDED ON OCTOBER 26, 1985 AS INSTRUMENT NO. 243524 OF OFFICIAL RECORDS.
 (3) AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS; RECORDED ON OCTOBER 26, 1985 AS INSTRUMENT NO. 243824 OF OFFICIAL RECORDS.
 ○ DENOTES ITEM PLOTTED HEREON

LEGAL DESCRIPTION:
 PARCELS 4 AND 5 OF PARCEL MAP NO. 18131, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON SAID PARCEL MAP, RECORDED IN BOOK 126, PAGES 30 THROUGH 32, INCLUDING OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

DATE OF SURVEY:
 FEBRUARY 26, 2010

LIVING PLANTS STATEMENT:
 THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

EASEMENT STATEMENT:
 THE EXCEPTIONS SHOWN IN THE PRELIMINARY TITLE REPORT ISSUED BY LAWYER'S TITLE INSURANCE COMPANY, AS PRELIMINARY TITLE REPORT NO. 11864306-10, DATED AS OF FEBRUARY 19, 2010 FOR APN. 163-400-007, DO NOT AFFECT T-MOBILE'S PROPOSED LEASE AREA AND TELCO AND POWER RIGHT, AS SHOWN ON THE ZONING POWER FOR T-MOBILE CELL SITE "CLAY ST. STORAGE" PREPARED BY ACO ARCHITECTS, DATED 2/17/10.



SEE SHEET C-2 FOR SITE DETAILS

REV.	DATE/ST.	REVISION DESCRIPTION
1	03/04/10 YT	ISSUED FOR REVIEW
2	03/04/10 YT	ADDED TITLE INFO.
3	06/04/10 JA	ADDED EXMT. STATEMENT
4	06/04/10 DDB	REV. GEO. COORD. LOC.

BERT HASE
 AND ASSOCIATES INC.
 LAND SURVEYING & MAPPING
 3188 ARWAY AVENUE, SUITE 30
 COSTA MESA, CALIFORNIA 92626
 714 557-1847 OPT.
 714 557-1868 FAX
 J.N. 906.012

SITE BUILDER

T-Mobile
 Stick TogetherSM

2577 EAST GUNSHAW ROAD SUITE 200
 CHINA, CA 91761

ME DEVELOPMENT

ACO
 ARCHITECTS + INC.

2670 ENTERPRISE #600
 LAKE FOREST, CA 92630
 PHONE: (949) 716-9940
 FAX: (949) 297-4766

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VZM SITE ACQ.:		
ZONING:		
VZM REF.:		
VZM INTERCONNECT:		
VZM UTILITY COOR.:		
VZM CONST. MGR.:		

SITE NAME:
 1E25705A
CLAY ST. STORAGE

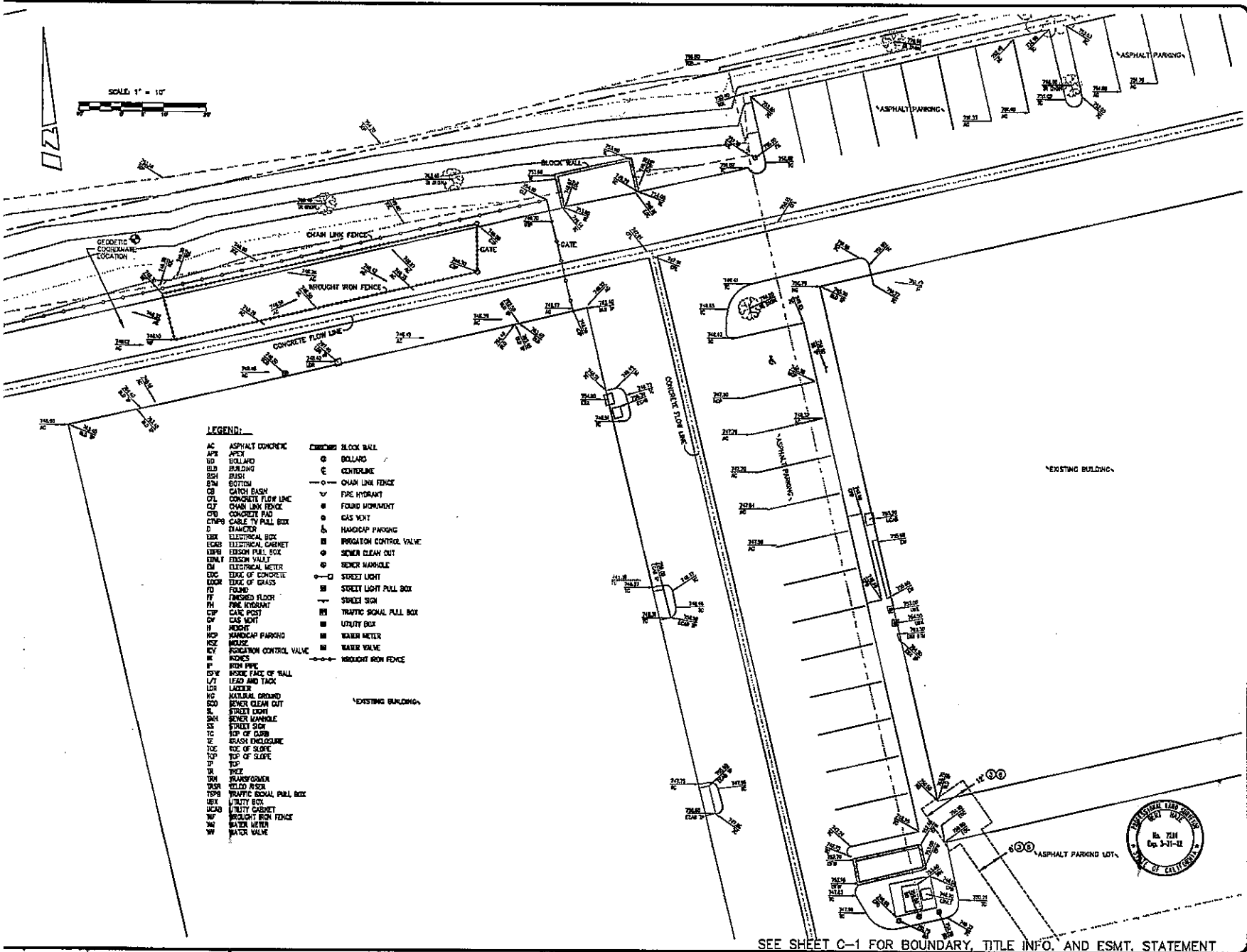
SITE ADDRESS:
 6515 CLAY ST.
 RIVERSIDE, CA 92509

SHEET TITLE:
TOPOGRAPHIC SURVEY

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
1E25705A	YT	03/04/10

SHEET NUMBER:



REV.	DATE/BY	REVISION DESCRIPTION
1	05/04/10 TT	ISSUED FOR REVIEW
2	05/04/10 TT	ADDED TITLE INFO.
3	06/04/10 JA	ADDED ESMT. STATEMENT
4	06/04/10 CMA	REV. GEO. COORD. LOC.

BERT FAZE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3148 ARWAY AVENUE, SUITE 100
COSTA MESA, CALIFORNIA 92626
714-557-1807 OFFICE
714-557-1544 FAX
JL 908.013

SITE BUILDER:

T-Mobile
Stick Together[®]
2207 EAST GLENN ROAD, SUITE 700
DORAVILLE, GA 30131

A/E DEVELOPMENT

ACD
ARCHITECTS - INC.
26170 ENTERPRISE #600
LAKE FOREST, CA 92680
PHONE: (949) 716-9940
FAX: (949) 297-4768

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VDM SITE ACQ:		
ZONING:		
VDM RP:		
VDM INTERCONNECT:		
VDM UTILITY COOR:		
VDM CONST MGR:		
VDM PROJECT MGR:		

SITE NAME:
1E25785A
CLAY ST. STORAGE

SITE ADDRESS:
6515 CLAY ST.
RIVERSIDE, CA 92504

SHEET TITLE:
TOPOGRAPHIC SURVEY

DRAWING INFO:

DWG. NAME	DRAWN BY	DATE
1E25785A	TT	05/04/10

SHEET NUMBER:

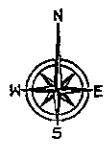
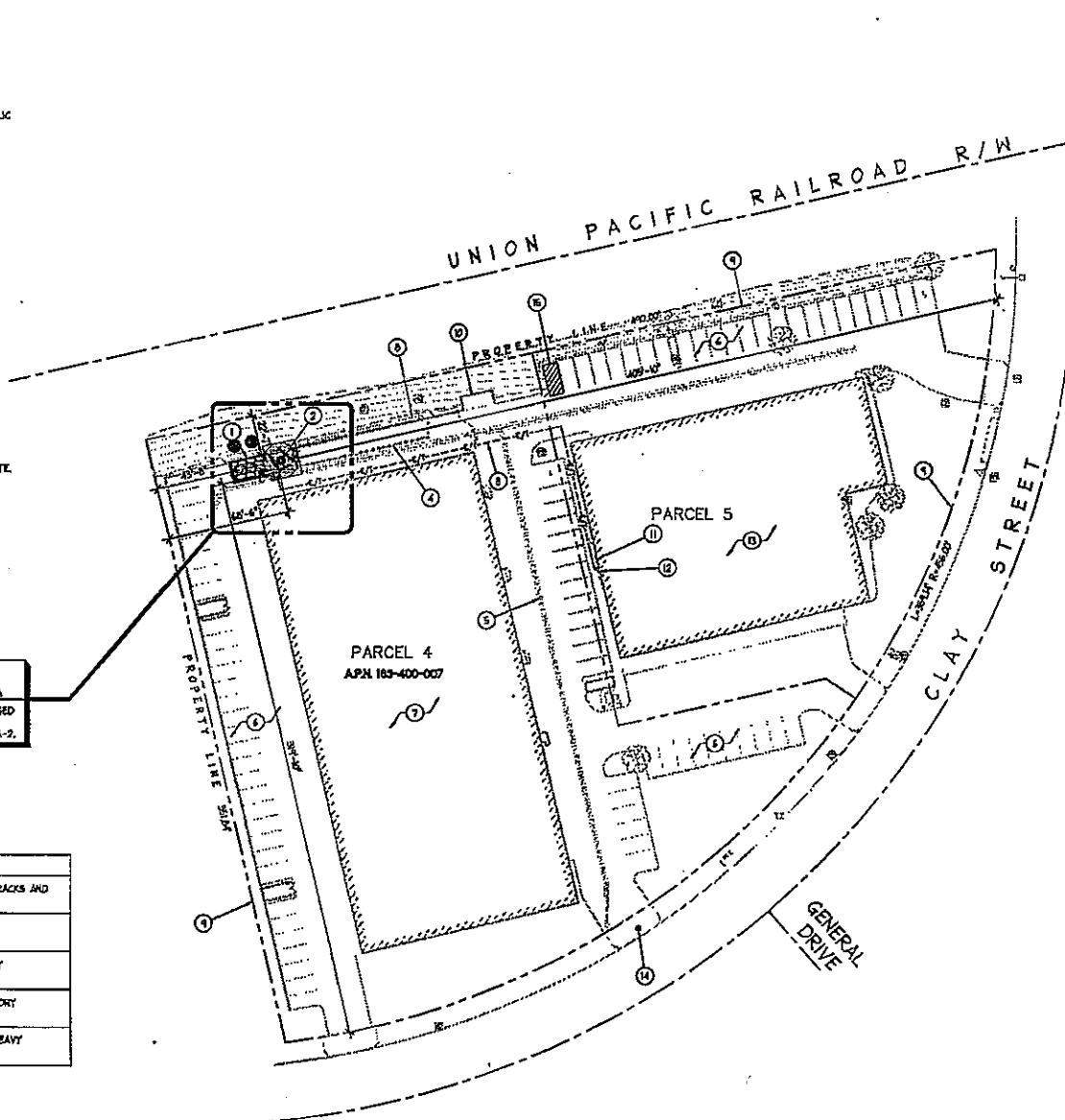
2 OF 2 C-2

NOTES:

- ① NEW T-MOBILE (40 SQ. FT.) EQUIPMENT LEASE AREA LOCATED AT GROUND LEVEL. SEE SHEET A-2 FOR ENLARGED SITE PLAN.
- ② NEW T-MOBILE TOP HIGH CO-LOCATABLE MONOPOLE WITH (02) NEW T-MOBILE PANEL ANTENNAS AND (1) PARABOLIC ANTENNA. SEE SHEET A-2 FOR ENLARGED SITE PLAN.
- ③ NEW T-MOBILE UNDERGROUND CONDUIT FOR POWER AND TELCO RUN FROM NEW UTILITY CABINETS TO EXISTING UTILITY CABINETS (APPROX. 200' LENGTH).
- ④ EXISTING 40' HIGH HEIGHT IRON FENCE ENCLOSURE TO REMAIN.
- ⑤ EXISTING CONCRETE FLOW LINE.
- ⑥ EXISTING PARKING AREA.
- ⑦ EXISTING 14'-6" HIGH BUILDING.
- ⑧ EXISTING 7' HIGH CHAINLINK FENCE WITH BARBED WIRE TO REMAIN.
- ⑨ EXISTING PROPERTY LINE.
- ⑩ EXISTING TRASH ENCLOSURE.
- ⑪ EXISTING SWITCHBOARD AND NEW T-MOBILE P.O.C. FOR POWER.
- ⑫ EXISTING TELCO CABINET AND NEW T-MOBILE P.O.C. FOR TELCO.
- ⑬ EXISTING 14'-6" HIGH BUILDING.
- ⑭ EXISTING DRIVEWAY AND NEW T-MOBILE ACCESS TO SITE.
- ⑮ NEW T-MOBILE NON-EXCLUSIVE PARKING SPACE.

NEW T-MOBILE EQUIPMENT LEASE AREA
40 SQ. FT. SEE ENLARGED SITE PLAN ON SHEET A-2.

ZONING TABLE/LAND USE	
NORTH RR - RURAL RESIDENTIAL, RAILROAD TRACKS AND VACANT LAND	
SOUTH MH - MANUFACTURING (HEAVY), VACANT	
EAST MH - MANUFACTURING (HEAVY), TWO STORY MANUFACTURING BUILDING	
WEST MH - MANUFACTURING (HEAVY), SINGLE STORY COMMERCIAL BUILDING	
EXISTING ZONE	(T-H) MANUFACTURING HEAVY
EXISTING LAND USE	(M) HEAVY INDUSTRIAL



T-Mobile
Get more from life®
2337 EAST QUARTY ROAD, SUITE 200
ORANGE, CA 92661

PLANS PREPARED BY:
ACO
ARCHITECTS - INC.
26710 ENTERPRISE #400
LAKE FOREST, CA, 92680
PHONE: (949) 794-9940
FAX: (949) 297-4788

CONSULTING GROUP:
SEQUOIA
DEVELOPMENT SERVICES, INC.
ONE VENTURA, SUITE 200
SAN JOSE, CA 95131

NO.	DATE	DESCRIPTION	BY:
1	03-04-10	90% ZD'S	MY
2	03-10-10	100% ZD'S FOR REVIEW	MY
3	03-17-10	CLIENT REVISIONS	MY
4	06-04-10	PLANNING REVISIONS	CJS

SITE INFORMATION:
CLAY ST. STORAGE
1E25785A
6918 CLAY ST.
RYERSIDE, CA 92506

SEAL:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

SITE PLAN

SCALE: 1"=30'
1

T-Mobile
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237 CHESTNUT ROAD, SUITE 204
ORANGE, CA 92667

PLANS PREPARED BY:
AGG
ARCHITECTS • INC.
2670 ENTERPRISE #600
LAKE FOREST, CA 92650
PHONE: (949) 756-9940
FAX: (949) 297-6780

CONSULTING GROUP:
SEQUOIA
DEVELOPMENT SERVICES, INC.
ONE VENTURA, SUITE 200
PALO ALTO, CA 94303

NO.	DATE	DESCRIPTION	BY
1	03-04-10	BOX 2D'S	MY
2	03-10-10	100% 2D'S FOR REVIEW	MY
3	03-17-10	CLIENT REVISIONS	MY
4	06-04-10	PLANNING REVISIONS	CJS

SITE INFORMATION:
CLAY ST. STORAGE
1E25785A
6515 CLAY ST.
RIVERSIDE, CA 92506

SEAL:

SHEET TITLE:
ENLARGED SITE PLAN

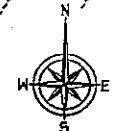
SHEET NUMBER:
A-2

NOTES:

- ① NEW T-MOBILE (63 SQ. FT.) EQUIPMENT LEASE AREA LOCATED AT GROUND LEVEL.
- ② NEW T-MOBILE COAX CABLE RUN FROM NEW EQUIPMENT CABINETS TO NEW PANEL ANTENNAS. (APPROX. 85' LENGTH)
- ③ NEW T-MOBILE (6) ERICSSON RES 20W OUTDOOR EQUIPMENT CABINETS MOUNTED ON NEW RAISED CONCRETE PAD AT GROUND LEVEL.
- ④ NEW T-MOBILE POWER AND TELCO CABINETS MOUNTED ON NEW H-FRAME.
- ⑤ NEW T-MOBILE EMERGENCY GENERATOR RECEPTACLE.
- ⑥ NEW T-MOBILE UNDERGROUND CONDUIT FOR POWER AND TELCO RUN FROM NEW UTILITY CABINETS TO EXISTING UTILITY CABINETS (APPROX. 262' LENGTH). SEE BASEEY A-1 FOR CONTINUATION.
- ⑦ NEW T-MOBILE 12'-4" X 35'-0" X 7'-6" HIGH WROUGHT IRON FENCE ENCLOSURE AT GROUND LEVEL.
- ⑧ NEW T-MOBILE 7 DIA. PARABOLIC ANTENNA AT 50° AZIMUTH, MOUNTED ON NEW 70' HIGH CO-LOCATABLE CO-LOCATABLE MONOPINE. PAINT TO MATCH NEW MONOPINE BRANCHES.
- ⑨ NEW T-MOBILE 8" WIDE WROUGHT IRON DOUBLE GATES. PAINT TO MATCH EXISTING FENCE.
- ⑩ NEW T-MOBILE 70' HIGH CO-LOCATABLE MONOPINE.
- ⑪ NEW T-MOBILE (4) PANEL ANTENNAS WITH (4) THA'S PER SECTOR 'A' AT 40° AZIMUTH, MOUNTED ON NEW 70' HIGH CO-LOCATABLE MONOPINE. PAINT TO MATCH NEW MONOPINE BRANCHES.
- ⑫ NEW T-MOBILE (4) PANEL ANTENNAS WITH (4) THA'S PER SECTOR 'B' AT 80° AZIMUTH, MOUNTED ON NEW 70' HIGH CO-LOCATABLE MONOPINE. PAINT TO MATCH NEW MONOPINE BRANCHES.
- ⑬ NEW T-MOBILE (4) PANEL ANTENNAS WITH (4) THA'S PER SECTOR 'C' AT 240° AZIMUTH, MOUNTED ON NEW 70' HIGH CO-LOCATABLE MONOPINE. PAINT TO MATCH NEW MONOPINE BRANCHES.
- ⑭ NEW T-MOBILE CONCRETE SLAB.
- ⑮ NEW T-MOBILE GPS ANTENNA MOUNTED ON EQUIPMENT CABINET.
- ⑯ NEW T-MOBILE CRAWLING VINES. SEE LANDSCAPE SHEETS.
- ⑰ NEW T-MOBILE COAX CABLE TRAY WITH DIAMOND PLATE COVER.
- ⑱ NEW T-MOBILE 26'-0" DIAMETER MONOPINE BRANCHES COVERAGE. (SHOWN DASHED).
- ⑲ NEW T-MOBILE SERVICE LIGHTS. TYPICAL OF (2).
- ⑳ PORTION OF EXISTING CURBS TO BE REMOVED (SHOWN DASHED).
- ㉑ EXISTING 3'6" HIGH WROUGHT IRON FENCE ENCLOSURE TO REMAIN.
- ㉒ EXISTING CONCRETE FLOOR LINE.
- ㉓ EXISTING ASPHALT PAVEMENT.
- ㉔ EXISTING 10'-0" HIGH BUILDING.
- ㉕ EXISTING 7' HIGH CHAINLINK FENCE WITH BARBED WIRE TO REMAIN.
- ㉖ EXISTING PROPERTY LINE.
- ㉗ NEW T-MOBILE 15' HIGH 24" BOX ARGENT PINE TREE AT 10' O.C. TYPICAL OF (2). SEE LANDSCAPE SHEETS.

NOTE:
MONOPINE BRANCHES NOT SHOWN FOR CLARITY.

ENLARGED SITE PLAN



SCALE:
3/8"=1'-0" 1

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2347 EAST QUINCY BLVD., SUITE 200
ORLAND, CA 91761

PLANS PREPARED BY:

AGO
ARCHITECTS - INC.

2670 ENTERPRISE #600
LAKE FOREST, CA 92630
PHONE: (949) 716-9940
FAX: (949) 297-4769

CONSULTING GROUP:

SEQUOIA
REDEVELOPMENT SERVICES INC.
ONE VENTURA, SUITE 200
IRVINE, CA 92618

NO.	DATE	DESCRIPTION	BY
1.	03-04-10	90% 2D'S	MY
2.	03-10-10	100% 2D'S FOR REVIEW	MY
3.	03-17-10	CLIENT REVISIONS	MY
4.	06-04-10	PLANNING REVISIONS	GJS

SITE INFORMATION:

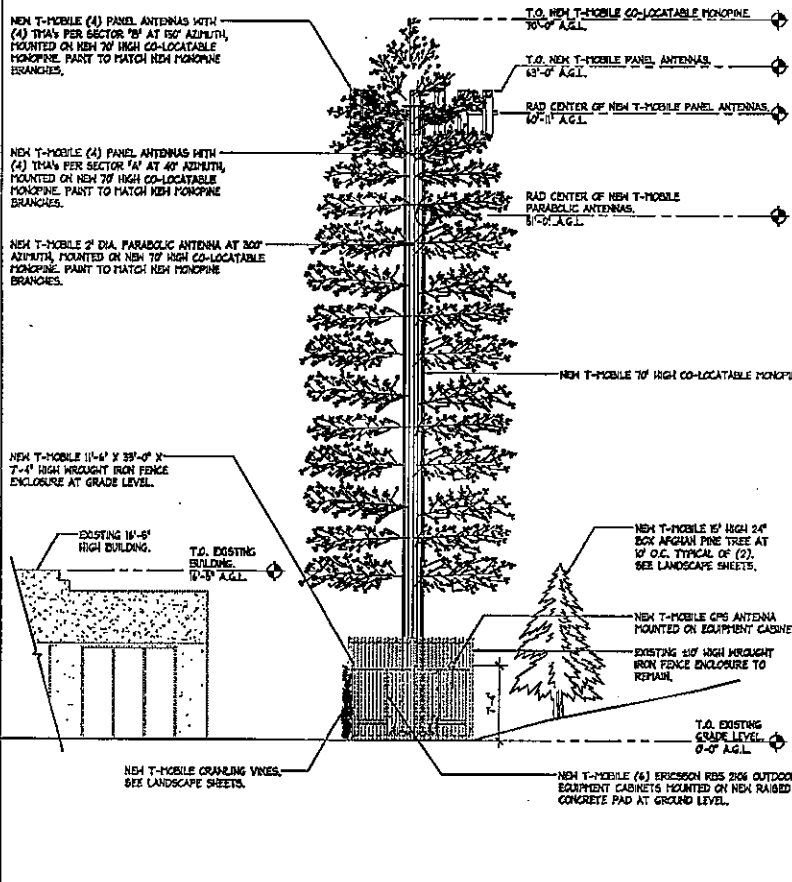
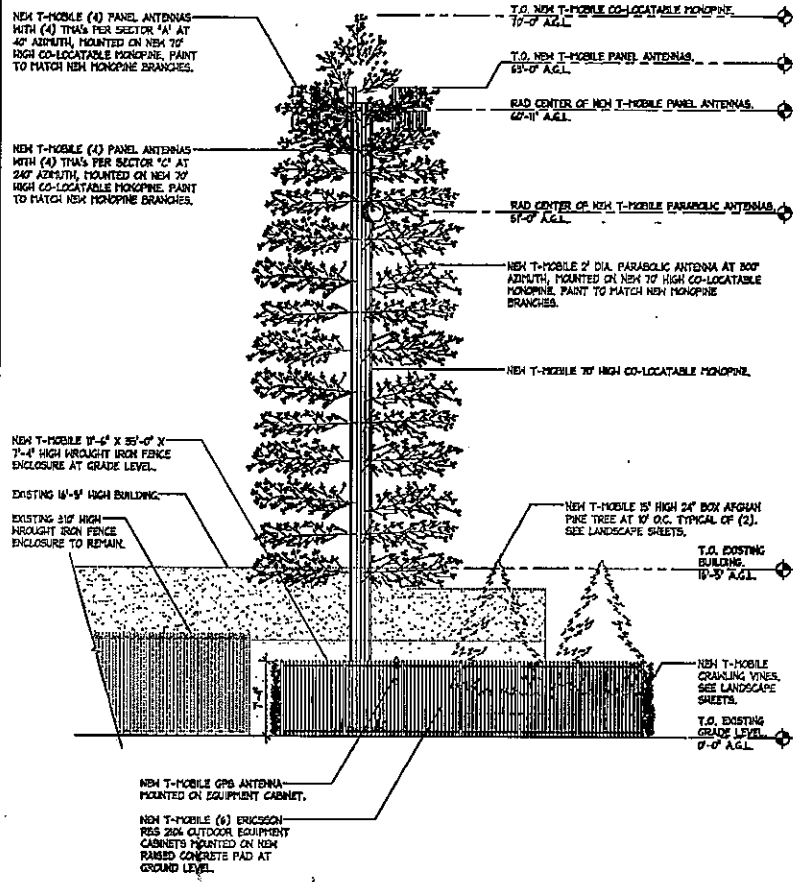
CLAY ST. STORAGE
IE25785A
5615 CLAY ST.
RIVERSIDE, CA 92508

SCALE:

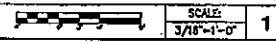
SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:

A-3



NORTH ELEVATION



SCALE:
3/16"=1'-0"

EAST ELEVATION



SCALE:
3/16"=1'-0"

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1237 EAST QUART ROAD, SUITE 200
OAKLAND, CA 94612

PLANS PREPARED BY:

ACO
ARCHITECTS - INC.

2670 ENTERPRISE 4600
LAKE FOREST, CA 92650
PHONE (949) 716-7940
FAX (949) 291-4760

CONSULTING GROUP:

SEQUIOIA
DEVELOPMENT SERVICES, INC.
ONE VENTURA, SUITE 200
SUNNYVALE, CA 95088

NO.	DATE	DESCRIPTION	BY
1.	03-04-10	50% 2D'S	MY
2.	03-10-10	100% 2D'S FOR REVIEW	MY
3.	03-17-10	CLIENT REVISIONS	MY
4.	06-04-10	PLANNING REVISIONS	QJS

SITE INFORMATION:

CLAY ST. STORAGE
1E25785A
8515 CLAY ST.
RIVERSIDE, CA 92509

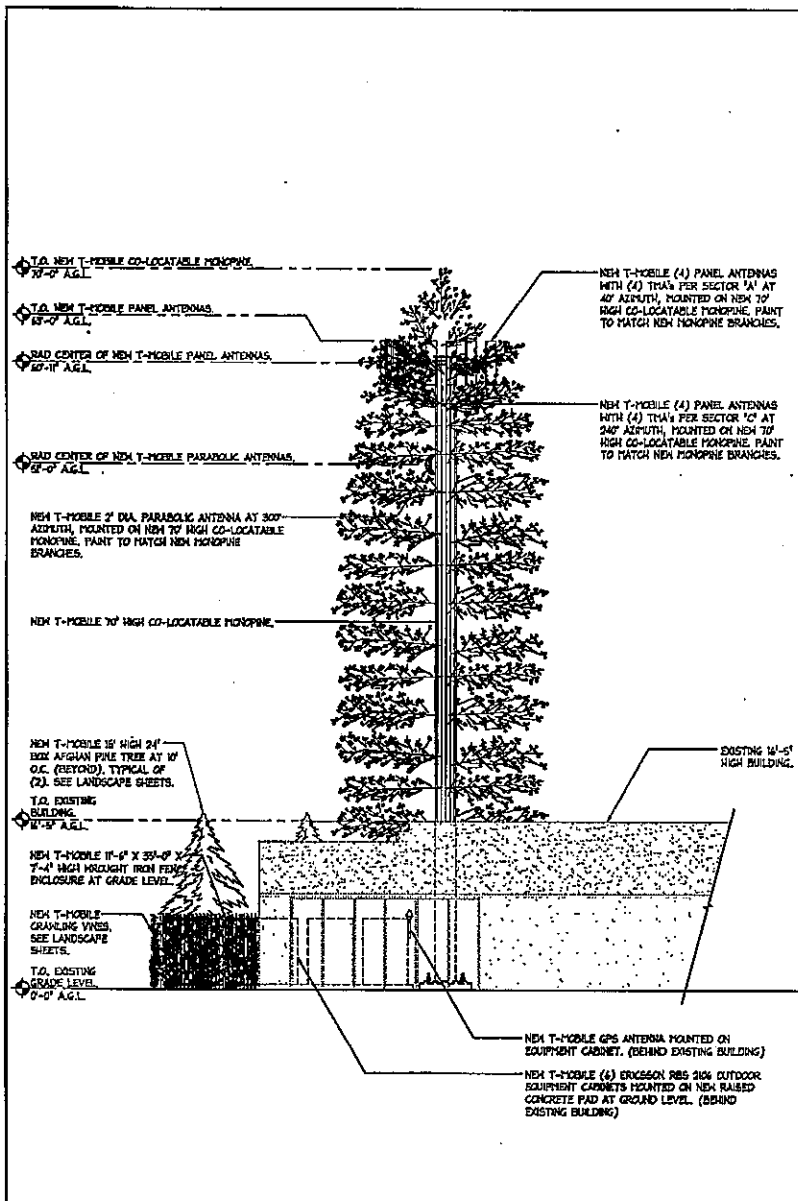
SCALE:

SHEET TITLE:

ARCHITECTURAL ELEVATIONS

SHEET NUMBER:

A-4

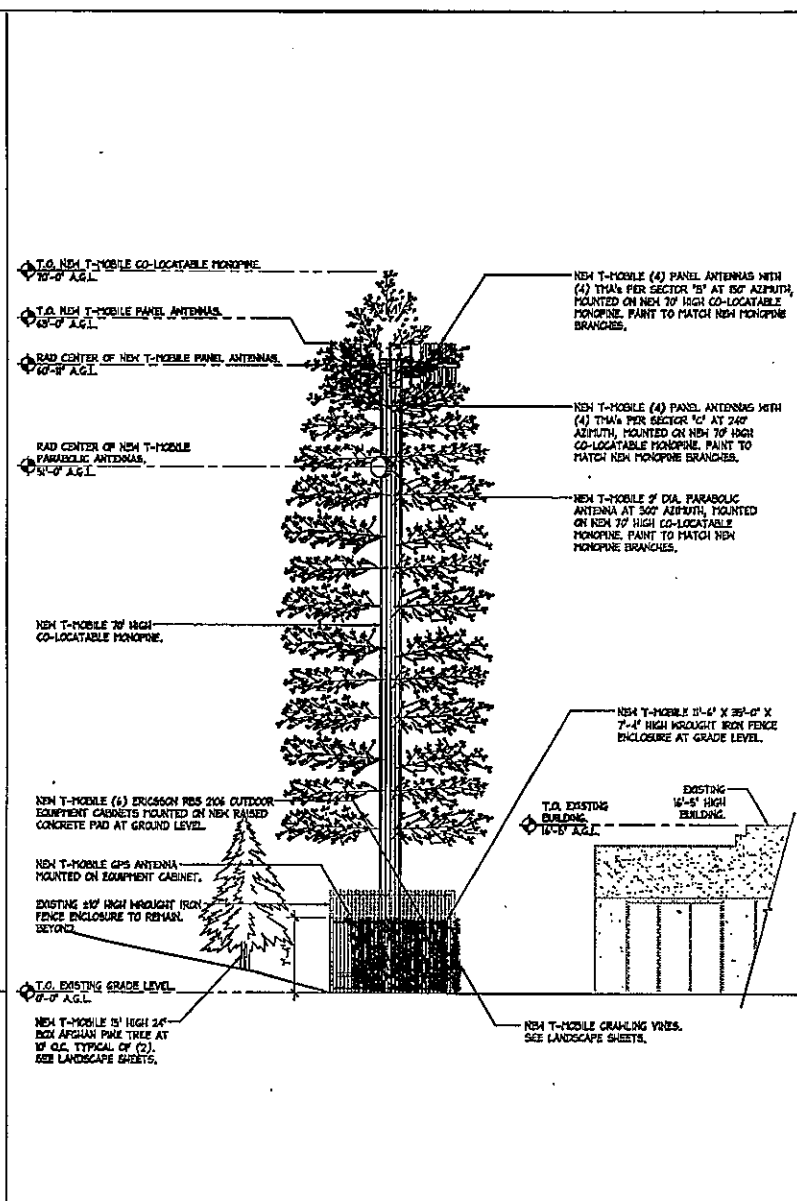


SOUTH ELEVATION



SCALE:
3/16"=1'-0" 1

WEST ELEVATION



SCALE:
3/16"=1'-0" 2

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

CC005964

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 24493 DATE SUBMITTED: 3-29-10

APPLICATION INFORMATION EA42297 CFG05657

Applicant's Name: T-Mobile West Corporation E-Mail: Paul, Linda(Ontario CA[Linda.Paul6@T-Mobile.com]

Mailing Address: 3257 E. Guasti Rd., Suite 200
Ontario, CA 91761
Street City State ZIP

Daytime Phone No: (909) 975-3698 Fax No: (909-975-3637)

Please send all correspondence regarding this project at
Monica Moretta
One Venture, Suite 200
Irvine, CA 92618
949-241-0175
monica.moretta@sequoia-ds.com

Engineer/Representative's Name: Sequoia Deployment Services, Inc.
Monica Moretta Agent Representative E-Mail: monica.moretta@sequoia-ds.com

Mailing Address: One Venture, Suite 200
Irvine, CA 92618
Street City State ZIP

Daytime Phone No: (949) 241-0175 Fax No: (949) 753-7203
Jurupa Western Incorporated,

Property Owner's Name: a California corporation-Chuck Cox E-Mail: rneilsonlebaron@yahoo.com

Mailing Address: 2020 E. Orangethorpe Ave. Suite 210
Fullerton, CA 92831-5327
Street City State ZIP

Daytime Phone No: (714) 680-3812 Ext: 223 Fax No: (714) 680-3340

If the property is owned by more than one person, attach a separate page that reference 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.

APPLICATION FOR LAND USE AND DEVELOPMENT

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.

Please see attached letter of authorization.

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.

Monica Moretta-Agent Representative

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): 163-400-007

Section: 25 Township: 2S Range: 6W

Approximate Gross Acreage: T-Mobile lease area is 306 sq. ft.

General location (nearby or cross streets): North of Clay Street, South of Linares Ave, East of Van Buren Blvd, West of Clay Street

Thomas Brothers map, edition year, page number, and coordinates: 2006, page:684; grid: F-6
Lat. 33.972100
long. 117.460000

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

T-Mobile West Corporation proposes to construct, operate and maintain an unoccupied wireless facility consisting of twelve (6) panel antennas, two (2) GPS antennas, one (1) parabolic antenna, six (6) BTS radio cabinets, coaxial cable runs from the antennas to the BTS, and power and telco connections. The antennas will be attached to a new 70 ft. wireless facility design as a pine tree. The radio equipment cabinets will be inside of a new 7'-4" wrought iron fence enclosure design to match the existing wrought iron fence on site. Please see attached project description for further information.

Related cases filed in conjunction with this request:

None

Is there a previous development 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) _____

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: ⁰ _____

Estimated amount of fill = cubic yards ⁰ _____

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

Import _____ Export _____ Neither _____

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

N/A

APPLICATION FOR LAND USE AND DEVELOPMENT

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 development proposal 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

Does the development project area exceed more than one acre in area? Yes No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River

Santa Margarita River

San Jacinto River

Colorado River

HAZARDOUS WASTE SITE DISCLOSURE 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 is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____  Date March 2010

Owner/Representative (2) _____ Date _____

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. 24493 – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West Corporation – Engineer/Representative: Sequoia Deployment Services, Inc. - Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Heavy Industrial (CD:HI) (0.15 - 0.50 Floor Area Ratio) – Location: Northerly of Clay Street, Easterly of Van Buren Blvd, more specifically 6515 Clay Street, Riverside, CA – 3.06 Acres - Zoning: Manufacturing-Heavy (M-H) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 613 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain six (6) equipment cabinets and one (1) GPS antenna. Two (2) live pine trees are also proposed to be planted in the project area. - APN: 163-400-007. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: September 13, 2010
PLACE OF HEARING: TRANSPORTATION ANNEX, CONFERENCE ROOM 3
3525 14TH STREET
RIVERSIDE, CA 92504
(CORNER OF 14TH AND LEMON STREET)

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html

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 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. 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:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/22/2010,

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

APN (s) or case numbers PP24493 For

Company or Individual's Name Planning Department,

Distance buffered 600' 1000'

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

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


NAME: Vinnie Nguyen

TITLE GIS Analyst

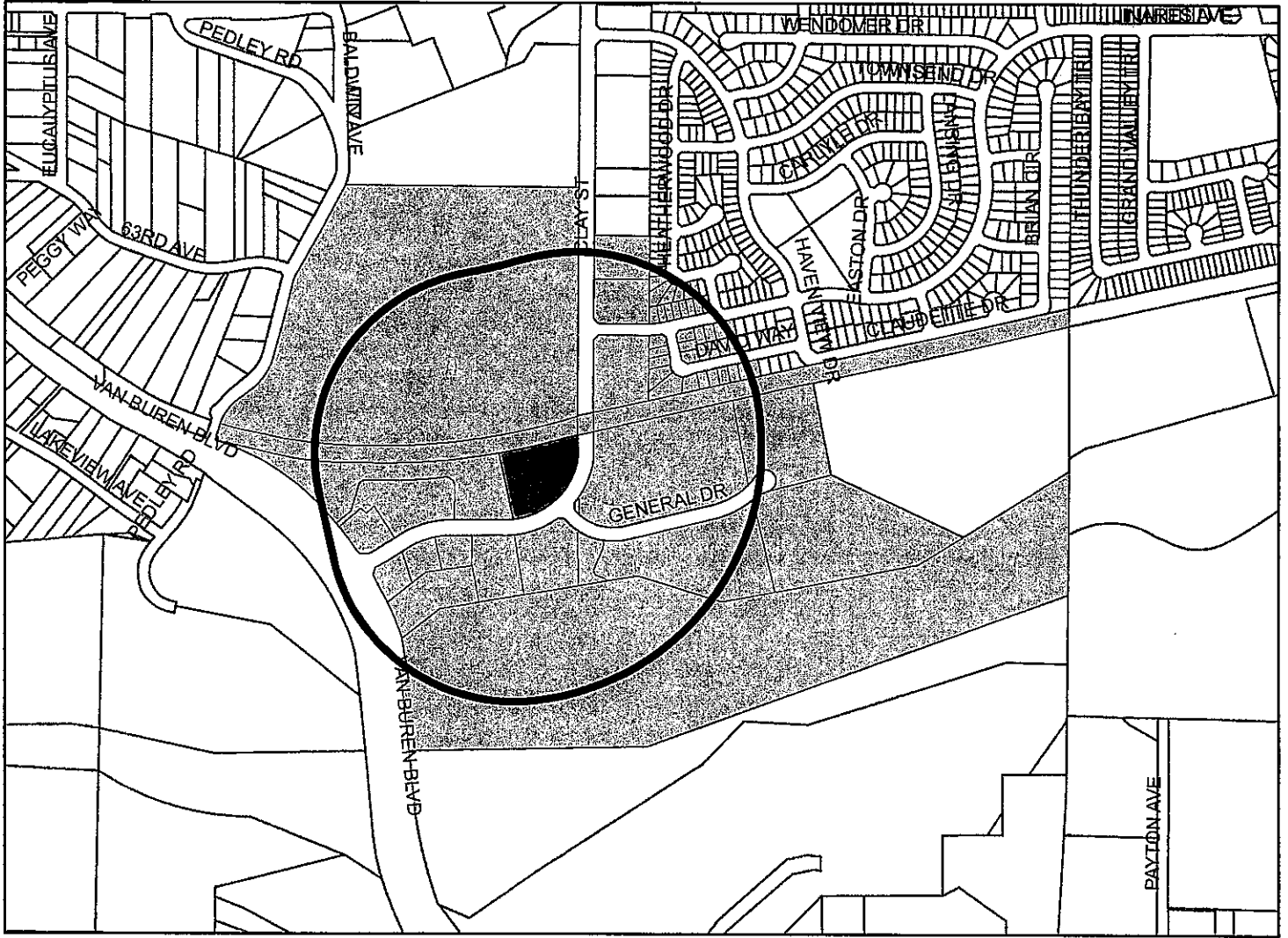
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

7/22/10 
EXPIRES: 7/22/2011

1000 feet buffer



Selected Parcels

163-400-035	989-420-036	163-332-014	989-860-006	163-393-012	989-380-006	163-393-014	989-380-029	163-393-010	989-380-008
163-400-004	989-390-009	163-332-017	989-860-005	163-393-011	989-350-020	163-392-011	989-460-009	163-332-012	989-860-008
163-300-020	989-480-028	163-392-008	989-480-028	163-392-015	989-380-028	163-332-011	989-390-030	163-400-008	989-380-006
163-392-014	989-390-008	163-392-013	989-860-007	163-392-012	989-350-020	163-332-021	989-390-007	163-393-013	163-400-017
163-400-016	163-400-010	163-400-013	163-400-014	163-400-012	163-393-009	163-332-025	163-400-025	163-393-015	163-300-005
163-332-023	163-332-026	163-393-005	163-332-013	163-332-022	163-332-015	163-400-003	163-400-019	163-400-034	163-392-018
163-400-002	163-332-016								



9800 49000 0 0 980 Feet 1,200 Feet

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

APN: 163400015, ASMT: 163400015
6510 GENERAL DR CORP
C/O TDA INV GROUP
1214 DONNELLY AVE
BURLINGAME CA 94010

APN: 163393010, ASMT: 163393010
ARMANDO DIAZ, ETAL
8093 DAVID WAY
RIVERSIDE CA. 92509

APN: 163332014, ASMT: 163332014
AARON G MAGGS, ETAL
6385 HEATHERWOOD DR
RIVERSIDE CA. 92509

APN: 163393016, ASMT: 163393016
BENJAMIN RAMIREZ
8153 DAVID WAY
RIVERSIDE CA. 92509

APN: 163400046, ASMT: 163400046
ABSOLUTE STORAGE RIVERSIDE VAN BUREN BLVD
291 CORPORATE TERRACE CIR
CORONA CA 92879

APN: 163400004, ASMT: 163400004
BLR PROP
75 MARYLAND AVE
BERKELEY CA 94707

APN: 163393012, ASMT: 163393012
ALEXANDER PARRA, ETAL
8113 DAVID WAY
RIVERSIDE CA. 92509

APN: 163392009, ASMT: 163392009
BRIAN H BONNETT
8080 LINARES AVE
RIVERSIDE CA. 92509

APN: 163393006, ASMT: 163393006
AMJAD AFZAL, ETAL
8053 DAVID WAY
RIVERSIDE CA. 92509

APN: 163332017, ASMT: 163332017
CATALINA HERNANDEZ, ETAL
6403 HEATHERWOOD DR
RIVERSIDE CA. 92509

APN: 163393014, ASMT: 163393014
ANTHONY K TURDO
8133 DAVID WAY
RIVERSIDE CA. 92509

APN: 163400005, ASMT: 163400005
CBR CORP
C/O ANMG
7651 ALABAMA AVE STE C
CANOGA PARK CA 91304

APN: 163392017, ASMT: 163392017
ANTONIO SIXTOS, ETAL
8070 DAVID WAY
RIVERSIDE CA. 92509

APN: 163393011, ASMT: 163393011
CELIA LOUISE ORNELAS
8103 DAVID WAY
RIVERSIDE CA. 92509



APN: 163332019, ASMT: 163332019
CESAR BERUMEN
8085 LINARES AVE
RIVERSIDE CA. 92509

APN: 163392008, ASMT: 163392008
DEAN A HOTH, ETAL
8072 LINARES AVE
RIVERSIDE CA. 92509

APN: 163392011, ASMT: 163392011
CHARLES S ELDRIDGE, ETAL
1066 S MOUNTCREST CT
ANAHEIM CA 92808

APN: 163400023, ASMT: 163400023
EDDIE R FISCHER, ETAL
C/O HENRY COX
2020 E ORANGETHORPE AVE
FULLERTON CA 92831

APN: 163400009, ASMT: 163400009
CIT LENDING SERVICES CORP
C/O DENNIS DAVIS
1 CIT DR
LIVINGSTON NJ 7039

APN: 163392015, ASMT: 163392015
EVANGELINA JIMENEZ
8090 DAVID WAY
RIVERSIDE CA. 92509

APN: 163332012, ASMT: 163332012
CLAIRE A HALESWORTH
6375 HEATHERWOOD DR
RIVERSIDE CA. 92509

APN: 163332024, ASMT: 163332024
GLEN A BEELER, ETAL
8123 LINARES AVE
RIVERSIDE CA. 92509

APN: 163400011, ASMT: 163400011
CLAY STREET PROP
2612 26TH ST
SANTA MONICA CA 90405

APN: 163332011, ASMT: 163332011
IDREES MALIK, ETAL
20515 REGAL OAK DR
YORBA LINDA CA 92886

APN: 163300020, ASMT: 163300020
DALE W PENTZ, ETAL
22684 CALCUTTA
CANYON LAKE CA 92587

APN: 163392010, ASMT: 163392010
IGNACIA S RODRIGUEZ, ETAL
8084 LINARES AVE
RIVERSIDE CA. 92509

APN: 163400026, ASMT: 163400026
DE ANZA COUNTRY DE ANZA BUSINESS PARK
8175 LIMONITE
RIVERSIDE CA 92509

APN: 163400008, ASMT: 163400008
IN N OUT BURGER
4199 CAMPUS DR NO 900
IRVINE CA 92612



APN: 163392016, ASMT: 163392016
JASON DAVIDSON, ETAL
8080 DAVID WAY
RIVERSIDE CA. 92509

APN: 163332021, ASMT: 163332021
LUIS ROSAS, ETAL
8099 LINARES AVE
RIVERSIDE CA. 92509

APN: 163392014, ASMT: 163392014
JAVED IQBAL, ETAL
8130 DAVID WAY
RIVERSIDE CA. 92509

APN: 163393007, ASMT: 163393007
MICHAEL CONNELLY, ETAL
8083 DAVID WAY
RIVERSIDE CA 92509

APN: 163393008, ASMT: 163393008
JESUS GONZALEZ, ETAL
8073 DAVID WAY
RIVERSIDE CA. 92509

APN: 163393013, ASMT: 163393013
MIGUEL GUERRERO
8123 DAVID WAY
RIVERSIDE CA. 92509

APN: 163392013, ASMT: 163392013
JUAN C QUIJANO, ETAL
8140 DAVID WAY
RIVERSIDE CA. 92509

APN: 163400012, ASMT: 163400012
MMI & BDI RIVERSIDE GENERAL
C/O MARVIN POER & CO
18818 TELLER AVE STE 277
IRVINE CA 92612

APN: 163400007, ASMT: 163400007
JURUPA WESTERN INC
2020 E ORANGETHORPE AVE
FULLERTON CA 92831

APN: 163393009, ASMT: 163393009
ONESIMO B RODRIGUEZ
8083 DAVID WAY
RIVERSIDE CA. 92509

APN: 163392012, ASMT: 163392012
LILIAN ARACELY MACDONALD
8150 DAVID WAY
RIVERSIDE CA. 92509

APN: 163332025, ASMT: 163332025
PATRICK THOMPSON, ETAL
8131 LINARES AVE
RIVERSIDE CA. 92509

APN: 163332020, ASMT: 163332020
LUIS JAVIER AGUILAR, ETAL
8091 LINARES AVE
RIVERSIDE CA. 92509

APN: 163400025, ASMT: 163400025
PAUL NIKOLAU, ETAL
10387 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720



APN: 163393015, ASMT: 163393015
RICARDO L RENTERIA, ETAL
8143 DAVID WAY
RIVERSIDE CA. 92509

APN: 163332015, ASMT: 163332015
TRACEY L CARROLL
6391 HEATHERWOOD DR
RIVERSIDE CA. 92509

APN: 163300005, ASMT: 163300005
RIVERSIDE CO REGIONAL PARK & OPEN SP DIST
3133 MISSION INN AVE
RIVERSIDE CA 92507

APN: 163400034, ASMT: 163400034
UNION PACIFIC RR
REGIONAL MANAGER OF PROPERTY TAXES
1700 FARNAM ST NO 105-FL
OMAHA NE 68102

APN: 163332023, ASMT: 163332023
RODOLFO MENDEZ, ETAL
8115 LINARES AVE
RIVERSIDE CA. 92509

APN: 163392018, ASMT: 163392018
VICTOR M CORTEZ, ETAL
8060 DAVID WAY
RIVERSIDE CA. 92509

APN: 163332026, ASMT: 163332026
ROSA A SUAREZ, ETAL
8141 LINARES AVE
RIVERSIDE CA. 92509

APN: 163400002, ASMT: 163400002
WCP DEANZA
C/O WRIGHTWOOD CAPITAL
2 N LA SALLE ST 9TH FL
CHICAGO IL 60602

APN: 163393005, ASMT: 163393005
SHAWN C SUMMERS
8043 DAVID WAY
RIVERSIDE CA. 92509

APN: 163332016, ASMT: 163332016
WILLIAM E JONES
8550 LIMONITE AVE
RIVERSIDE CA 92509

APN: 163332013, ASMT: 163332013
THOMAS J BUCHANAN
6381 HEATHERWOOD DR
RIVERSIDE CA. 92509

APN: 163332022, ASMT: 163332022
THOMAS WAYNE WHALEY, ETAL
8107 LINARES AVE
RIVERSIDE CA. 92509

ATTN: Pam Lauzon & Janet Dewhirst
Jurupa Unified School District
4850 Pedley Rd.
Riverside, CA 92509-3966

ATTN: General Manager
Riverside Municipal Airport
6951 Flight Rd.
Riverside, CA 92504

Applicant:
T-Mobile West Corp
3257 E. Guasti Rd., Ste. 200
Ontario, CA 91761

Eng-Rep:
Sequoia Development Services
Attn: Monica Moretta
One Venture Ste. 200
Irvine, CA 92618

Owner:
Jurupa Western Inc. Cal. Corp
Chuch Cox
2020 E. Orangethorpe Ave. Ste. 210
Fullerton, CA 92831

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Carolyn Syms Luna · 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, 9th 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.

EA42297/Plot Plan No. 24493

Project Title/Case Numbers

Damaris Abraham

County Contact Person

951-955-5719

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

T-Mobile West Corporation

Project Applicant

3257 E. Guasti Rd., Suite 200, Ontario, CA 91761

Address

The project is located in the Jurupa Area Plan, northerly of Clay Street and easterly of Van Buren Blvd, more specifically 6515 Clay Street, Riverside, CA.

Project Location

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 613 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain six (6) equipment cabinets and one (1) GPS antenna. Two (2) live pine trees are also proposed to be planted in the project area.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on September 13, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Damaris Abraham

Signature

Project Planner

Title

July 26, 2010

Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PP24493\DH-PC-BOS Hearings\DH-PC\NOD,PP24493.docx Revised 10/21/09

Please charge deposit fee case#: ZEA42297 ZCFG05657 \$2,074.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Carolyn Syms Luna · Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 24493

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 and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Urban Regional Planner III Date: June 16, 2010

Applicant/Project Sponsor: T-Mobile West Corporation Date Submitted: March 29, 2010

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 7/01/09
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42297 ZCFG05657 \$2,074.25
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1003225

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: T MOBILE WEST CORPORATION \$64.00
paid by: CK 1716136
paid towards: CFG05657 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42297
at parcel #: 6515 CLAY ST RIV
appl type: CFG3

By _____ Mar 29, 2010 11:54
MGARDNER posting date Mar 29, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1006294

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: T MOBILE WEST CORPORATION \$2,010.25
paid by: CK 1788200
paid towards: CFG05657 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42297
at parcel #: 6515 CLAY ST RIV
appl type: CFG3

By _____ Jun 08, 2010 11:09
SBROSTRO posting date Jun 08, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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

Additional info at www.rctlma.org

Agenda Item No.: 2.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Planning Commission: October 6, 2010

Conditional Use Permit No. 3606
E.A. Number: 42044
Applicant: Temecula Public Cemetery
Engineer/Representative: RBF Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3606 proposes a public cemetery in three phases. Phase I consists of a 2,050 square foot administrative building, a 3,640 square foot maintenance building, an 800 square foot columbaria (special vault with recesses in the walls to receive the ashes of the dead) and 58 parking spaces. Phase II consists of a graded access road for a secondary entrance and a paved maintenance area. Phase III will be used for expansion purposes under a future revised permit.

The project site is located southerly of Benton Road, easterly of Camino Del Vino, and westerly of Bella Vista Road.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Agriculture (AG) (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Agriculture (AG) (10 Acre Minimum) |
| 3. Existing Zoning (Ex. #2): | Light Agriculture – 20 Acre Minimum (A-1-20) |
| 4. Surrounding Zoning (Ex. #2): | Light Agriculture – 10 Acre Minimum (A-1-10) to the north, east, and south, Citrus Vineyard (C/V) to the west |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Orchards to the east and scattered rural residences to the north, west, and south. |
| 7. Project Data: | Total Acreage: 52.70
Total Square Footage: 6,490 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42044**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3606**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Agriculture: Agriculture (AG) (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Light Agriculture - 20 Acre Minimum (A-1-20) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
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 Multi-Species Habitat Conservation Plan (MSCHP).

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 is designated Agriculture (AG) (10 Acre Minimum) in the Southwest Area Plan.
2. The proposed use, a public cemetery is allowed within the Agriculture (AG) (10 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Agriculture (AG) (10 Acre Minimum).
4. The zoning for the subject site is Light Agriculture – 20 Acre Minimum (A-1-20).
5. The Light Agriculture (A-1) zone does not specifically allow cemeteries, but allows for the Planning Director to determine that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. The A-1 zone permits the following public uses with plot plan approval: churches, libraries, and schools. The proposed cemetery is considered a public use and is substantially the same in character the uses permitted in the A-1 zone. Therefore, the project is consistent with the site's existing zoning.
6. The proposed cemetery is consistent with the development standards set forth in the Light Agriculture - 20 Acre Minimum (A-1-20) zone.
7. The project site is surrounded by properties which are zoned Light Agriculture – 10 Acre Minimum (A-1-10) to the north, east, and south, Citrus Vineyard (C/V) to the west.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 42044 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Recreation

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.

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 city sphere of influence;
 - b. A 100-year flood plain;
 - c. An area drainage plan;
 - d. A dam inundation area; or,
 - e. A MSHCP Core Reserve Area.
3. The project site is located within:
 - a. The Temecula Valley Unified School District;
 - b. County Service Area No. 149;
 - c. The Citrus Vineyard Rural Policy Area; and,
 - d. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Number 924-360-002.
5. This project was filed with the Planning Department on September 17, 2008.
6. This project was reviewed by the Land Development Committee three (3) times on the following dates: 10/20/08, 12/18/08 and 5/13/10.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$33,956.38.

C.U.P. NO. 03606

COUNTY OF RIVERSIDE, CA

LEGAL DESCRIPTION

A PORTION OF THE RANCHO PUEBLO AS SHOWN IN BOOK 1, PAGE 48, OF PATENTS OF RECORDS OF SAN DIEGO COUNTY RECORDS, ALSO A PORTION OF PARCELS M-28 AS SHOWN BY RECORDS OF SURVEY RECORDED IN BOOK NO. 80-25, IN THE COUNTY RECORDS, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF PARCEL M-3, AS SHOWN ON SAID MAP;

THENCE SOUTH 71°30'00" WEST AND ALONG THE SOUTHERLY LINE OF SAID PARCEL M-29, 2018.41 TO THE SOUTHWESTERLY CORNER THEREOF, ALSO BEING A POINT ON A NON-TANGENT CURVE SOUTHWESTERLY HAVING A RADIUS OF 3000.00 FEET AND A RADIAL BEARING THAT BEARS SOUTH 64°17'00" WEST;

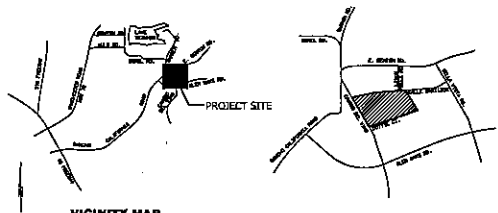
THENCE NORTHWESTERLY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'14" AND AN ARC LENGTH OF 357.00 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 51°56'10" WEST AND ALONG THE WESTERLY LINE OF SAID PARCEL M-29, 1020.00 TO THE INTERSECTION THEREOF;

THENCE NORTH 78°32'48" EAST AND ALONG THE SOUTHERLY LINE OF PARCEL M-1 AS SHOWN ON SAID MAP 922.50 FEET TO THE SOUTHEASTERLY CORNER THEREOF;

THENCE NORTH 85°44'42" EAST AND ALONG THE SOUTHERLY LINE OF PARCEL M-2, 1168.44 FEET TO A POINT THAT BEARS SOUTH 85°44'42" WEST, 198.00 FEET FROM THE SOUTHEASTERLY CORNER OF SAID PARCEL M-2;

THENCE SOUTH 31°46'59" EAST, 913.67 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
SECTION 28, TOWNSHIP 3, SOUTH RANGE 1, WEST
THIRD MERIDIAN, BORN DATE: 7, 1883, S. 2 - 4, E. 3 - 6
NOT TO SCALE

LOCATION MAP
NOT TO SCALE

PROJECT DESCRIPTION

DEVELOPMENT OF THE TEMECULA PUBLIC CEMETERY ON 52 ACRES OF VACANT LAND.

UTILITIES

WATER-RANCHO CALIFORNIA WATER DISTRICT
SEWER-PRIVATE SEPTIC SYSTEM
ELECTRIC-CALIFORNIA CALIFORNIA Edison
TELEPHONE-VERIZON
GAS-SOUTHERN CALIFORNIA GAS
CABLE-TIME WARNER

ASSESSOR'S PARCEL NUMBER

924-360-002

TOPOGRAPHY

AERIAL BY: ONE DIGITAL MAPPING INC
31062 BROADWAY SUITE 101
MUNTINGTON BEACH, CA 92654
DATE: 7/17/08

DESCRIPTION OF SERVICES

PROPOSED PROJECT WILL PROVIDE APPROXIMATELY 25 ACRES OF LAND FOR THE DEVELOPMENT OF A PUBLIC CEMETERY. THE PROJECT WILL INCLUDE PARKING, EXTENSIVE LANDSCAPING, WATER FEATURES, AN ADMINISTRATIVE BUILDING, A MAINTENANCE AND OPERATIONS BUILDING, AND A COLUMBARIUM/ADMIRAL CENTER.

NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL OR FACE OF CONCRETE CURB.
2. THIS PROJECT IS NOT WITHIN A SPECIFIC PLUM. CONTIGUOUS SHOWN REPRESENT FINISH SURFACE ELEVATIONS.
3. TOTAL AREA OF SITE: NET = 51.18 ACRES
5. TOTAL AREA IMPACTED BY GRADING IS 13.3 ACRES
6. LOCAL DISTRICT: TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
7. THIS PROPERTY IS NOT WITHIN A CEMETERY SERVICE AREA OR CEMETERY FACILITIES DISTRICT
8. THIS PLAN PLAN INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND USE DESIGNATION OF SUBJECT PROPERTY AND ALL SUBORDINATING PROPERTY
9. THIS PLAN PLAN SITE IS NOT SUBJECT TO LIQUIDATION OR OTHER GEOLOGIC HAZARDS, NOT IS IT LOCATED WITHIN A SPECIAL STUDY ZONE.
10. THIS PLAN PLAN SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS
11. ALL BUILDINGS PROPOSED BY THE PROJECT WILL BE DESIGNED IN CONFORMANCE WITH THE UNIFORM BUILDING CODE OCCUPANCY GROUP AND CONSTRUCTION TYPE FOR COMMERCIAL CONSTRUCTION OVERLAPPING THE SAME.
12. THIS PROPERTY IS NOT WITHIN THE CEMETERY CENTER OVERLAY.
13. THERE ARE NO EXISTING EASEMENTS ON THIS PROPERTY.

FLOOD ZONING

THIS AREA IS NOT WITHIN A FLOOD HAZARD AREA. THE AREA IS CONSIDERED A ZONE C FLOOD HAZARD WHICH IS OUTSIDE THE 100-YEAR FLOOD LIMITS.

LAND USE/ZONING

PROPOSED LAND USE: AG - AGRICULTURE
EXISTING LAND USE: AG - AGRICULTURE
PROPOSED ZONING: A-1-20 - LIGHT AGRICULTURE
EXISTING ZONING: A-1-20 - LIGHT AGRICULTURE
SURROUNDING ZONING: NORTH - A-1-20 - LIGHT AGRICULTURE
SOUTH - A-1-20 - LIGHT AGRICULTURE
EAST - A-1-30 - LIGHT AGRICULTURE
WEST - A-1-30 - LIGHT AGRICULTURE
SURROUNDING LAND USE: NORTH - AG - AGRICULTURE
SOUTH - AG - AGRICULTURE
EAST - AG - AGRICULTURE
WEST - AG - AGRICULTURE

LIGHTING

SITE LIGHTING IS BUILDING RELATED FOR SECURITY PURPOSES ONLY.

DEVELOPMENT IMPACTS

PARKING CALCULATION:
REQUIRED PARKING:
1 PER EMPLOYEE: 3
1 PER OFFICE VEHICLE: 8
1 PER 30 SF CONGRESSIONAL AREA: 37 (800 SF)
TOTAL: 48
PROVIDED PARKING:
FIXED PARKING STALLS (1 HOOP): 24
PARKING STALLS OVER TURF: 22
MAINTENANCE BUILDING & YARD: 10
TOTAL: 56
TOTAL EMPLOYEES: 5
TOTAL PAVED AREA = 1.3 ACRES
TOTAL BUILDING AREA = 8400 SF ±
ADMINISTRATIVE BUILDING 2000 SF ±
MAINTENANCE BUILDING 3600 SF ±
COLUMBARIUM 2800 SF ±

HEIGHT OF BUILDINGS NOT TO EXCEED 20 FEET

SHEET INDEX

SHEET 1: SITE PLAN FOR TEMECULA PUBLIC CEMETERY
SHEET 2: PHASE 1 CONCEPTUAL GRADING PLAN
SHEET 3: PHASING PLAN FOR TEMECULA PUBLIC CEMETERY

LANDSCAPING

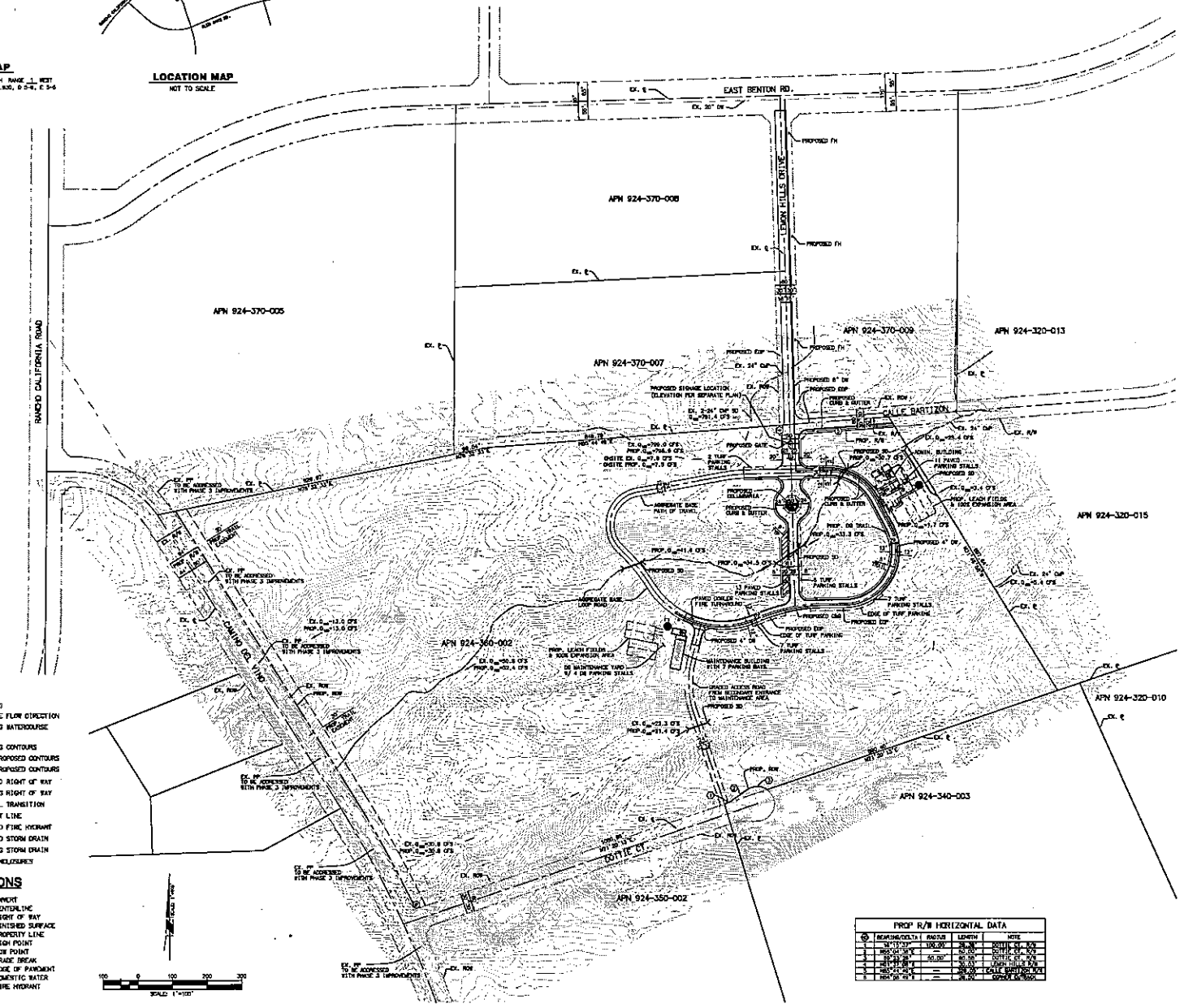
SEE LANDSCAPING CONCEPT PLANS

LEGEND

- BUILDING
- ORANGE FLUOR OBSTRUCTION
- EXISTING BATHOBSTRUCTION
- WALL
- EXISTING CONTOURS
- NEW PROPOSED CONTOURS
- WATER PROPOSED CONTOURS
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- CURB/FULL TRANSITION
- DAYLIGHT LINE
- PROPOSED FINE INCANENT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- TRASH ENCLOSURES

ABBREVIATIONS

- INVT = INVERT
- C = CENTERLINE
- ROW = RIGHT OF WAY
- FS = FINISHED SURFACE
- E = PROPERTY LINE
- HP = HIGH POINT
- LP = LOW POINT
- GB = GRADE BREAK
- ESP = EDGE OF PAVEMENT
- DN = DOMESTIC WATER
- FI = FIRE HYDRANT



PROP. R/W HORIZONTAL DATA				
NO.	BEARING/DEG. (FROM N)	LENGTH	NOTE	
1	N 71°30'00" W	2018.41	SOUTH OF M-29	
2	N 51°56'10" W	1020.00	WEST OF M-29	
3	N 78°32'48" E	922.50	EAST OF M-1	
4	N 85°44'42" E	1168.44	EAST OF M-2	
5	S 31°46'59" E	913.67	SOUTH OF M-2	

NO.	DATE	REVISIONS

DESIGNED BY: JAMES G. TANNER III
 DRAWN BY: JAMES G. TANNER III
 CHECKED BY: JAMES G. TANNER III
 PLANS PREPARED UNDER THE SUPERVISION OF:
 DATE: 7/17/08
 R.S.D. NO.: 03606

APPLICANT:
TEMECULA PUBLIC CEMETERY
 41011 C STREET
 TEMECULA, CA 92592
 PHONE: (951) 541-8738

BDG
 BURGHARD
 DESIGN/CONSOLE
 ARCHITECTS, INC.

RFB
 CONSULTING

PLANNING & DESIGN & CONSTRUCTION
 ANNE COUNTY CENTER DRIVE, SUITE 100
 TEMECULA, CALIFORNIA 92592
 PHONE: (951) 261-5500

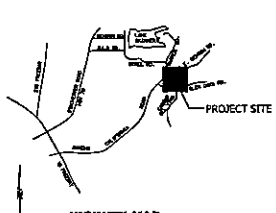
C.U.P. NO. 3606
 SITE PLAN FOR TEMECULA PUBLIC CEMETERY
 OWNER: 1993 ARTHUR AVE CORP.
 COUNTY OF RIVERSIDE, CA

SHEET NO. 1
 OF 3 SHEETS

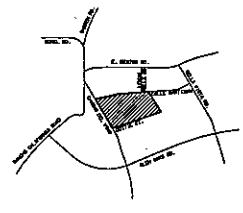
I:\projects\03606\03606.dwg (DATEPLOT) 2/17/08 9:30 AM 100MB/17.8 MB 2/17/08 9:30 AM

C.U.P. NO. 03606

COUNTY OF RIVERSIDE, CA



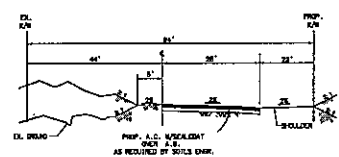
VICINITY MAP
SECTION 33, TOWNSHIP 7, SOUTH RANGE 1, WEST
TRIMBLE BROTHERS, 2006 EDITION, P. 100, @ 3-4, E 3-5
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

PHASING NOTES

- PHASE 1 IMPROVEMENTS ARE SHOWN ON SHEET 2 OF THIS PLAN SET. THESE IMPROVEMENTS INCLUDE THE OFFSITE IMPROVEMENTS CONDITIONED ALONG LEWIS HILLS ROAD AND COTTE COURT.
- PHASE 2 IMPROVEMENTS WILL ACCOMMODATE THE FUTURE GROWTH OF THE CEMETERY. THESE IMPROVEMENTS WILL INCLUDE, BUT NOT BE LIMITED TO:
 - FINISHED PAVING OF ROADS GRADED IN PHASE 1
 - NEW SOUTHERN LOOP ROAD WITH NECESSARY DRAINAGE AND BMP IMPROVEMENTS
 - GRASSING AND LANDSCAPING OF 15+ ACRES SOUTH & EAST OF PHASE 1 IMPROVEMENTS.
- PHASE 3 CONSISTS OF 26.4 ACRES IN THE EASTERN PORTION OF APN 924-340-002. CONDITIONED IMPROVEMENTS ALONG CAMINO DEL VINO AND DOTTIE COURT WILL COINCIDE WITH THE DEVELOPMENT OF PHASE 3. THESE OFFSITE IMPROVEMENTS INCLUDE:
 - HALF WIDTH IMPROVEMENTS OF CAMINO DEL VINO ADJACENT TO PROJECT BOUNDARY.
 - 32' WIDE PAVED SECTION OF CAMINO DEL VINO NORTH FROM PROJECT BOUNDARY TO INTERSECTION WITH RANCHO CALIFORNIA ROAD.
 - 24' WIDE AGGREGATE BASE FINISH OF DOTTIE CT.
 - NECESSARY DRAINAGE FACILITIES ASSOCIATED WITH OFFSITE IMPROVEMENTS.
 - POWER POLES ALONG CAMINO DEL VINO SHALL BE RELOCATED OR PLACED UNDERGROUND PER COUNTY REQUIREMENTS.



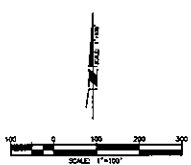
CAMINO DEL VINO TYPICAL SECTION
NOT TO SCALE
VOL. REV. CO. STENOGRAPH NO. 94
SECTION CO. ADJACENT TO PROJECT

LEGEND

- BUILDING
- DRAINAGE FLOW DIRECTION
- RAIL
- EXISTING CONTOURS
- MINOR PROPOSED CONTOURS
- MAJOR PROPOSED CONTOURS
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- OUTFALL TRANSITION
- DAYLIGHT LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

ABBREVIATIONS

- THW = THINER
- C = CENTERLINE
- ROW = RIGHT OF WAY
- FS = FINISHED SURFACE
- P = PROPERTY LINE
- HP = HIGH POINT
- LP = LOW POINT
- GB = GRADE BREAK
- EP = EDGE OF PAVEMENT
- DB = DOMESTIC BATH
- FH = FIRE HYDRANT



NO.	DATE	REVISIONS

DESIGNED BY JOHN D. TAMM III	DRAWN BY 	CHECKED BY
PLANS PREPARED UNDER THE SUPERVISION OF 	DATE 	
R.E.C. NO. 	EXPIRES 	

APPLICANT
TEMECULA PUBLIC CEMETERY
4191 E STREET
TEMECULA, CA 92592
PHONE: (951) 541-8738

BDG
BURGHARD
DESIGN GROUP
ARCHITECTS, INC.

RBF
REGISTERED PROFESSIONAL ENGINEERS
PLANNING & DESIGN CONSULTANTS
4190 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CALIFORNIA 92592
WEBSITE: WWW.RBFENGINEERS.COM

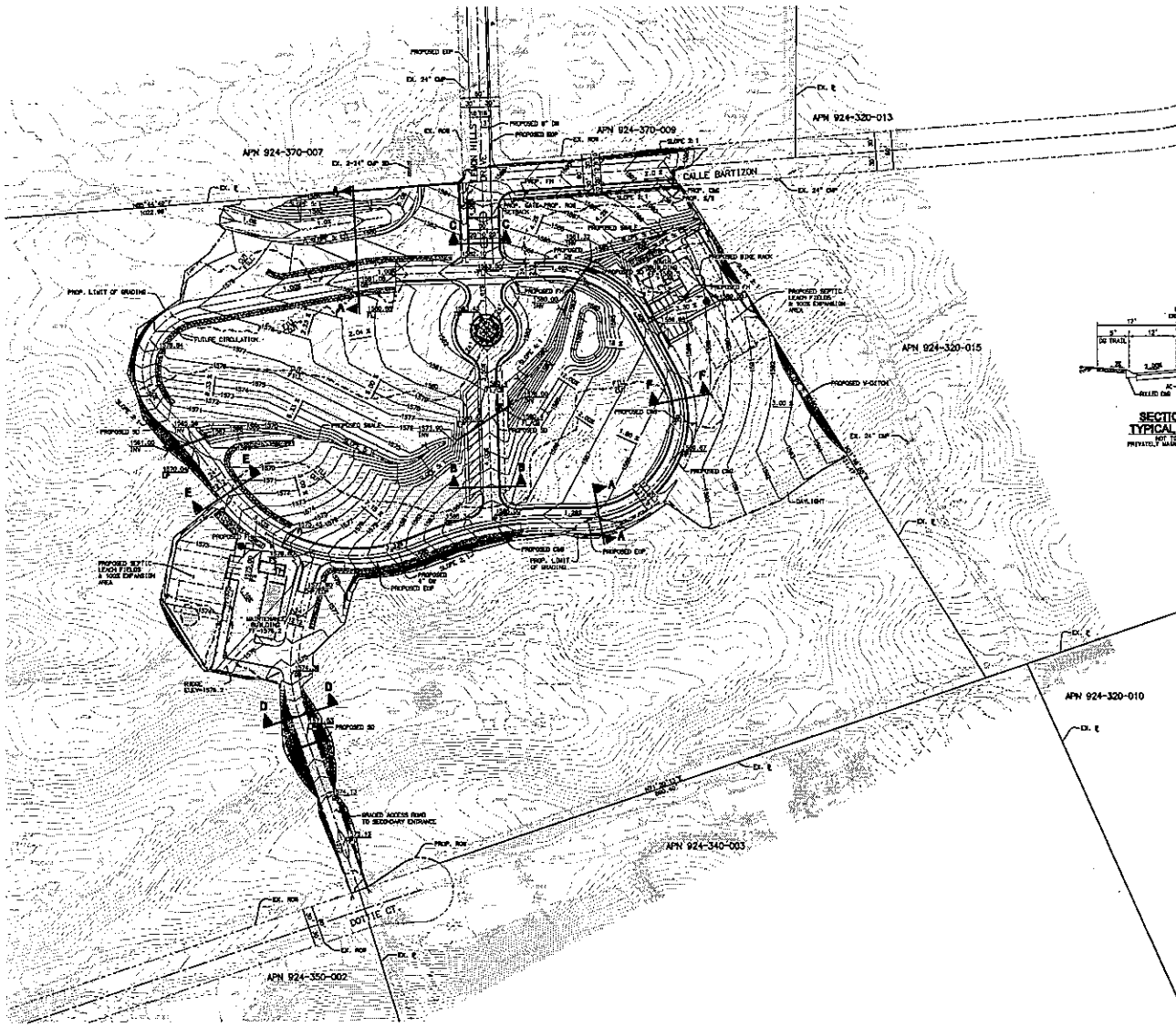
C.U.P. NO. 3606
PHASING PLAN FOR TEMECULA PUBLIC CEMETERY
OWNER: 1093 ARTHUR AVE. CORP.
COUNTY OF RIVERSIDE, CA

SHEET NO.
3
SHEETS
3

DATE PLOTTED: 11/15/2011 10:58:11 AM; PLOTTER: HP DesignJet T1100PS; C:\PROJECTS\03606\PHASING PLAN FOR TEMECULA PUBLIC CEMETERY.dwg; 11/15/2011 10:58:11 AM

C.U.P. NO. 03606

COUNTY OF RIVERSIDE, CA



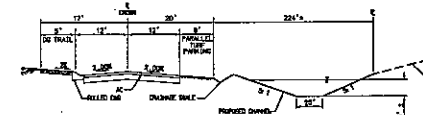
KEY MAP
NOT TO SCALE

- LEGEND**
- = BUILDING
 - = DRAINAGE FLOW DIRECTION
 - = SCALE
 - = EXISTING CONTOURS
 - = MINOR PROPOSED CONTOURS
 - = MAJOR PROPOSED CONTOURS
 - = PROPOSED RIGHT OF WAY
 - = EXISTING RIGHT OF WAY
 - = CLIFF/FALL TRANSITION
 - = DAYLIGHT LINE
 - = PROPOSED FIRE HYDRANT
 - = PROPOSED STORM DRAIN
 - = EXISTING STORM DRAIN
 - = WATER QUALITY TREATMENT BMP LOCATION
 - = TRASH ENCLOSURES

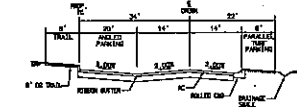
- ABBREVIATIONS**
- DW = DOWNTOWN
 - CL = CENTERLINE
 - ROW = RIGHT OF BAY
 - FS = FINISHED SURFACE
 - PL = PROPOSED LINE
 - HP = HIGH POINT
 - LP = LOW POINT
 - CB = CURVE BREAK
 - EOP = EDGE OF PAVEMENT
 - DB = DOMESTIC WATER
 - FH = FIRE HYDRANT
 - FL = FLOWLINE
 - CSG = CURB AND GUTTER
 - S/S = SIDEWALK

EARTHWORK
 CUT = 33,654 CY
 FILL = 33,654 CY
 NET = 0 CY CUT

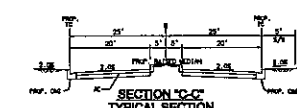
NOTE:
 ANY GRADED EARTHWORK SHALL BE SUBJECT TO THE FOLLOWING:
 -LAND IS NOT TO BE USED FOR A SLOPE STEEPER THAN 3:1
 -LAND IS NOT UTILIZED AS TURF FARMING
 -LAND IS NOT UTILIZED AS A WATER QUALITY BMP
 PLEASE REFER TO THE LANDSCAPING PLAN AND WATER QUALITY MANAGEMENT PLAN FOR LOCATION OF THESE LAND USES.



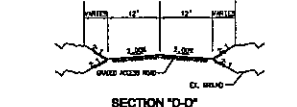
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TYPICAL SECTION
NOT TO SCALE
PRIVATELY MAINTAINED STREET



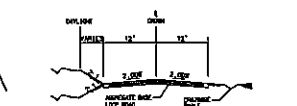
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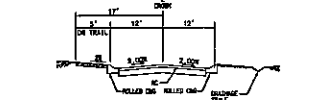
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TYPICAL SECTION
NOT TO SCALE
PRIVATELY MAINTAINED STREET



SECTION 'D-D'
TYPICAL SECTION
NOT TO SCALE
PRIVATELY MAINTAINED STREET



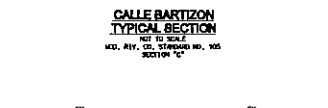
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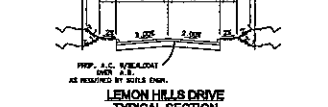
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TYPICAL SECTION
NOT TO SCALE
PRIVATELY MAINTAINED STREET



SECTION 'G-G'
TYPICAL SECTION
NOT TO SCALE
PRIVATELY MAINTAINED STREET



CALLE BARTIZON
TYPICAL SECTION
NOT TO SCALE
M.D. RT. 91, ST. 1000 NO. 105
SECTION 'H'



LEMON HILLS DRIVE
TYPICAL SECTION
NOT TO SCALE
M.D. RT. 91, ST. 1000 NO. 108
SECTION 'I'

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>NO.</td><td>DATE</td><td>DESCRIPTION</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION											<p>DESIGNED BY: J.S. DRAWN BY: J.S. CHECKED BY: J.S. DATE: 1/11/03 PROJECT: TRINACULA PUBLIC CEMETERY</p>	<p>APPLICANT: TRINACULA PUBLIC CEMETERY 41811 C STREET TEMECULA, CA 92592 PHONE: (951) 541-8738</p>	<p>BDG BURKHARD DESIGN GROUP ARCHITECTS, INC.</p>	<p>RFB CIVIL ENGINEERING</p>	<p>PLANNING • DESIGN • CONSTRUCTION 4386 COUNTY CENTER DRIVE, SUITE 200 TEMECULA, CALIFORNIA 92592 (951) 694-1111 • FAX (951) 694-1112</p>	<p>C.U.P. NO. 3606</p> <p>PHASE 1 CONCEPTUAL GRADING PLAN</p> <p>OWNER: 19933 ANTIAR AVE. CORP. COUNTY OF RIVERSIDE, CA</p>	<p>SHEET NO. 2 OF 3 SHEETS</p>
NO.	DATE	DESCRIPTION																		

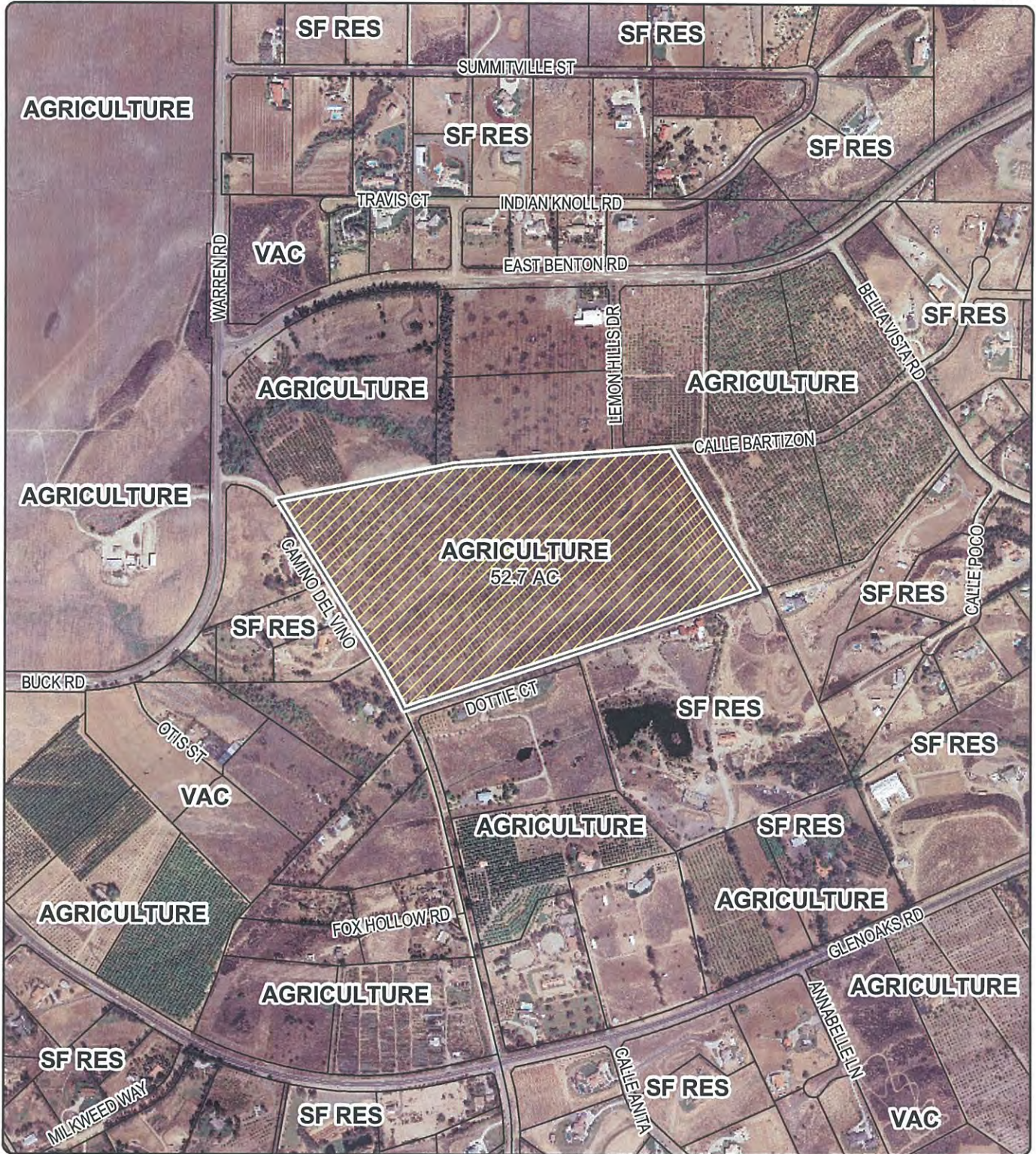
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03606

LAND USE

Supervisor Stone
District 3

Date Drawn: 5/24/2010
Exhibit 1



Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 18 & 19

Assessors Bk. Pg. 924-36
Thomas Bros. Pg. 930 D5, D6, E5, E6
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.co.riverside.ca.us/index.html>

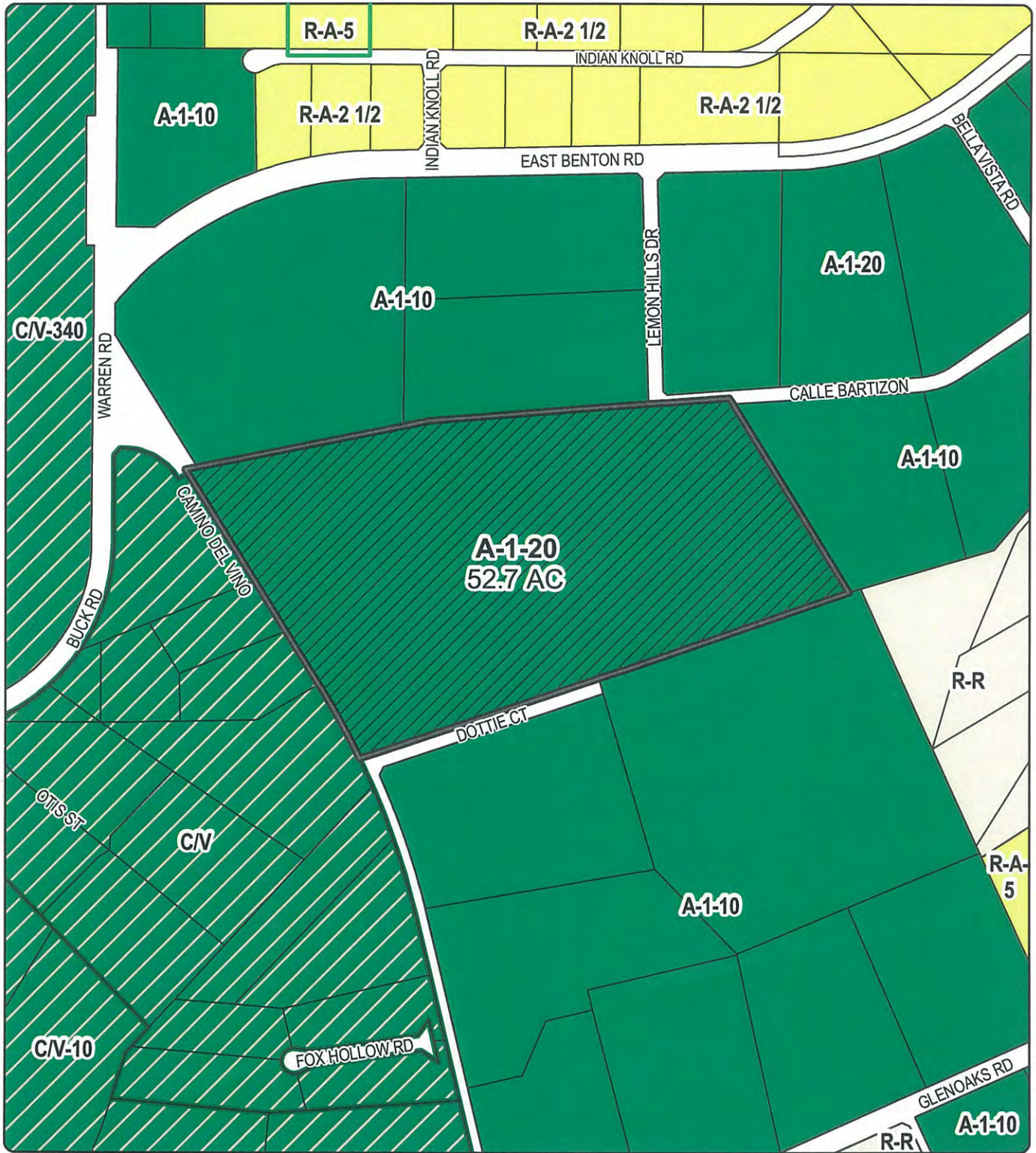
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03606

EXISTING ZONING

Supervisor Stone
District 3

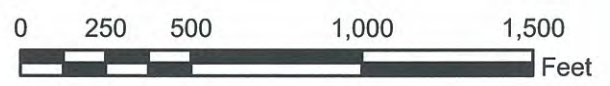
Date Drawn: 5/24/2010
Exhibit 2



Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 18 & 19

Assessors Bk. Pg. 924-36
Thomas Bros. Pg. 930 D5, D6, E5, E6
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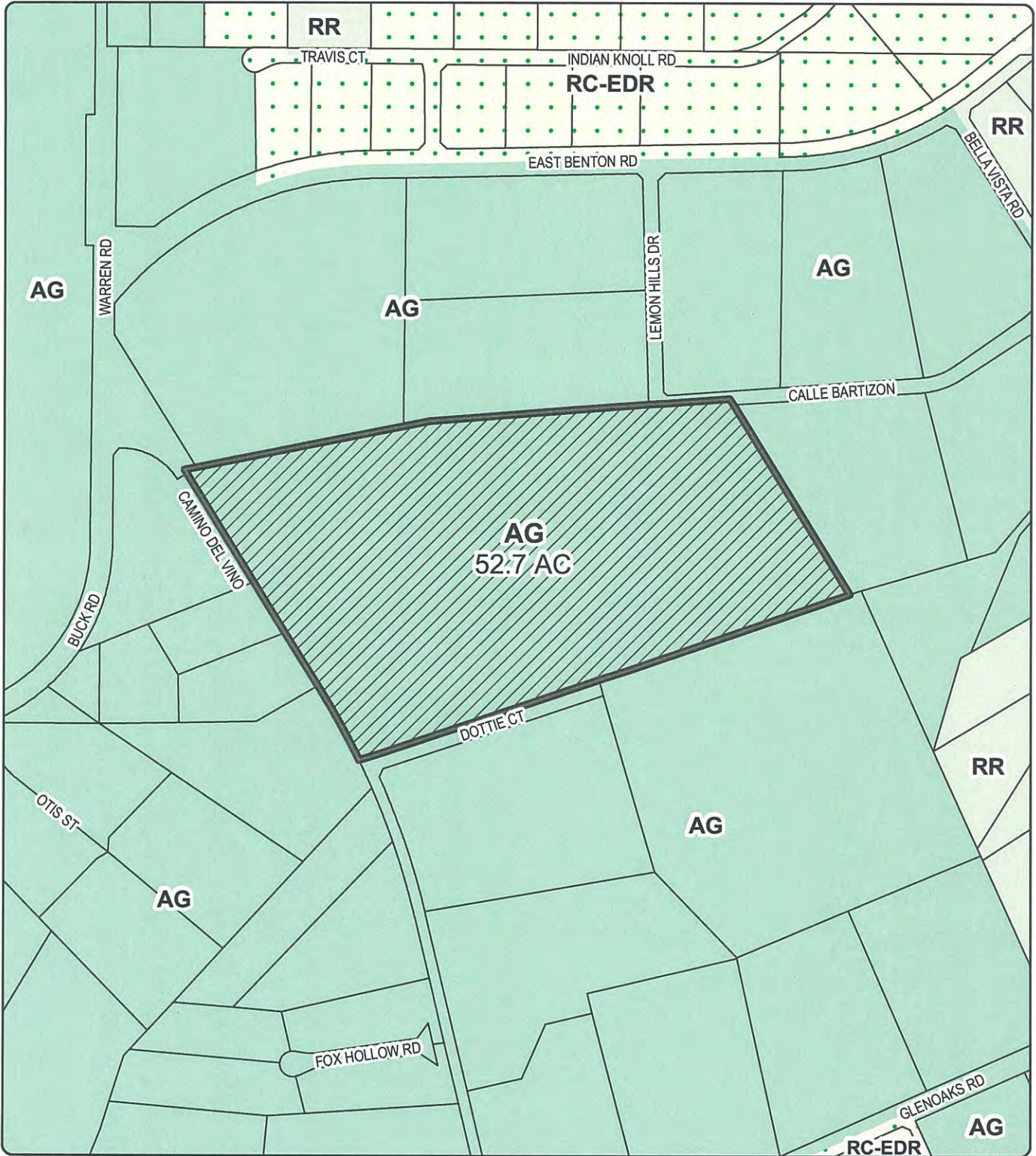
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03606

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 5/24/2010
Exhibit 5



Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 18 & 19

Assessors Bk. Pg. 924-36
Thomas Bros. Pg. 930 D5, D6, E5, E6
Edition 2009

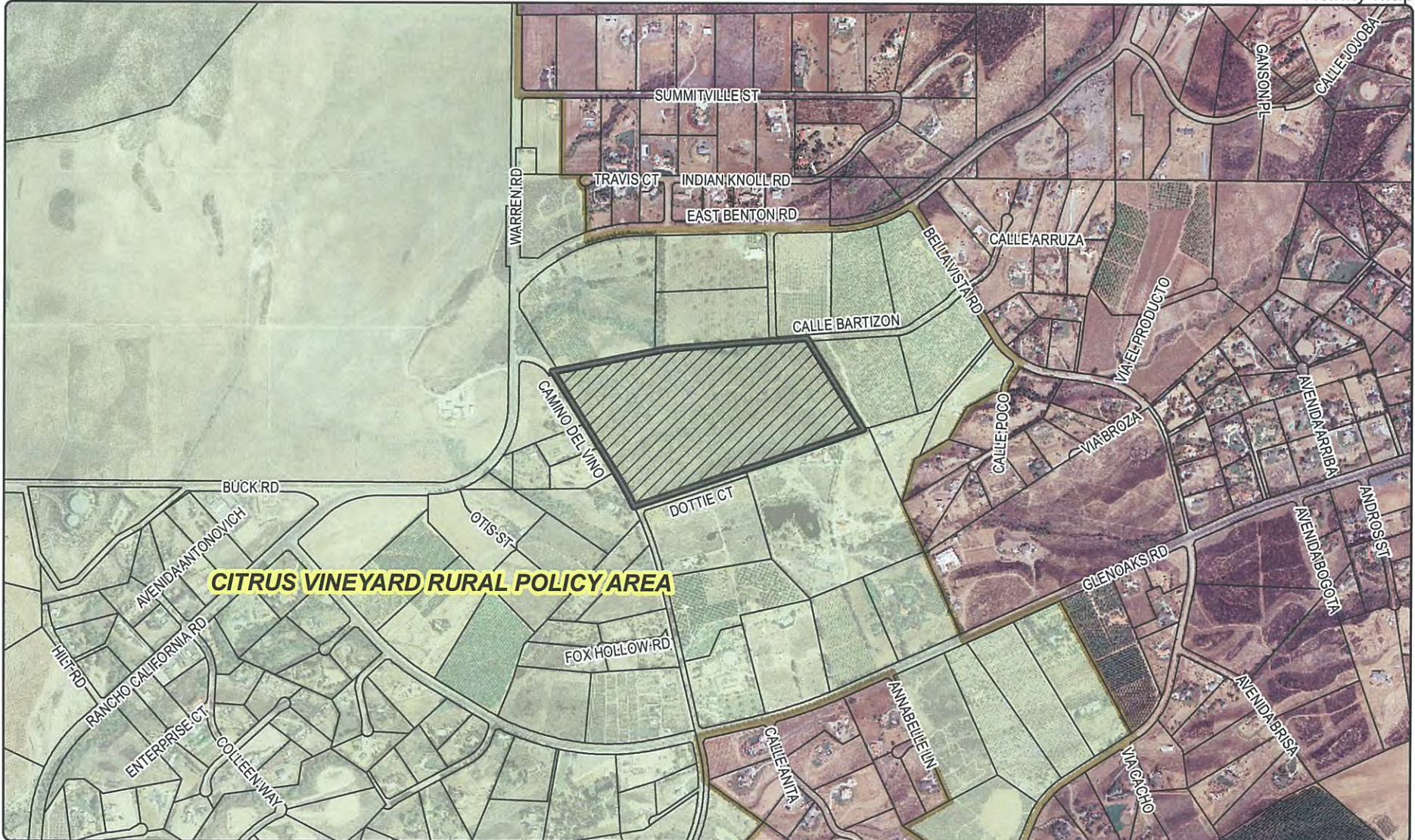
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tima.co.riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03606
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 5/24/2010
 Vicinity Map



CITRUS VINEYARD RURAL POLICY AREA

Zoning Area: Rancho California
 Township/Range: T7SR1W
 Section: 18 & 19

Assessors Bk. Pg. 924-36
 Thomas Bros. Pg. 930 D5, D6, E5, E6
 Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>





MEMORANDUM

To: Scott Cooper
From: Eddie Torres, INCE, REA
Achilles Malisos
Date: August 13, 2010
Subject: Temecula Cemetery Greenhouse Gas Analysis

Project Description

The project proposes development of the Temecula Public Cemetery on a 52 acre site located on the northeast corner of the Camino del Vino and Dottie Court intersection in an unincorporated portion of Riverside County, outside of the City of Temecula. Development of the cemetery would occur on approximately 13.5 acres and includes a 2,050 square foot administration building, a 3,640 square foot maintenance building, and an 800 square foot columbaria.

Orchards and farmland has historically comprised the site and the site has been routinely disturbed as part of the ongoing land uses. The project site is surrounded by agricultural uses, vacant land, and residential uses. Lake Skinner is located to the northwest of the project site.

Greenhouse Gas Analysis

California is a substantial contributor of global GHGs, emitting over 400 million tons of carbon dioxide (CO₂) a year.¹ Climate studies indicate that California is likely to see an increase of three to four degrees Fahrenheit over the next century. Methane is also an important GHG that potentially contributes to global climate change. GHGs are global in their effect, which is increasing the earth's ability to absorb heat in the atmosphere.

Climate change refers to any significant change in measures of climate (such as temperature, precipitation, or wind) lasting for an extended period (decades or longer). Climate change may result from:

- Natural factors, such as changes in the sun's intensity or slow changes in the Earth's orbit around the sun;
- Natural processes within the climate system (e.g., changes in ocean circulation, reduction in sunlight from the addition of GHGs and other gases to the atmosphere from volcanic eruptions); and,

¹ California Energy Commission, *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004*, 2006.

- High potential for erosion of California's coastlines and sea water intrusion into the Delta and levee systems due to the rise in sea level.¹⁰

While there is broad agreement on the causative role of GHGs to climate change, there is considerably less information or consensus on how climate change would affect any particular location, operation, or activity. The IPCC is a group established by the World Meteorological Organization and United Nations Environment Programme in 1988. The role of the IPCC is to assess on a comprehensive, objective, open, and transparent basis the scientific, technical, and socioeconomic information relative to understanding the scientific basis of risk from human induced climate change, its potential impacts, and options for adaptation and mitigation. The IPCC has published numerous reports on potential impacts of climate change on the human environment. These reports provide a comprehensive and up-to-date assessment of the current state of knowledge on climate change. Despite the extensive peer review of reports and literature on the impacts of global climate change, the IPCC notes the fact that there is little consensus as to the ultimate impact of human interference with the climate system and its causal connection to global warming trends.

The following climate change effects could affect the proposed project. However, the type and degree of the impacts that climate change would have on humans and the environment is difficult to predict at the local scale.

- Sea Level Rise. According to the IPCC, climate change is expected to raise sea levels by up to four feet. The project area is greater than 30 miles from the Pacific Ocean and approximately 6,700 feet above mean sea level. Therefore, sea level rise of this magnitude would be unlikely to inundate the project area. Additionally, the effects related to sea level rise are speculative at this time. If determined to be a significant threat, protective measures such as levees would likely be installed by regional and local governments to protect urbanized areas.
- Natural Disasters. Climate change could result in increased flooding and weather-related disasters. The project site is located greater than 30 miles from the Pacific Ocean and would not be exposed to intense coastal storms. The frequency of large floods on rivers and streams could also increase. The project is located within two miles of Lake Skinner which is supplied by the Colorado River Aqueduct and the State Water Project. However, the project is located at an elevation of approximately 1,521 feet, and Lake Skinner is located at an elevation of approximately 1,500 feet. The proposed project would not impede flood flows or be susceptible to increased flooding; thus, flood-related impacts would be less than significant even under an intensified flooding scenario.
- Wildfires. Climate change could result in increased occurrences and duration of wildfire events. The project site is located within a rural area. However, the project site is not located adjacent to wildlands that may increase the risk of wildland fires. The warming climate could cause more frequent wildfires of great intensity. However, the proposed use includes mostly irrigated landscaping and the project site is not considered susceptible to wildland fires, wildfire risks as a result of global climate change would be less than significant.
- Air Quality. Climate change would compound negative air quality impacts in the Basin, resulting in respiratory health impacts.¹¹ However, this would be a regional, not a project-specific effect.

Other predicted physical and environmental impacts associated with climate change include heat waves, alteration of disease vectors, biome shifts, impacts on agriculture and the food

¹⁰ Ibid.

¹¹ California Environmental Protection Agency, *AB 1493 Briefing Package*, 2008.

**Table 1
Estimated Greenhouse Gas Emissions**

Source	CO ₂	N ₂ O		CH ₄		Total
	Metric Tons/year	Metric Tons/year	Metric Tons of CO ₂ eq/yr ⁶	Metric Tons/year	Metric Tons of CO ₂ eq/yr ⁶	Metric Tons of CO ₂ eq/yr ⁶
Construction Emissions¹						
▪ 2011	184.94	0.00	0.06	0.02	4.77	189.77
<i>Total Amortized Construction Emissions over 30 years (MTCO₂eq/year)⁷</i>						6.33
Operational Emissions						
Direct Emissions						
▪ Area Source ²	10.51	0.00	0.96	0.01	0.07	11.54
▪ Mobile Source ^{2,3}	123.85	0.01	2.75	0.01	0.18	126.78
Total Direct Emissions⁷	134.36	0.01	3.71	0.02	0.25	138.32
Indirect Emissions						
▪ Electricity Consumption ⁴	23.86	0.00	0.06	0.00	0.03	23.95
▪ Water Supply ⁵	23.85	0.00	0.07	0.00	0.03	23.95
Total Indirect Emissions⁷	47.71	0.00	0.13	0.00	0.06	47.90
<i>Total Project-Related Operational Emissions (Amortized Construction Emissions + Direct and Indirect Operational Emissions) WITHOUT Reductions</i>			<i>192.55 MTCO₂eq/year⁷</i>			
<i>Total Project-Related Operational Emissions (Amortized Construction Emissions + Direct and Indirect Operational Emissions) WITH 32 % Reduction⁸</i>			<i>130.93 MTCO₂eq/year⁷</i>			
Notes:						
1. Emissions calculated using CARB's Construction Equipment Emissions Table and the URBEMIS 2007 computer model.						
2. Emissions calculated using URBEMIS 2007 computer model and the SCAQMD's <i>CEQA Handbook</i> .						
3. Emissions calculated using URBEMIS 2007 computer model and EMFAC 2007, <i>Highest (Most Conservative) Emission Factors for On-Road Passenger Vehicles and Delivery Trucks</i> .						
4. Electricity Consumption emissions calculated using the SCAQMD's <i>CEQA Handbook</i> and updated with the California Energy Commission, <i>Reference Appendices for the 2008 Building Energy Efficiency Standards for Residential and Nonresidential Buildings, revised June 2009</i> .						
5. Water usage based on the <i>Temecula Public Cemetery Landscape Concept Plan</i> prepared by RBF Consulting. Emissions are based on energy usage factors for water conveyance from the California Energy Commission, <i>Water Energy Use in California</i> , accessed August 2010. http://www.energy.ca.gov/research/iaw/industry/water.html						
6. CO ₂ Equivalent values calculated using the U.S. Environmental Protection Agency Website, <i>Greenhouse Gas Equivalencies Calculator</i> , http://www.epa.gov/cleanenergy/energy-resources/calculator.html , accessed July 2010.						
7. Totals may be slightly off due to rounding.						
8. The percent reduction quantifies the reduction measures employed by the proposed project and are based on Appendix B of the <i>CEQA and Climate Change white paper</i> , prepared by CAPCOA (January 2008); refer to Table 2 .						
Refer to Attachment A, <i>Greenhouse Gas Data</i> , for detailed model input/output data.						

Greenhouse Gas Reduction Measures

The proposed project has incorporated design features that are consistent with the Riverside County Planning Department *Standard Operating Procedure for Greenhouse Gases and CEQA Compliance* mitigation measures to reduce GHG emissions.¹⁶ For example, the proposed project would incorporate water efficient landscaping, planting additional trees, and energy efficient lighting. A list of the Riverside County recommended measures and the project's

¹⁶ County of Riverside, *Standard Operating Procedure for Greenhouse Gases and CEQA Compliance*, May 10, 2008.

Conclusion

As shown in Table 1, the proposed project would result 186.22 MTCO₂eq/year of operational-related emissions without reductions from project design features. To quantify GHG emissions reductions resulting from project operations, CAPCOA has identified the percent reduction associated with such GHG mitigation measures (found in Appendix B of CAPCOA's *CEQA and Climate Change White Paper*). With implementation of project design features, the project would incorporate sustainable practices which include water and energy measures that are summarized in Table 2. Based on the reduction measures in Table 2, the proposed project would reduce its GHG emissions 32 percent below the "business as usual" scenario, and would reduce the project's operational GHG emissions to 126.63 MTCO₂eq/year. Riverside County requires GHG emission to be reduced by at least 30 percent from business as usual conditions. Additionally, AB 32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28.5 percent reduction in business as usual GHG emissions for the entire State. Therefore, the project would be considered to be consistent with the reduction goals of Riverside County and AB 32.

In general, with implementation of project design reduction features, implementation of the proposed project would have a less than significant impact with regards to GHG emissions. The measures may be updated, expanded, and refined when applied to future buildings based on project specific design and changes in existing conditions, and local, State, and Federal laws. As stated above, reducing GHG emissions to 1990 levels would require a 28.5 percent reduction in "business as usual" GHG emissions for the entire State. As the proposed project would reduce its GHG emissions by 32 percent with implementation of project design features, it would be consistent with the goals established in AB 32 and the County of Riverside requirements. Therefore, a less than significant impact would occur.

Attachment A
Greenhouse Gas Data

Paving:

Year	Duration (days)	Acres
2014	22	1.30

Equipment (URBEMIS2007 Default):

Quantity	Type	Hours of Daily Operation
4	Cement and Mortar Mixers	6
1	Paver	7
1	Paving Equipment	8
1	Tractor/Loader/Backhoe	7
1	Roller	7

Building Construction

Duration:

1 Month

Equipment (URBEMIS2007 Default):

Quantity	Type	Hours of Daily Operation
1	Crane	6
2	Forklifts	6
1	Tractor/Loader/Backhoe	8
3	Welders	8
1	Generator Set	8

Architectural Coatings:

Duration – 1 Month
Low VOC coatings (Pursuant to SCAQMD Rule 1113)
(URBEMIS2007 default all phases)

Worker Commute

(URBEMIS2007 default all phases)

Construction Mitigation:

Refer to URBEMIS2007 file output.

Road Dust:

Paved – 100%
Unpaved – 0%

Pass By Trips (On/Off):

Off

Double-Counting(On/Off):

Off

Operational Mitigation Measures:

Refer to URBEMIS2007 file output.

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Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

	<u>CO2</u>
2014	203.86
Mass Grading 01/01/2014- 02/28/2014	50.99
Mass Grading Dust	0.00
Mass Grading Off Road Diesel	48.32
Mass Grading On Road Diesel	0.00
Mass Grading Worker Trips	2.67
Fine Grading 03/01/2014- 03/15/2014	11.86
Fine Grading Dust	0.00
Fine Grading Off Road Diesel	11.24
Fine Grading On Road Diesel	0.00
Fine Grading Worker Trips	0.62
Trenching 03/16/2014-03/31/2014	10.11
Trenching Off Road Diesel	9.43
Trenching Worker Trips	0.68
Asphalt 04/01/2014-04/30/2014	17.72
Paving Off-Gas	0.00
Paving Off Road Diesel	13.99
Paving On Road Diesel	0.99
Paving Worker Trips	2.74

Page: 4

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- 1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day
- 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day
- 1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Trenching 3/16/2014 - 3/31/2014 - Default Trenching Description

Off-Road Equipment:

- 2 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day
- 1 Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

Phase: Paving 4/1/2014 - 4/30/2014 - Default Paving Description

Acres to be Paved: 1.3

Off-Road Equipment:

- 4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day
- 1 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day
- 1 Paving Equipment (104 hp) operating at a 0.53 load factor for 8 hours per day
- 1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 5/1/2014 - 5/31/2014 - Default Building Construction Description

Off-Road Equipment:

- 1 Cranes (399 hp) operating at a 0.43 load factor for 6 hours per day
- 2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day
- 1 Generator Sets (49 hp) operating at a 0.74 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day
- 3 Welders (45 hp) operating at a 0.45 load factor for 8 hours per day

Phase: Architectural Coating 7/1/2014 - 7/31/2014 - Default Architectural Coating Description

Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100

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- 1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day
- 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day
- 1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Trenching 3/16/2014 - 3/31/2014 - Default Trenching Description

Off-Road Equipment:

- 2 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day
- 1 Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

Phase: Paving 4/1/2014 - 4/30/2014 - Default Paving Description

Acres to be Paved: 1.3

Off-Road Equipment:

- 4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day
- 1 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day
- 1 Paving Equipment (104 hp) operating at a 0.53 load factor for 8 hours per day
- 1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 5/1/2014 - 5/31/2014 - Default Building Construction Description

Off-Road Equipment:

- 1 Cranes (399 hp) operating at a 0.43 load factor for 6 hours per day
- 2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day
- 1 Generator Sets (49 hp) operating at a 0.74 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day
- 3 Welders (45 hp) operating at a 0.45 load factor for 8 hours per day

Phase: Architectural Coating 7/1/2014 - 7/31/2014 - Default Architectural Coating Description

Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100

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Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

	<u>CO2</u>
2014	203.86
Mass Grading 01/01/2014-02/28/2014	50.99
Mass Grading Dust	0.00
Mass Grading Off Road Diesel	48.32
Mass Grading On Road Diesel	0.00
Mass Grading Worker Trips	2.67
Fine Grading 03/01/2014-03/15/2014	11.86
Fine Grading Dust	0.00
Fine Grading Off Road Diesel	11.24
Fine Grading On Road Diesel	0.00
Fine Grading Worker Trips	0.62
Trenching 03/16/2014-03/31/2014	10.11
Trenching Off Road Diesel	9.43
Trenching Worker Trips	0.68
Asphalt 04/01/2014-04/30/2014	17.72
Paving Off-Gas	0.00
Paving Off Road Diesel	13.99
Paving On Road Diesel	0.99
Paving Worker Trips	2.74

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Phase: Trenching 3/16/2014 - 3/31/2014 - Default Trenching Description

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Phase: Paving 4/1/2014 - 4/30/2014 - Default Paving Description

Acres to be Paved: 1.3

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Phase: Building Construction 5/1/2014 - 5/31/2014 - Default Building Construction Description

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- 3 Welders (45 hp) operating at a 0.45 load factor for 8 hours per day

Phase: Architectural Coating 7/1/2014 - 7/31/2014 - Default Architectural Coating Description

Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100

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Asphalt 04/01/2014-04/30/2014	17.72
Paving Off-Gas	0.00
Paving Off Road Diesel	13.99
Paving On Road Diesel	0.99
Paving Worker Trips	2.74
Building 05/01/2014-05/31/2014	108.51
Building Off Road Diesel	17.83
Building Vendor Trips	56.33
Building Worker Trips	34.34
Coating 07/01/2014-07/31/2014	4.67
Architectural Coating	0.00
Coating Worker Trips	4.67

Construction Related Mitigation Measures

The following mitigation measures apply to Phase: Fine Grading 3/1/2014 - 3/15/2014 - Default Fine Site Grading/Excavation Description

For Soil Stabilizing Measures, the Replace ground cover in disturbed areas quickly mitigation reduces emissions by:

PM10: 5% PM25: 5%

For Soil Stabilizing Measures, the Water exposed surfaces 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

For Soil Stabilizing Measures, the Equipment loading/unloading mitigation reduces emissions by:

PM10: 69% PM25: 69%

For Unpaved Roads Measures, the Reduce speed on unpaved roads to less than 15 mph mitigation reduces emissions by:

PM10: 44% PM25: 44%

For Unpaved Roads Measures, the Manage haul road dust 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

The following mitigation measures apply to Phase: Mass Grading 1/1/2014 - 2/28/2014 - Default Mass Site Grading/Excavation Description

For Soil Stabilizing Measures, the Replace ground cover in disturbed areas quickly mitigation reduces emissions by:

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Asphalt 04/01/2014-04/30/2014	17.72
Paving Off-Gas	0.00
Paving Off Road Diesel	13.99
Paving On Road Diesel	0.99
Paving Worker Trips	2.74
Building 05/01/2014-05/31/2014	108.51
Building Off Road Diesel	17.83
Building Vendor Trips	56.33
Building Worker Trips	34.34
Coating 07/01/2014-07/31/2014	4.67
Architectural Coating	0.00
Coating Worker Trips	4.67

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The following mitigation measures apply to Phase: Fine Grading 3/1/2014 - 3/15/2014 - Default Fine Site Grading/Excavation Description

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PM10: 55% PM25: 55%

The following mitigation measures apply to Phase: Mass Grading 1/1/2014 - 2/28/2014 - Default Mass Site Grading/Excavation Description

For Soil Stabilizing Measures, the Replace ground cover in disturbed areas quickly mitigation reduces emissions by:

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	CO2
Admin, Maintenance Bldgs	32.55
Cemetery	103.97
TOTALS (tons/year, unmitigated)	136.52

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2012 Season: Annual

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Admin, Maintenance Bldgs		3.08	1000 sq ft	6.49	19.99	179.36
Cemetery		4.73	acres	13.50	63.86	572.97
					83.85	752.33

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	51.5	0.6	99.2	0.2
Light Truck < 3750 lbs	7.3	1.4	95.9	2.7
Light Truck 3751-5750 lbs	23.0	0.4	99.6	0.0
Med Truck 5751-8500 lbs	10.7	0.9	99.1	0.0

Construction Emissions

Year 2014

Mass Grading

Duration (days): 44

Equipment	Emission Factors			Hours/day	Quantity	Emissions (pounds/hour)			Emissions (tons/year)		
	CO ₂	CH ₄	N ₂ O			CO ₂	CH ₄	N ₂ O	CO ₂	CH ₄	N ₂ O
Graders	132.7	0.0155	0.0035	6	1	132.7	0.0155	0.0035	4.3791	0.0005	0.0001
Rubber Tired Dozers	239.1	0.0305	0.0062	6	1	239.1	0.0305	0.0062	7.8903	0.0010	0.0002
Off-Highway Trucks	260.1	0.0224	0.0067	8	1	260.1	0.0224	0.0067	11.4444	0.0010	0.0003
Tractors/Loaders/Backhoes	66.8	0.0092	0.0017	7	1	66.8	0.0092	0.0017	2.5718	0.0004	0.0001
Total Emissions									26.2856	0.0029	0.0007

Fine Grading

Duration (days): 11

Equipment	Emission Factors			Hours/day	Quantity	Emissions (pounds/hour)			Emissions (tons/year)		
	CO ₂	CH ₄	N ₂ O			CO ₂	CH ₄	N ₂ O	CO ₂	CH ₄	N ₂ O
Graders	132.7	0.0155	0.0035	6	1	132.7	0.0155	0.0035	4.3791	0.0005	0.0001
Rubber Tired Dozers	239.1	0.0305	0.0062	6	1	239.1	0.0305	0.0062	7.8903	0.0010	0.0002
Off-Highway Trucks	260.1	0.0224	0.0067	8	1	260.1	0.0224	0.0067	11.4444	0.0010	0.0003
Tractors/Loaders/Backhoes	66.8	0.0092	0.0017	7	1	66.8	0.0092	0.0017	2.5718	0.0004	0.0001
Total Emissions									26.2856	0.0029	0.0007

Trenching

Duration (days): 11

Equipment	Emission Factors			Hours/day	Quantity	Emissions (pounds/hour)			Emissions (tons/year)		
	CO ₂	CH ₄	N ₂ O			CO ₂	CH ₄	N ₂ O	CO ₂	CH ₄	N ₂ O
Excavators	119.6	0.0134	0.0031	8	2	239.2	0.0268	0.0062	10.5248	0.0012	0.0003
Other General Industrial Equipment	152.2	0.0166	0.004	8	1	152.2	0.0166	0.0040	6.6968	0.0007	0.0002
Total Emissions									17.2216	0.0019	0.0004

Paving

Duration (days): 22

Equipment	Emission Factors			Hours/day	Quantity	Emissions (pounds/hour)			Emissions (tons/year)		
	CO ₂	CH ₄	N ₂ O			CO ₂	CH ₄	N ₂ O	CO ₂	CH ₄	N ₂ O
Paving Equipment	68.9	0.012	0.0018	8	1	68.9	0.0120	0.0018	6.0632	0.0011	0.0002
Cement and Mortar Mixers	7.2	0.0009	0.0002	6	4	28.8	0.0036	0.0008	1.9008	0.0002	0.0001
Pavers	77.9	0.016	0.002	7	1	77.9	0.0160	0.0020	5.9983	0.0012	0.0002
Tractors/Loaders/Backhoes	66.8	0.0092	0.0017	7	1	66.8	0.0092	0.0017	5.1436	0.0007	0.0001
Rollers	67.1	0.0106	0.0018	7	1	67.1	0.0106	0.0018	5.1667	0.0008	0.0001
Total Emissions									24.2726	0.0041	0.0006

Building

Duration (days): 22

Equipment	Emission Factors			Hours/day	Quantity	Emissions (pounds/hour)			Emissions (tons/year)		
	CO ₂	CH ₄	N ₂ O			CO ₂	CH ₄	N ₂ O	CO ₂	CH ₄	N ₂ O
Forklifts	54.4	0.0062	0.0014	6	2	108.8	0.0124	0.0028	7.1808	0.0008	0.0002
Welders	25.6	0.0073	0.0007	8	3	76.8	0.0219	0.0021	6.7584	0.0019	0.0002
Generator Sets	61	0.0087	0.0016	8	1	61.0	0.0087	0.0016	5.3680	0.0008	0.0001
Cranes	128.7	0.0144	0.0033	6	1	128.7	0.0144	0.0033	8.4942	0.0010	0.0002
Tractors/Loaders/Backhoes	66.8	0.0092	0.0017	8	1	66.8	0.0092	0.0017	5.8784	0.0008	0.0001
Total Emissions									33.6798	0.0053	0.0009

Total Construction Emissions - Year 2014

tons/year	127.75	0.02	0.00
metric tons/year	115.89	0.02	0.00
metric tons CO ₂ e/year	115.89	4.77	0.06

120.72

Notes:

Construction Equipment Emission Factor Source: Provided by SCAQMD.
Refer to the URBEVIS 2007 assumptions and model output for construction equipment assumptions

Emissions From Electricity Consumed By Land Uses

Land Use	Amount	kilowatt-hours per year ¹	CO	ROG	NO _x	SO _x	PM ₁₀	CO ₂	N ₂ O	CH ₄
			2.00E-04	1.00E-05	1.15E-03	1.20E-04	4.00E-05	0.772	6.59E-06	4.04E-05
Residential (Dwelling Units)		5626.5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Food Store (SF)		53.3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Restaurant (SF)		47.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hospitals (SF)		21.7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Retail (SF)		13.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
College/University (SF)		11.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
High School (SF)		10.5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Elementary School (SF)		5.9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Office (SF)		12.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hotel/Motel (SF)		9.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Warehouse (SF)		4.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous (SF)	6,490	10.5	0.04	0.00	0.21	0.02	0.01	144.13	0.00	0.01
Blank			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL - pounds per day			3.73E-05	1.87E-03	2.15E-01	2.24E-02	7.47E-03	144.13	0.00	0.01
TOTAL - tons per year			6.81E-06	3.41E-04	3.92E-02	4.09E-03	1.36E-03	26.30	0.00	0.00
TOTAL - metric tons per year			6.18E-06	3.09E-04	3.55E-02	3.71E-03	1.24E-03	23.86	0.00	0.00

	CO ₂	N ₂ O	CH ₄
metric tons per year	23.86	0.00	0.00
metric tons CO₂eq per year	23.86	0.06	0.03

23.95

Notes:

1. Usage rate; average for SCE and LADWP.

Source:

South Coast Air Quality Management District, *CEQA Air Quality Handbook*, November 1993, Table A9-11.

Source for greenhouse gas emissions rates:

U.S. Energy Information Administration, *Domestic Electricity Emissions Factors 1999-2002*, October 2007. <http://www.eia.doe.gov/oiaf/1605/techassist.html>

Mobile Source Emissions Calculations

	Total	Breakdown		Emission Factor		Total Emiss Passenger	Total Emiss Delivery	Passnger	Delivery	Total Emissions	
	VMT	Passnger	Delivery	Passnger	Delivery	pounds/day		tons/year	tons/year	tons/year	metric tons/year
CO	752	714.40	37.60	0.00709228	0.01407778	5.07	0.53	0.92	0.10	1.02	0.93
NO _x	752	714.40	37.60	0.00071158	0.01577311	0.51	0.59	0.09	0.11	0.20	0.18
N ₂ O ¹	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.01	0.01
ROG	752	714.40	37.60	0.00074567	0.00206295	0.53	0.08	0.10	0.01	0.11	0.10
SO _x	752	714.40	37.60	0.00001072	0.00002682	0.01	0.00	0.00	0.00	0.00	0.00
PM ₁₀	752	714.40	37.60	0.00009067	0.00059956	0.06	0.02	0.01	0.00	0.02	0.01
PM _{2.5}	752	714.40	37.60	0.00005834	0.00050174	0.04	0.02	0.01	0.00	0.01	0.01
CH ₄	752	714.40	37.60	0.00006707	0.00009703	0.05	0.00	0.01	0.00	0.01	0.01
CO ₂	752	714.40	37.60	1.10087435	2.78163459	786.46	104.59	143.53	19.09	162.62	147.52

	CO ₂	N ₂ O	CH ₄
metric tons per year	147.52	0.01	0.01
metric tons CO ₂ eq per year	147.52	2.75	0.18

Notes:

1. VMT based upon URBEMIS 2007 model output.
2. Emission Factor based upon EMFAC 2007 (version 2.3), *Highest (Most Conservative) Emission Factors for On-Road Passenger Vehicles and Delivery Trucks*.
3. Breakdown of Passenger and Delivery Trucks assumes 95% auto and 5% truck.
4. Emission Factor for N₂O based upon a conversion ratio of 0.04873 from NO_x to N₂O. Based upon California Air Resources Board: *Estimates of Nitrous Oxide*

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42044
Project Case Type and Number: Conditional Use Permit No. 3606
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Kinika Hesterly, Urban Regional Planner
Telephone Number: (951) 955-1888
Applicant's Name: Temecula Public Cemetery
Applicant's Address: 41911 C Street, Temecula, CA 92592
Engineer's Name: RBF Consulting
Engineer's Address: 40810 County Center Drive, Suite 100, Temecula, CA 92591

I. PROJECT INFORMATION

A. Project Description:

Conditional Use Permit No. 3606 proposes a public cemetery in three phases. Phase I consists of a 2,050 square foot administrative building, a 3,640 square foot maintenance building, an 800 square foot columbaria (special vault with recesses in the walls to receive the ashes of the dead) and 58 parking spaces. Phase II consists of a graded access road from the secondary entrance and a paved maintenance area and phase III will be used for expansion purposes under a future revised permit.

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

C. Total Project Area: 52.7 Acres

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

D. Assessor's Parcel No: 924-360-002

E. Street References: The project site is located southerly of East Benton Road, easterly of Camino Del Vino, and westerly of Bella Vista Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 1 West, Sections 18 and 19

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant. Topography over the project site is gently rolling, with elevations ranging from approximately 1,548 to 1,596 feet above mean sea level (msl). A blueline stream occurs on the project site. Vegetation includes ornamental plants along the western edge of the project site and a patch on the northern edge and disturbed vegetation over the remaining majority of the site. The land had been planted as a citrus orchard. Surrounding land uses include orchards to the east and scattered rural residences to the north, west, and south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The proposed project is consistent with the Agriculture: Agriculture (AG) (10 Acre Minimum) land use designation and the Citrus Vineyard Rural Policy Area and all other applicable land use policies within the General Plan.
2. **Circulation:** Adequate circulation facilities exist and will serve the proposed project upon approval of improvement plans. The proposed project meets with all 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 project is not within an MSHCP Criteria Area or cell. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the users of this 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 has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project does not impact housing.
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):** Southwest

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

D. **Land Use Designation(s):** Agriculture (AG) (10 Acre Minimum)

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

F. **Policy Area(s), if any:** Citrus Vineyard Rural Policy Area

G. **Adjacent and Surrounding Area Plan, Foundation Component, Land Use Designation, and Overlay(s) and Policy Area, if any:** Southwest Area Plan, Agriculture Foundation Component, Agriculture (AG) (10 Acre Minimum) Land Use Designation and Citrus Vineyard Rural 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: Light Agriculture – 20 Acre Minimum (A-1-20)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) to the north, east, and south, Citrus Vineyard (C/V) 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"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input checked="" 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 | | |

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

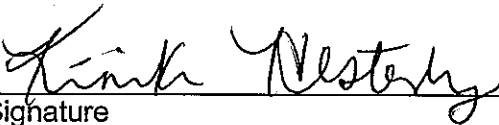
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

8-24-10

Date

Kinika Hesterly, Project Planner
Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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-7 "Scenic Highways"

Findings of Fact:

a) The project site is located southerly of East Benton Road, easterly of Camino Del Vino, and westerly of Bella Vista Road. According to Figure C-9, the project site is not located within a scenic highway corridor.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, and unique or landmark features, or views open to the public, as these features do not exist on the project site. The character of the area is a mix of scattered vineyards and wine tasting/production facilities, orchards, and private residences. The proposed cemetery will include the construction of three buildings totaling 6,490 square feet with a grand archway located at the entrance along with a split rail fence that will bound the entire site. The split rail fence will blend in with the aesthetics of the surrounding properties. The proposed project would be consistent with the area and would not create an aesthetically offensive project. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) According to the RCIP, the project site is located 16.37 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.32) Any project subject to Ordinance No. 655 will be conditioned for compliance; as no unique mitigation measures are identified, no additional mitigation is required.

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 project would result in a new source of light from the addition of building lighting and security lighting. Pursuant to Ordinance No. 655, the project's on-site lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. The lighting, per Ordinance No. 655, will be similar to other areas surrounding the site. Therefore, impacts would be reduced to a level of less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or

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

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

Findings of Fact:

a-b) The project will convert local and state farmland into a non-agricultural cemetery use, however, the project is conditioned to complete the Agricultural Diminishment application prior to grading permit issuance. Once diminished the project area will not be subject to the Agricultural Preserve. The impact of this project is considered less than significant with mitigation.

c-d) The project will cause development of non-agricultural uses within 300 feet of the agriculturally zoned property, however, the impact of a cemetery to agricultural uses is negligible. No other changes are anticipated that could result in the conversion of Farmland to non-agricultural use. The impact is considered less than significant.

Mitigation: Prior to grading permit issuance, the Board of Supervisors shall diminish portions of the subject property from the Rancho California Agricultural Preserve No. 29 (COA. PLANNING.21 and COA 60.PLANNING.22).

Monitoring: Mitigation monitoring will occur by the Planning Department during the Building & Safety Plan Check Process.

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

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

Findings of Fact:

a-c) The project will not be in conflict with forest land, nor result in the loss of or change to forest land. The site will also not involve other changes in the existing environment that could result in conversion of forest land to a non-forest use. Forest resources will not be impacted by this project.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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

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a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

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.

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, a cemetery is not considered a substantial point source emitter or a sensitive receptor.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. A cemetery is not considered a substantial point source emitter or a sensitive receptor. Therefore, the impact is considered less than significant.

f) The project will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input 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, PDB5510 – Habitat Assessment for Temecula Public Cemetery, prepared by BonTerra Consulting, dated December 4, 2008.

Findings of Fact:

a) The proposed project site is located within the Riverside County Southwest Area Plan for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The property does not occur within a Criteria Cell (i.e., the property is not a Criteria Area proposed for conservation under the MSHCP) and as such, development of the site is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. To comply with the MSHCP, a Habitat Assessment was completed. No sensitive species were observed during the survey conducted for the habitat assessment. The project will not conflict with the provisions of the MSHCP.

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b) The project site has been cleared and, according to the Habitat Assessment, no native or special-status habitats were recorded on the project site due to its recent clearing and previous use as an orchard.

c) According to the Habitat Assessment prepared by BonTerra in December 2008, no special-status species are expected on-site due to lack of suitable habitat. However, burrowing owls have been spotted within a mile of the project site. As a result, a pre-construction burrowing owl survey is required to ensure burrowing owls are not present onsite.

d) The project site does not contain habitats or other natural features that would contribute to the use of the site as a wildlife corridor.

e-f) According to the Habitat Assessment, a blue-line stream occurs onsite; however, no evidence of bed, bank, or stream was observed. RBF Consulting conducted a jurisdictional delineation of the project site on August 19, 2008 and determined that, based on the current site conditions and lack of evidence of jurisdictional waters on the project site, no U.S. Army Corp of Engineers (USACE) or California Department of Fish and Game (CDFG) permits would be required prior to construction activities.

No habitat for riparian-associated sensitive biological resources was present during the survey. Based on the Habitat Assessment, the subject site does not support habitat suitable for riparian/riverine/vernal pools or species associated with these habitat types due to extensive disturbances from past use as an orchard, lack of structural diversity, and absence of any significant riparian vegetation.

g) The project is not subject to any local policies or ordinances protecting biological resources other than those outlined in the MSHCP. The project is consistent with the MSHCP, as discussed above.

Mitigation: Prior to the issuance of a grading permit, a preconstruction burrowing owl survey shall be conducted. (COA 60.EPD.1)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process and by the Environmental Programs Department.

CULTURAL RESOURCES Would the project

8.Historic Resources

a)Alter or destroy an historic site?

b)Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project does not have existing structures or buildings on site. The project will not alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-c) The project is located in an area of cultural resource sensitivity to the Pechanga Tribe. However, with tribal monitoring during grading, the project will not alter or destroy an archaeological site, cause a significant adverse change or disturb human remains outside of formal cemeteries. The impact will be less than significant with mitigation (COA 60.Planning.24 and COA 60.Planning.26).

d) No religious or sacred uses occur within the project area. There will be a less than significant impact.

Mitigation: Prior to the issuance of a grading permit, the permit holder shall retain and enter into agreement with a qualified tribal monitor from the Pechanga tribe for monitoring services during grading (COA 60.Planning.24 and COA 60.Planning.26).

Monitoring: Mitigation monitoring shall occur through the Building & Safety Plan Check Process.

10. Paleontological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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a) The project is located in an area of paleontological sensitivity. With paleontological monitoring during grading, the project will not directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature. The impact will be less than significant with mitigation (COA 60.Planning.23).

Mitigation: Prior to the issuance of a grading permit, a Paleontological report shall be submitted to the County Geologist. The report shall contain proof of hiring a qualified paleontologist (COA 60.Planning.23).

Monitoring: Mitigation monitoring shall occur through the Building & Safety Plan Check Process.

GEOLOGY AND SOILS Would the project

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

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

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

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

Findings of Fact:

a-b) According to the RCIP, the proposed project lies outside of any Alquist-Priolo Special Studies Zone or County fault hazard, therefore, the potential for structural damage due to direct fault rupture is considered unlikely. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County GIS, County Geologist

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Findings of Fact:

a) According to Riverside County GIS, the project is located in an area where no potential for liquefaction exists. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) The proposed project lies outside of County fault hazard, therefore, the potential for structural damage due to direct fault rupture is considered unlikely. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

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

Findings of Fact:

a) The proposed buildings will be constructed to current California Building Code (CBC) standards to reduce any major structural damage. Therefore, impacts are expected to 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.

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 GIS

Findings of Fact:

a) According to GIS, the project site is not located within an area susceptible to ground subsidence. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) There are no volcanoes in the proposed project site vicinity. The topography of the site does not include steep slopes which could generate a mudflow. Lake Skinner is located approximately 1.3 miles northwest of the project site; however, the project site is located at a higher elevation than Lake Skinner. Therefore, the project will not be subject to seiche. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

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

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Findings of Fact:

a-c) The project site has a rolling topography with elevations ranging from approximately 1,550 to 1,600 feet above mean sea level (msl). The elevation of the project site will not be significantly modified as a result of the project. Minor surface grading and leveling will be required. No cut or fill slopes greater than 2:1 or higher than 10 feet will be created. Compliance with Riverside County Building and Safety Ordinance No. 457 is required regardless of the project's proposed changes to topography. Ordinance No. 457 will assure cut or fill slopes are manufactured appropriately. Grading will not impact a subsurface sewage disposal system. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

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

Findings of Fact:

a) Because one of the major effects of loss of topsoil is sedimentation in receiving waters, erosion control standards are set by the Regional Water Quality Control Board (RWQCB) through administration of the National Pollutant Discharge Elimination System (NPDES) permit process for storm drainage discharge. The NPDES permit requires implementation of nonpoint source control of stormwater runoff through the application of a number of BMPs. These BMPs are meant to reduce the amount of constituents, including eroded sediment, that enter streams and other water bodies. A Storm Water Pollution Prevention Plan (SWPPP), as required by the RWQCB, must describe the stormwater BMPs (structural and operational measures) that would control the quality (and quantity) of stormwater runoff during construction.

In addition, all construction activities would be required to comply with Chapter 33 of the Uniform Building Code (UBC) or California Building Code (CBC), which regulates excavation activities and the construction of foundations and retaining walls, and Appendix Chapter 33 of the UBC, which regulates grading activities, including drainage and erosion control. Compliance with the NPDES permit process and the UBC and/or CBC requirements would minimize effects from erosion. The

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

County's monitoring and enforcing the requirements of the NPDES permit and the Building Code, as described previously, would ensure the control of potential erosion.

Because the NPDES permit requirements of the RWQCB and the UBC and/or CBC must be satisfied prior to project construction, the potential hazards posed by substantial soil erosion or the loss of topsoil would be regulated and reduced to a less-than-significant level.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project soil is adequate to support waste disposal systems. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19.Erosion

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

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Flood Control District review, Project Materials

Findings of Fact:

a) Implementation of the proposed project will involve some grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. Therefore, the impact is considered less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. In addition, Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. 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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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. (COA 10.BS GRADE.5) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source:

Findings of Fact:

a) Analysis by RBF Consulting (August 2010) indicates the project's annual GHG emissions will be 130.93 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is well below the threshold of 3,000 MTY CO₂e for commercial projects established by the South Coast Air Quality Management District. Therefore, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions. The impact is considered less than significant.

Potentially Significant Impact

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Less Than Significant Impact

No Impact

b) As an extension of the anticipated existing development patterns, the proposed cemetery will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project is consistent with the Riverside County General Plan's land use designation of Agriculture (AG) (10 Acre Minimum) for the site. The proposed project will reduce GHG emissions by 32 percent with implementation of project design features such as compliance with County Ordinance No. 859, Water-Efficient Landscaping Standards and efficient lighting.

As a result of implementation of, and compliance with, the above design features, the project will further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County and AB 32. The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact:

a-b) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through a foreseeable upset involving the release of hazardous materials into the environment. Standard conditions have been issued by the Environmental Health Department and Fire Department (COA 10.FIRE.1 and COA

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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90.E.Health.1). These are standard conditions and are not considered unique for CEQA purposes. The project will have a less than significant impact.

c-e) The project will not impair or interfere with an emergency plan, emit hazardous materials or substances within one-quarter mile of an existing or proposed school, or be located on a site included on a list of hazardous materials sites. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports	<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 working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) 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.

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.

24. Hazardous Fire Area	<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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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) The project is not located in a hazardous fire area. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

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

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

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

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No Impact

or odors)?

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

Findings of Fact:

a-d) The topography of the area consists of well-defined ridges and natural watercourses that traverse the project site. The watercourse appears to run from a northeast to southwest through the center of the site. The watercourse enters the site along the northern portion of the site and has a 100-year flow rate of 791.4 cubic feet per second. A minor amount of grading is proposed within this watercourse; the proposed overall site's grading creates a minor diversion totaling 0.5 acres. The proposed grading will not impact downstream owners or public property.

A change in the hydrologic regime of the project site would be considered a hydrologic condition of concern if the change would have a significant impact on downstream erosion compared to the predevelopment condition or have significant impacts on stream habitat, alone or as part of a cumulative impact from development in the watershed. The proposed project will not result in a change to the hydrologic regime as the project's runoff flow rate, volume, velocity, and duration for the post-development condition do not exceed the pre-development condition. The proposed project will not significantly increase the runoff flow rate, volume, or velocity that in turn would result in flooding on- or off-site.

The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site. Project runoff will flow into vegetated swales and Porous Landscape Detention (PLD) to treat project runoff and maintain the existing flow rates. Through compliance with these standard regulatory requirements, potential impacts to surface runoff from the proposed project are considered to be less than significant.

e-f) The project is not located in a 100-year flood hazard area. There will be no impact.

g-h) With implementation of the WQMP, the potential water quality impacts of the project will be reduced to a less than significant level. No other potential for degradation of water quality has been identified. Also, the implementation of the vegetated swales, Porous Landscape Detention (PLD) and enhanced grassy swale designs will address project pollutants and will not result in significant environmental effects. There will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

a) 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

b) 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
c) 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"/>
d) 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"/>
e) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 topography of the area consists of well-defined ridges and natural watercourses that traverse the project site. The watercourse appears to run from a northeast to southwest through the center of the site. The watercourse enters the site along the northern portion of the site and has a 100-year flow rate of 791.4 cubic feet per second. A minor amount of grading is proposed within this watercourse; the proposed overall site's grading creates a minor diversion totaling 0.5 acres. The proposed grading will not impact downstream owners or public property.

A change in the hydrologic regime of the project site would be considered a hydrologic condition of concern if the change would have a significant impact on downstream erosion compared to the predevelopment condition or have significant impacts on stream habitat, alone or as part of a cumulative impact from development in the watershed. The proposed project will not result in a change to the hydrologic regime as the project's runoff flow rate, volume, velocity, and duration for the post-development condition do not exceed the pre-development condition. The proposed project will not significantly increase the runoff flow rate, volume, or velocity that in turn would result in flooding on- or off-site.

b) The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site. Project runoff will flow into vegetated swales and Porous Landscape Detention (PLD) to treat project runoff and maintain the existing flow rates. Through compliance with these standard regulatory requirements, potential impacts to surface runoff from the proposed project are considered to be less than significant.

c) According to the RCIP, the project site is not located within an area subject to dam inundation. Therefore, the proposed project will not expose people or structures to loss, injury, or death as a result of flooding from levee or dam failure.

d) The closest water body is Lake Skinner, located approximately 1.3 miles northwest of the project site. The project proposes a minor alteration of the existing watercourse, but will not significantly increase surface runoff because the project will be designed to match the existing conditions.

	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.

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

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The project site is located on a 52.70-acre site in the County of Riverside's Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The project is zoned Light Agriculture – 20 Acre Minimum (A-1-20). Although the planned land use is agricultural, the project will not substantially alter the area due to there being limited construction on the parcel. The impact is considered less than significant.

b) The project site is not located within a city sphere of influence. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is zoned Light Agriculture – 20 Acre Minimum (A-1-20), which does not specifically allow cemeteries, but allows for the Planning Director to determine that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. The A-1 zone permits the following public uses with plot plan approval: churches, libraries, and schools. The proposed cemetery is considered a public use and is substantially the same in character the uses permitted in the A-1 zone. Therefore, the project is consistent with the site’s existing zoning. The impact is considered less than significant.

b) The project site is surrounded by property zone Light Agriculture – 10 Acre Minimum (A-1-10) to the north, east, and south, Citrus Vineyard (C/V) to the west. The properties to the north, east, and south are similarly zoned with the proposed project’s zoning classification. Although the proposed use is not specifically permitted in the A-1 zone, the proposed cemetery is the same in character with the uses permitted in the A-1 zone. Therefore, the proposed project is compatible with the existing zoning to the north, east, and south. The C/V zoning to the west allows primarily wineries with vineyards and incidental commercial uses and is known as Riverside County’s “wine country”. Although the proposed use is not similar in character to the uses permitted in the C/V zone, the proposed cemetery proposes mediterranean landscaping and architecture to blend in with the style of Riverside County’s “wine country.” Therefore, the proposed project will be compatible with the surrounding zoning. The impact is considered less than significant.

c) Surrounding land uses include orchards to the east and scattered rural residences to the north, west, and south. The impact is considered less than significant.

d) The project site is located on a 52.70-acre site in the County of Riverside’s Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The impact is considered less than significant.

e) The site will not disrupt the physical arrangement of an established community. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project				
29. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a	<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
State classified or designated area or existing surface mine?				
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"/>

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

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The RCIP identifies policies that encourage protections for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

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.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

30. Definitions for Noise Acceptability Ratings

a) 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA A B C D

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

NA A B C D

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Railroad Noise

NA A B C D

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

Findings of Fact: The project site is not located adjacent to a rail road. No impacts will occur as a result of the proposed project.

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: The project site is not located adjacent to or near any highways. No impacts will occur as a result of the proposed project.

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

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Noise Effects on or by the Project	<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 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 project proposes a cemetery with an administration building and a maintenance building. Typical noise sources during the operation of the cemetery will come from visitors, gardening equipment, and small excavation equipment; noise emanating from these sources will be infrequent. Therefore, the proposed cemetery will not create a substantial increase in ambient noise levels.

b) During its construction phase, the proposed project may have temporary or periodic increases in ambient noise levels.

c) Ordinance No. 847 prohibits sounds in excess of land use specific standards. For agriculture land uses, the maximum sound level is 45 Db L_{max} . Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Without a noise ordinance exception, the project shall not exceed the maximum

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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decibel level. Through compliance with Ordinance No. 847, potential impacts will be less than significant.

d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction phase. This type of construction will be temporary and infrequent, and would be considered a less than significant adverse impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

- a) The project site currently vacant; therefore the project will not displace any housing.
- b) The project will not create a demand for additional housing.
- c) The project will not displace any people.
- d) The project will not affect a County Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.

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Less Than Significant Impact

No Impact

f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

37. Fire Services

Source: **Riverside County General Plan Safety Element**

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.31) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Sheriff Services

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.31) This is a standard condition of approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Schools

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Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Libraries

Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.31) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

41. Health Services

Source: RCIP

Findings of Fact: In the event of an emergency, employees of the proposed project may access several hospitals located within the service parameters of County health centers. Because the project involves business development, the demand for health services will remain relatively constant over time. Because the project is located within the service area of several health care facilities, the project impacts are considered to 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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RECREATION

42. Parks and Recreation

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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 proposed cemetery will not require the construction or expansion of recreational facilities. Therefore, no impacts associated with recreational facilities are anticipated.

c) The project site is located within County Service Area (CSA) No. 149, which is a maintenance district for streets and roadways within the Temecula Valley Wine Country. However, the proposed project is not subject to Quimby Fees (Section 10.35 of Ordinance No. 460) as these fees only apply to residential developments. Therefore, there will be no impacts associated with recreational facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

43. Recreational Trails

Source: Riverside County Parks, RCIP Figure C-7 "Trails and Bikeway System"

Findings of Fact:

Prior to issuance of grading permits, the applicant shall offer dedication of the Regional Trail easement. With incorporation of the recommended mitigation measure, the project will have a less than significant impact.

Mitigation: The applicant shall offer the dedication of the regional trail easement. (COA 60.Parks.1)

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Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process and the Riverside County Regional Park and ~~Open Space District~~.

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: RCIP

Findings of Fact: The Transportation Department has not required a traffic study for the proposed project. The Transportation Department determined that the project is exempt from traffic study requirements.

a-b) The project will not individually exceed a level of service standard established by the county congestion management agency for designated roads or highways. If the capacity of the Regional System is not enlarged, the result will be substantial traffic congestion in all parts of Western Riverside County, with unacceptable Levels of Service throughout Western Riverside County by

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Less Than Significant Impact

No Impact

2030. This project shall comply with County Ordinance No. 824 to mitigate the potential effects to the Regional System. (COA 90.TRANS.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The impact is considered less than significant.

c) The project will not impact air traffic patterns. There will be no impact.

d) Project implementation would not alter waterborne, rail, or air traffic. There will be no impact.

e) The project will not substantially increase hazards due to a design feature or incompatible uses. The impact will be less than significant.

f) The proposed project involves the development of vacant land to a cemetery. The project will include a circulation system for the new interior roads that proposed to be constructed as part of the project within the project site. Roads will be designed to satisfy County standards and therefore will not have design feature hazards. The impacts are considered less than significant.

g) Considering the temporary nature of construction activity, the nature of traffic circulation in the project area, and established County requirements for traffic control on public roadways during construction, potential impacts to traffic circulation are considered less than significant.

h) Emergency access throughout the project site will be developed in accordance with County ordinances, standard conditions of approval, and permits related to emergency access. There will be a less than significant impact.

i) Currently, the Riverside Transit Authority (RTA) does not operate a bus route within close proximity to the project area. The proposed project would not conflict with any adopted policies supporting alternative transportation. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Bike Trails

Source: RCIP

Findings of Fact: The project is not located adjacent to or nearby any designated bike trail.

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,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) In a letter dated October 27, 2008, the Rancho California Water Quality District (RCWD) stated that water service to the project site exists, but is presently inactive under 'Vacant Long-Term' status. Additions or modifications to water service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

47. Sewer

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a) The project includes the installation of a septic system, however, this installation will not cause significant environmental effects as it is required to be installed per the Environmental Health Department's standard conditions of approval. These are not considered unique mitigation for the purposes of CEQA. The impact is considered less than significant.

b) The project will result in a determination by the ~~wastewater treatment provider that will~~ serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. The Rancho California Water District preliminarily agreed to service the project. The impact is considered 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.

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact: The County of Riverside Waste Management Department manages the landfills that service the proposed project. The County of Riverside Lamb Canyon Landfill, located west of Highway 79, would service the project site. The landfill is currently permitted to receive 3,000 tons per day for disposal and has a remaining disposal capacity of approximately 20,908,171 cubic tons as of 2003. The increase in solid waste due to the proposed project operations would be nominal; the project would not require the need for new or expanded facilities to accommodate solid waste needs and the facility would comply with the applicable regulations.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

a-c) The project will require utility services in the form of Electricity, Natural gas, and Telecommunications. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities. The impact is considered less than significant.

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No Impact

d) Storm water drainage will be handled on-site. The impact is considered less than significant.

e-f) Street lighting exists for the access to the project site, and the project will not require new roads. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads. The impact is considered less than significant.

g) The project will not require additional government services. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

50. Energy Conservation

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

Source:

Findings of Fact:

a)The project design does not conflict with adopted energy conservation plans. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

51.Other:

Source: Staff review

Findings of Fact:

No other items are anticipated to impact the project. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

Does the project have the potential to substantially

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

Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

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:

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Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

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CONDITIONAL USE PERMIT Case #: CUP03606

Parcel: 924-360-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION. RECOMMND

The use hereby permitted is for a public cemetery in three (3) phases. Phase I will consist of a 2,050 square foot administrative building, a 3,640 square foot maintenance building, an 800 square foot columbaria and 58 parking spaces. Phase II will consist of a graded access road for a secondary entrance and a paved maintenance area. Phase III will be used for expansion purposes under a future revised permit.

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 (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CUP03606. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3606 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site plan for Conditional Use Permit No. 3606, Exhibit A (Sheets 1-3), Amended No. 2, dated March 31, 2010.

APPROVED EXHIBIT L = Landscape plans for Conditional Use Permit No. 3606, Exhibit L (Sheets 1-2), Amended No. 1, dated April 19, 2010.

APPROVED EXHIBIT B & C = Floor plans and Elevations for Conditional Use Permit No. 3606, Exhibit B & C (Sheets 1-4), Amended No. 1, dated December 3, 2008.

CONDITIONAL USE PERMIT Case #: CUP03606

Parcel: 924-360-002

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical

CONDITIONAL USE PERMIT Case #: CUP03606

Parcel: 924-360-002

10. GENERAL CONDITIONS

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS (cont.) RECOMMND

height - unless addressed in a previous report.

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "GRADING".

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 14 USE-G.3.1NO 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 Grading Division of the Building and Safety Department.

CONDITIONAL USE PERMIT Case #: CUP03606

Parcel: 924-360-002

10. GENERAL CONDITIONS

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 16 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

lant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

10.BS GRADE. 19 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE-G1.4 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

CONDITIONAL USE PERMIT Case #: CUP03606

Parcel: 924-360-002

10. GENERAL CONDITIONS

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP (cont.) RECOMMND

of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site.

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 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 VB construction per the 2007 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s)

CONDITIONAL USE PERMIT Case #: CUP03606 Parcel: 924-360-002

10. GENERAL CONDITIONS

10.FIRE. 3 USE-#31-ON/OFF NOT LOOPED HYD (cont.) RECOMMND
in the system.

10.FIRE. 4 USE-#25-GATE ENTRANCES RECOMMND
ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 5 USE-#88A-AUTO/MAN GATES RECOMMND
Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

10.FIRE. 6 USE-#84-TANK PERMITS RECOMMND
Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 12/17/08 RECOMMND
Conditional Use Permit No. 3606 proposes a public cemetery with three buildings totaling 5,300 square feet. The site is located in the Rancho California area, south of Benton Road, east of Camino Del Vino, and west of Bella Vista Road.

CONDITIONAL USE PERMIT Case #: CUP03606

Parcel: 924-360-002

10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD RPT 12/17/08 (cont.)

RECOMMND

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The watercourse appears to run from northeast to southwest through the center of site. Based on the submitted exhibit, a watercourse enters the site along the north portion of the site and has a 100-year flowrate of 791.4 cubic feet per second. Minor grading is proposed within this watercourse and does not impact downstream owners nor public property. Although the District does not object to this grading, the applicant may be responsible for obtaining other agency permits. The proposed overall site's grading creates minor diversion totaling 0.5 acres, which is acceptable.

The preliminary project specific water quality management plan (WQMP) proposed the use of vegetated swales and Porous Landscape Detention (PLD). The proposed treatment control Best Management Practices (BMPs) does not address organic compounds, trash & debris, and pesticides. However, based on a November 17, 2008 phone conversation, the project's engineers (RBF Consulting) have agreed to utilize PLDs or enhanced grassy swales at final design. There is sufficient area on the project site to size a revised BMP, as necessary, to ensure all affected areas to be mitigated for water quality. With these revisions, the project will be able to mitigate for all the project's pollutants of concern and meet WQMP standards. Revisions to the design and WQMP will be made during the plan checking phase of the project.

10.FLOOD RI. 2

USE PERP DRAINAGE PATTERNS

RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, 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 District for review.

10.FLOOD RI. 3

USE WELL DEFINED WATERCOURSES

RECOMMND

The topography of the area consists of well defined ridges and natural watercourses which traverse the property. There

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 USE WELL DEFINED WATERCOURSES (cont.) RECOMMND

is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area.

10.FLOOD RI. 4 USE 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region 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). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (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 indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

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

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

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

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10.PLANNING. 6 USE- COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B & C.

10.PLANNING. 8 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7:00 a.m. to 4:00 p.m., Monday through Friday. The cemetery will be closed on Saturday and Sunday.

10.PLANNING. 9 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), cemeteries:

- 1 space, 30 square feet of net assembly room area.
- 1 space/employee
- 1 space/vehicle operated on the grounds by the proprietary institution

10.PLANNING. 10 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the signs shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 13 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in three (3) phases as shown on APPROVED EXHIBIT A. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 22 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the Cemetery and Funeral Bureau, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 23 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 24 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Code Enforcement as part of a code enforcement action. Upon written notice from the Department of Code Enforcement requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Code Enforcement, unless more time is allowed through written agreement by the Department of Code Enforcement. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

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10. GENERAL CONDITIONS

10.PLANNING. 32 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 34 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 35 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 39 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 43 USE - PDP01336 RECOMMND

County Paleontological Report (PDP) No. 1336, submitted for this case (CUP03606), was prepared by Paleo Environmental Associates, Inc. and is entitled: "Paleontological Resources Inventory and Impact Assessment Technical Report

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10. GENERAL CONDITIONS

10.PLANNING. 43 USE - PDP01336 (cont.)

RECOMMND

prepared in support of TEMECULA PUBLIC CEMETERY, Vicinity of Temecula, Riverside County, California", dated December 2008. In addition, Paleo Environmental Associates, Inc. prepared "Response to Review Comments, Paleontological Resources Inventory and Impact Assessment Technical Report prepared in support of Temecula Public Cemetery, Vicinity of Temecula, Riverside County, California", dated January 14, 2009. This document is herein incorporated as a part of PDP01336.

PDP01336 concluded:

1.The project plan area is underlain by the Pauba Formation which is classified as being of high importance because of its demonstrated high potential for containing scientifically important fossil remains.

2.Paleontological resources might be adversely affected by earth-moving activities associated with development of the cemetery parcel.

3.Paleontological resources impact mitigation is warranted.

4.Excavation of an individual grave probably would be an insignificant impact.

5.Mitigation activities conducted in support of mass grading of the site most likely would have reduced the impact of grading to such an extent that the potential for encountering any additional remains during grave digging probably would be low.

PDP01336 recommended:

1.Retention of a qualified paleontologist to prepare and implement the mitigation program.

2.Paleontological construction monitoring and fossil/sample recovery.

3.Monitoring should begin with grading because the entire parcel is underlain by the Pauba Formation.

PDP01336 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01336 is hereby accepted for CUP03606. Prior to grading permit issuance,

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10. GENERAL CONDITIONS

10.PLANNING. 43 USE - PDP01336 (cont.) (cont.) RECOMMND

an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

10.PLANNING. 44 USE - SUBSTANTIAL CONSTRUCTION RECOMMND

Completion of the loop road is considered substantial construction for the purposes of the expiration of this permit.

10.PLANNING. 45 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 46 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological

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10. GENERAL CONDITIONS

10.PLANNING. 46

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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 its sacred or cultural importance.

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

2.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.

3.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. 47

USE - LC LANDSCAPE REQUIREMENT

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 47 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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.

10.PLANNING. 48 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.

TRANS DEPARTMENT

10.TRANS. 1 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.

10.TRANS. 2 USE - STD INTRO 3(ORD 460/461) RECOMMND

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 Ordinance 460 and Riverside County Road Improvement

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

tandards (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. 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. 3 USE - COUNTY WEB SITE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP RECOMMND

This approval shall be used within three (3) years of the 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 three (3) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 3 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 4 USE-G2.14OFFSITE 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. 5 USE-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is ~~required for any~~ proposed off site grading.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE-G1.4 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 (916) 657-1146.

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. 8 USE 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. 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 and the Environmental Programs 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 will be required.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

burrowing owl shall be conducted by a qualified biologist 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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 2 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 3 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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60. PRIOR TO GRADING PRMT ISSUANCE

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL EASEMENT RECOMMND

Prior to the issuance of any grading permits, the applicant shall offer the dedication of the Regional Trail easement shown on the plan to Riverside County Regional Park & Open-Space District. Said easement dedication will be offered on behalf of the vested interest of Riverside County.

PLANNING DEPARTMENT

60.PLANNING. 11 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 52.7 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 15 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3606, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 21 USE - AG PRESERVE (NONR) RECOMMND

Prior to the issuance of a grading permit, the Board of Supervisors shall have adopted a resolution

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 USE - AG PRESERVE (NONR) (cont.) RECOMMND

diminishing the subject property from the boundaries
Rancho California Agricultural Preserve No. 29.

60.PLANNING. 22 USE - AG PRESERVE CANCEL RECOMMND

Prior to the issuance of a grading permit, the Board of Supervisors shall issue a Certificate of Final Cancellation for Agricultural Preserve Case No. 1013, located within Rancho California Agricultural Preserve No. 29 and shall have adopted a resolution diminishing the subject property from the boundaries of said agricultural preserve.

60.PLANNING. 23 USE - PALEO PRIMP & MONITOR RECOMMND

PDP01336, prepared by Paleo Environmental Associates, Inc. December 2008, determined the proposed project's potential to impact paleontological resources is high for Pleistocene-age fossil remains. Hence,

PRIOR TO ISSUANCE OF ANY GRADING PERMIT, THE FOLLOWING SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A Paleontological Resource Impact Mitigation Program (PRIMP) report that includes, at a minimum, the following:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
6. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

8.Fossil identification and curation procedures to be employed.

9.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.All pertinent exhibits, maps and references.

11.Procedures for reporting of findings.

12.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

60.PLANNING. 24 GEN- CULTURAL RESOURCES PROFE

RECOMMND

As a result of information and results of archaeological report PD-A-4542, prepared by Bonterra Consulting, the County has determined that archaeological monitoring of grading and related earth-disturbances is required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24

GEN- CULTURAL RESOURCES PROFE (cont.)

RECOMMND

be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 26

GEN - TRIBAL MONITORING

RECOMMND

As a result of information submitted to the County by Pechagna Band of Luiseno Mission Indians, dated October 21, 2008, the parcel is surrounded by highly sensitive cultural resources containing milling features, lithic and groundstone artifacts, fire affected features, pottery, and midden soils, it has been determined that tribal monitoring is required for grading and related earth disturbances for this proposed project.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor designated by the Pechanga Band of Luiseno Mission Indians. This group shall be known as the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26

GEN - TRIBAL MONITORING (cont.)

RECOMMND

Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1) The Tribal Monitor is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process.

2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all Tribal interests only.

3) This agreement shall not modify any condition of approval or mitigation measure.

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met.

5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE-TRANS CLEARANCE/PHASE I&II RECOMMND

A separate clearance from the Transportation Department is required prior to the issuance of a grading permit for Phase I.

- Note: 1. The road improvement of Calle Bartizon and Lemmon Hills Drive shall be completed prior to the issuance of occupancy permit for Phase I or II whichever phase comes first.
2. The completion of road improvements for Camino Del Vino and Dottie Court shall be differed prior to issuance of a grading permit for Phase III.

60.TRANS. 2 USE-TRANS CLEARANCE/PHASE III RECOMMND

A separate clearance from the Transportation Department is required prior to the issuance of a grading permit for Phase III.

Note: The road improvement of Camino Del Vino and Dottie Court shall be completed prior to issuance of a grading permit for Phase III.

60.TRANS. 3 USE - IMPROVEMENT/PHASE III RECOMMND

Camino Del Vino along project boundary is designated as a Secondary Highway and shall be improved with 28' AC pavement located from the centerline, on the project side, within the 94' dedicated right-of-way (50' on the project side and 44' on the opposite side of the centerline) as approved by Director of Transportation and/or in accordance with County Standard No. 94. (Modified for reduced improvements from 32' to 28' AC pavement and for NO curb, gutter, and sidewalk.)

NOTE: The road improvement of Camino Del Vino and Dottie Court shall be completed prior to issuance of a grading permit for Phase III.

60.TRANS. 4 USE - IMPROVEMENT/PHASE III RECOMMND

Dottie Court along project boundary is designated as a Local road and shall be improved with 24' of acceptable Aggregate Base (0.33' thick) on 32 foot graded section

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - IMPROVEMENT/PHASE III (cont.) RECOMMND

within a 60' full-width dedicated right-of-way as approved by Director of Transportation.

Note: The road improvement of Dottie Court and Camino Del Vino shall be completed prior to issuance of a grading permit for Phase III.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED RECOMMND

Conditional Use Permit#3606 proposes a public cemetery with three buildings which will be used for administrative offices, maintenance and a reception lounge. The gross acreage of this lot is approximately 52.7 acres.

- 1) Provide an original copy of soils percolation report performed in accordance with the Department of Environmental Health (DEH) Technical Manual and Riverside County Ordinance 650.5.
- 2) Provide three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Manual.
- 3) If grading is proposed, the applicant must show all pertinent detail on scaled ~~Precise Grading Plans~~ wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS area may require further engineering.
- 4) Provide a floor plan of all proposed structures showing

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED (cont.) RECOMMND

all proposed plumbing fixtures to ensure proper septic tank sizing.

- 5) Applicable fees to be paid at time of building submittal.
- 6) Provide an original copy of "will-serve" letter for potable water service only from Rancho California Water District (RCWD).

80.E HEALTH. 2 DEH SITE EVALUATION REQUIRED RECOMMND

Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4" perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom or seepage pit bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.

Please note that if groundwater encroachment is observed, further engineering may be required.

80.E HEALTH. 3 SDRWQCB CLEARANCE REQUIRED RECOMMND

A clearance letter from the San Diego Regional Water Quality Control Board (SDRWQCB) is required to address any discharging of non-domestic wastewater into onsite wastewater treatment systems (OWTS). Please contact Robert Morris, PE (SDRWQCB) at (858) 467-2962 for further information.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.) RECOMMND

review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B&C.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B&C.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 16 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated October 20, 2008, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 20 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 21 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3606, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22

USE - LC LANDSCAPE PLOT PLAN

RECOMMND

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

At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE:

- 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall not approve landscape plans within the Road Right-of-Way.

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 Planning 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 planning 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 Planning Department shall clear this condition.

80.PLANNING. 23 USE - LC LANDSCAPE SECURITIES

RECOMMND

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 Planning Department, Landscape Division. Once the Planning 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Camino Del Vino shall be conveyed for public use to provide for a 50 foot half-width right-of-way.

Sufficient public street right-of-way shall be provided along Dottie Court including full-width cul-de-sac to establish a 60 foot full-width right-of-way including standard corner cutback.

80.TRANS. 2 USE - MAP CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ INEFFECT

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS INEFFECT

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES. RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM RECOMMND

(BUILDING A)

Install a complete fire sprinkler system per NFPA 13 2002 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

90.FIRE. 3 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

(BUILDING A)

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.

90.FIRE. 4 USE-#27-EXTINGUISHERS RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 4 USE-#27-EXTINGUISHERS (cont.) RECOMMND

proper placement of equipment prior to installation...

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 2 USE IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 3 USE BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE BMP MAINTENANCE & INSPECT (cont.) RECOMMND

the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 5 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of fifty-eight (58) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced to current standards as approved by the Department of Building and Safety.

90.PLANNING. 6 USE - ACCESSIBLE PARKING RECOMMND

A minimum of three (3) accessible parking spaces for persons with disabilities shall be provided. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 10 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 18 USE - TRASH ENCLOSURES RECOMMND

Three (3) trash enclosures which are adequate to enclose a minimum of two (2) bins each shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with [masonry block] [chain link fencing] [landscaping screening] and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 21 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 22 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 23 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 USE - SKR FEE CONDITION

RECOMMND

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

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 52.7 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 27 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 30 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the building permit final inspection, the applicant shall comply with 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 Conditional Use Permit No. 3606 is calculated to be 1.3 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 31 USE - ORD NO. 659 (DIF)

RECOMMND

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 Conditional Use Permit No.3606 has been calculated to be 1.3 net acres.

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

90.PLANNING. 34 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 34 USE - PALEO MONITORING REPORT (cont.) RECOMMND

into their Regional Locality Inventories.

90.PLANNING. 35 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 36 USE - LC LNDSCP INSPECT DEPOST RECOMMND

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 Installation, Six Month Establishment, and One Year Post-Establishment 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 Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 37 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning 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 Planning Department's landscape inspector shall determine compliance

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 37 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 1 USE - IMP PLANS RECOMMND

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 project boundaries 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: www.rctlma.org/trans/land_dev_plan_check_guide_lines.html.

90.TRANS. 2 USE - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road shall be accepted to vest title in the name of the public if not already accepted.

90.TRANS. 3 USE - SIGNING & STRIPING RECOMMND

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. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS. 4 USE - WRCOG TUMF RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03606

Parcel: 924-360-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

USE-OFFSITE ACCESS/PHASE I&II

RECOMMND

The project proponent shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed with 32' of AC pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60'), at a grade and alignment approved by the Transportation Department. The project proponent shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the northerly extension of Lemon Hills Drive to a a paved County maintained East Benton Road. Improvement shall be completed prior to issuance of occupancy permit for Phase I or II whichever phase comes first.

90.TRANS. 6

USE-OFFSITE ACCESS 1/PHASE III

RECOMMND

The project proponent shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed with 32' of AC pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/88'), at a grade and alignment approved by the Transportation Department prior to issuance of grading permit for Phase III. The project proponent shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the northerly extension of Camino Del Vino to a paved County maintained Warren Road. Improvement shall be completed prior to issuance of grading permit for Phase III.

90.TRANS. 7

USE - UTILITY PLAN

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03606

Parcel: 924-360-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE - UTILITY PLAN (cont.)

RECOMMND

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.

90.TRANS. 8 USE-UTILITY INSTALL/PHASE III

RECOMMND

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 prior to the issuance of grading permit for Phase III. 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.

90.TRANS. 9 USE-DEDICATIONS/ACCEPTANCE

RECOMMND

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications of Dottie Court by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

90.TRANS. 10 USE-PART-WIDTH/PHASE I&II

RECOMMND

Calle Bartizon along project boundary is designated as a Local road and shall be improved with 32' part-width AC pavement, (20' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk (on the project side), within a 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C".

08/26/10
07:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 44

CONDITIONAL USE PERMIT Case #: CUP03606

Parcel: 924-360-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

USE-PART-WIDTH/PHASE I&II (cont.)

RECOMMND

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway on the project side.

2. All improvements of Calle Bartizon and Lemon Hills Drive (off-site access) shall be completed prior to the issuance of occupancy permit for Phase I or II whichever phase comes first.

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

DATE: October 6, 2006

TO:

3rd Supervisor
3rd Planning Commissioner
Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.

Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator J. Jolliffe
Riv. Transit Agency
Riv. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Temecula Valley Unified School Dist.
Eastern Municipal Water Dist.

Southern California Edison
Southern California Gas
Rancho California Water District
Eastern Information Center (UCR)
Pechanga Band of Indians
Soboba Band of Indians
State Cemetery & Funeral Bureau
Temecula Public Cemetery Dist.

CONDITIONAL USE PERMIT NO. 3606 – EA42044 – Applicant: Temecula Public Cemetery – Engineer/Representative: RBF Consulting, Inc. – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Southerly of Benton Road, easterly of Camino Del Vino, and westerly of Bella Vista Road – 52.7 Gross Acres - Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) - **REQUEST:** The conditional use permit proposes a public cemetery with three buildings totaling 5,300 square feet. The buildings will be used for administrative offices, maintenance, and a reception lounge. – APN(s): 924-360-002

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on October 30, 2008**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Alisa Krizek, Project Planner**, at (951) 955-9075 or email at akrizek@rctlma.org / **MAILSTOP# 1070**.

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

October 20, 2008

Alisa Krizek, Project Planner
Riverside County Planning Department
P. O. Box 1409
Riverside, CA 92502-1409

RE: Conditional Use Permit (CUP) No. 3606
Construct a public cemetery with three (3) buildings (administrative offices, maintenance, and a reception lounge) totaling 5,500 square feet.
APN: 924-360-002

Dear Ms. Krizek:

The Riverside County Waste Management Department has reviewed the proposed project located south of Benton Road, east of Camino Del Vino, and west of Bella Vista Road, in the Rancho California Zoning Area. The proposed project is subject to the State Model Ordinance, implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial and multi-family residential projects provide adequate area(s) for collecting and loading recyclable materials (i.e., paper products, glass and other recyclables).

The Department recommends that the following conditions of approval be attached to the project:

1. **Prior to issuance of a building permit for EACH commercial building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, 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.
2. **Prior to final inspection for EACH commercial building**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

3. a) **Prior to the issuance of a building permit**, a *Waste Recycling Plan* (WRP) shall be submitted to the Waste Management Department 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. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
- b) Prior to **occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Riverside County Household Hazardous Waste Collection Program at 1-800-304-2226.
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,



Mirtha Liedl, Planner



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

October 21, 2008

VIA E-MAIL and USPS

Ms. Alisa Krizek
Project Case Planner
Riverside County TLMA
4080 Lemon Street, 9th Floor
Riverside, CA 92502

Re: Pechanga Tribe Preliminary Comments on Conditional Use Permit No 03606, APN 924-360-002, County of Riverside

Dear Ms. Krizek:

Thank you for inviting us to submit general comments on this Project prior to the LDC meeting on October 30, 2008. This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe is formally requesting, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project") and to be included on the mailing list to receive project environmental documents and communications. We request that these comments also be incorporated into the record of approval for this Project as well.

TRIBAL INTEREST

It has been the intent of the Federal Government¹ and the State of California² that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory.

¹ See Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments and Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments.

² See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352, 65352.3 and 65352.4

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Vice Chairperson:
Mary Bear Magee

Committee Members:
Evic Gerber
Darlene Miranda
Bridgett Barcello Maxwell

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

Monitor Supervisor:
Aurelia Marruffo

Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the County and the Project Applicant consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the project effects, as well as generating adequate mitigation measures.

The Pechanga Tribe has a long history of involvement with the County, including working as a partner in assessing cultural resources impacts and creating appropriate mitigation measures for such impacts. At this time, the Tribe is not opposed to this development Project. The Tribe's primary concerns stem from the Project's likely impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

PROJECT GENERALLY

The Project area is located in a highly sensitive area to the Pechanga Tribe. We are aware of multiple previously recorded cultural resources surrounding the property which contain milling features, lithic and groundstone artifacts, fire-affected rock, pottery and midden. The Tribe is concerned that additional unrecorded resources may be located within the Project boundaries that could be impacted directly by the development of this project. We recommend that a thorough archaeological/cultural resources assessment be completed and any existing or new site records be updated/completed as part of the environmental review for this project.

Additionally, assessments such as surveys and grading activities may reveal significant archaeological/cultural resources and sites which may be eligible for inclusion in the California Register of Historic Resources (CRHR)/National Register of Historic Places (NRHP), and may contain human remains and/or sacred items. Therefore, we request that the Lead Agency commit to evaluating Project environmental impacts both to the known sites and to any cultural sites which are discovered during grading, and to adopt appropriate mitigation for such sites, in consultation with the Pechanga Tribe.

The Tribe will be engaging in further assessment of the Project area, in consultation with tribal elders, to identify more specific concerns and will submit proposed conditions and further comments during the open review periods.

REQUESTED INVOLVEMENT

Since this area is a highly sensitive area and it is probable that cultural resources may be affected by the Project, the Tribe requests to work with the County and the Developer in developing all monitoring and mitigation plans for the duration of the Project under California Public Resources code §21081. The Tribe would like to point out that the preferred method of treatment for archeological/cultural sites according to the CEQA is avoidance (California Public Resources Code §21083.1), and that this is in agreement with the Tribe's practices and policies concerning cultural resources. Further, if archeological/cultural resources are to be impacted by the Project, it is the position of the Tribe that Pechanga tribal monitors should be required to be present during all ground-disturbing activities conducted in connection with the Project, including all archaeological subsurface excavations.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

PROPOSED MITIGATION MEASURES

Below are the Tribe's preliminary comments on the proposed mitigation measures for this Project. As the Tribe has not had the opportunity to review the environmental documents for this Project, we reserve the right to submit additional mitigation measures for consideration by the County.

1. Prior to the issuance of grading permits, the Project Applicant/Developer is required to enter into a Treatment Agreement with the Pechanga Band of Luiseño Indians. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction as well as provisions for tribal monitors.

2. Tribal monitors from the Pechanga Band of Luiseño Indians shall be allowed to monitor all grading, excavation and ground-breaking activities, including further surveys, to be compensated by the Project Applicant/Developer. The Pechanga Tribal monitors will have the authority to temporarily stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property, in conjunction with the archeologist and the Lead Agency.

3. If human remains are encountered, all activity shall stop and the County Coroner must be notified immediately. All activity must cease until the County Coroner has determined the origin and disposition of said remains. The Coroner shall determine if the remains are prehistoric, and shall notify the State Native American Heritage Commission if applicable. Further actions shall be determined by the desires of the Most Likely Descendent.

4. The landowner agrees to relinquish ownership of all cultural resources, including all Luiseño sacred items, burial goods and all archeological artifacts that are found on the Project area to the Pechanga Band of Luiseño Indians for proper treatment and disposition.

5. All sacred sites within the Project area are to be avoided and preserved.

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. Please contact us once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. If you have any questions, please do not hesitate to contact me at 951-308-9295. Thank you for the opportunity to submit these comments.

Sincerely,



Anna M. Hoover
Cultural Analyst

Cc: Leslie Mouriquand, County Archaeologist and Tribal Liaison



**Rancho
Water**

October 27, 2008

Alisa Krizek, Project Planner
County of Riverside
Planning Department
Post Office Box 1409
Riverside, CA 92502

**SUBJECT: WATER AVAILABILITY
TEMECULA PUBLIC CEMETERY
CONDITIONAL USE PERMIT NO. 3606
PORTION OF PARCEL NO. M-29
MAP BOOK NO. 50, 68/75; APN 924-360-002
[RBF CONSULTING]**

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Acting District Engineer
Kelli E. Garcia
District Secretary
C. Michael Cowett
Best Best & Krieger LLP
General Counsel

Dear Ms. Krizek:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD). The subject project/property fronts an existing 8-inch diameter water pipeline (1790 Pressure Zone) within Camino Del Vino.

Water service to the subject project/property exists (under Account No. 01-4119000-8), but is presently inactive under 'Vacant Long-Term' status. Additions or modifications to water/sewer service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Water availability is contingent upon the property owner(s) destroying all on-site wells and signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is contingent upon water supply shortage contingency measures, pursuant to RCWD's Water Shortage Contingency Plan.**

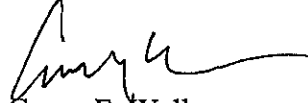
As soon as feasible, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements. Please note that separate water meters will be required for all landscape irrigation.

Sewer service to the subject project/property, if available, would be provided by Eastern Municipal Water District.

If you should have any questions or need additional information, please contact an Engineering Services Representative at this office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT



Corey F. Wallace
Engineering Manager

cc: Laurie Williams, Engineering Services Supervisor
Temecula Public Cemetery District
RBF Consulting



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CMP 03606 DATE SUBMITTED: 9-17-08

APPLICATION INFORMATION

EA 42044 CFG 05395

Applicant's Name: Temecula Public Cemetery E-Mail: temeculacemetery@hotmail.com

Mailing Address: 41911 C Street

Temecula CA 92592
City State ZIP

Daytime Phone No: (951) 541.8736 Fax No: () _____

Engineer/Representative's Name: RBF Consulting (Scott Cooper) E-Mail: scottcooper@rbf.com

Mailing Address: 40810 County Center Drive, Suite 100

Temecula, CA 92591
City State ZIP

Daytime Phone No: (951) 676.8042 Fax No: (951) 676.7240

Property Owner's Name: 1993 Arthur Ave Corp. E-Mail: Contact: Thomas Moran

Mailing Address: 703 Park Lane

Cedarhurst NY 11516-1026
City State ZIP

Daytime Phone No: (951) 676.5736 Fax No: (951) 699.0387

If the property is owned by more than one person, attach a separate page that reference 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.

APPLICATION FOR LAND USE AND DEVELOPMENT

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.

Cindi Beaudet
PRINTED NAME OF APPLICANT

[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.

1993 Arthur Ave Corp.
PRINTED NAME OF PROPERTY OWNER(S)

[Signature] President
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): 924-360-002

Section: 19 Township: 7S Range: 1W

Approximate Gross Acreage: 52 Acres

General location (nearby or cross streets): North of Dottie Court, South of E. Benton Road, East of Camino Del Vino, West of Bella Vista Road

Thomas Brothers map, edition year, page number, and coordinates: 2008, p. 930, D 5-6, E, 5-6

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Propose to receive entitlement in the form of a Conditional Use Permit on 52 acres of land for the purpose of developing a Public Cemetery for the City of Temecula. A prior meeting with Planning Director Ron Goldman recommended that the CUP is the correct entitlement for this property and the Planning Director supports the project at the current A-1 zoning.

Related cases filed in conjunction with this request:

Is there a previous development 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: Jurisdictional Delineation, Geotechnical

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) _____

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 proposal 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: _____

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?

APPLICATION FOR LAND USE AND DEVELOPMENT

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 development proposal 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

Does the development project area exceed more than one acre in area? Yes No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River

Santa Margarita River

San Jacinto River

Colorado River

HAZARDOUS WASTE SITE DISCLOSURE 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 is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *[Signature]* for 1993 Arthur Ave. Corp. Date 9/3/08

Owner/Representative (2) _____ Date _____

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 PLANNING COMMISSION** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3606 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Temecula Public Cemetery – Engineer/Representative: RBF Consulting, Inc. – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Southerly of East Benton Road, easterly of Camino Del Vino, and westerly of Bella Vista Road – 52.7 Gross Acres - Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) - **REQUEST:** The conditional use permit proposes a public cemetery in three phases. Phase I consists of a 2,050 square foot administrative building, a 3,640 square foot maintenance building, an 800 square foot columbaria (a special vault with recesses in the walls to receive the ashes of the dead) and 58 parking spaces. Phase II consists of a graded access road from the secondary entrance and a paved maintenance area and phase III will be used for expansion purposes under a future revised permit. APN: 924-360-002. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: October 6, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Kinika Hesterly, at 951-955-1888 or email khesterl@rcplma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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 Commission 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 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. 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 Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission 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: Kinika Hesterly
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/24/2010,

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

APN (s) or case numbers CUPO3606 For

Company or Individual's Name Planning Department,

Distance buffered 600' 1700'.

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

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


NAME: Vinnie Nguyen

TITLE GIS Analyst

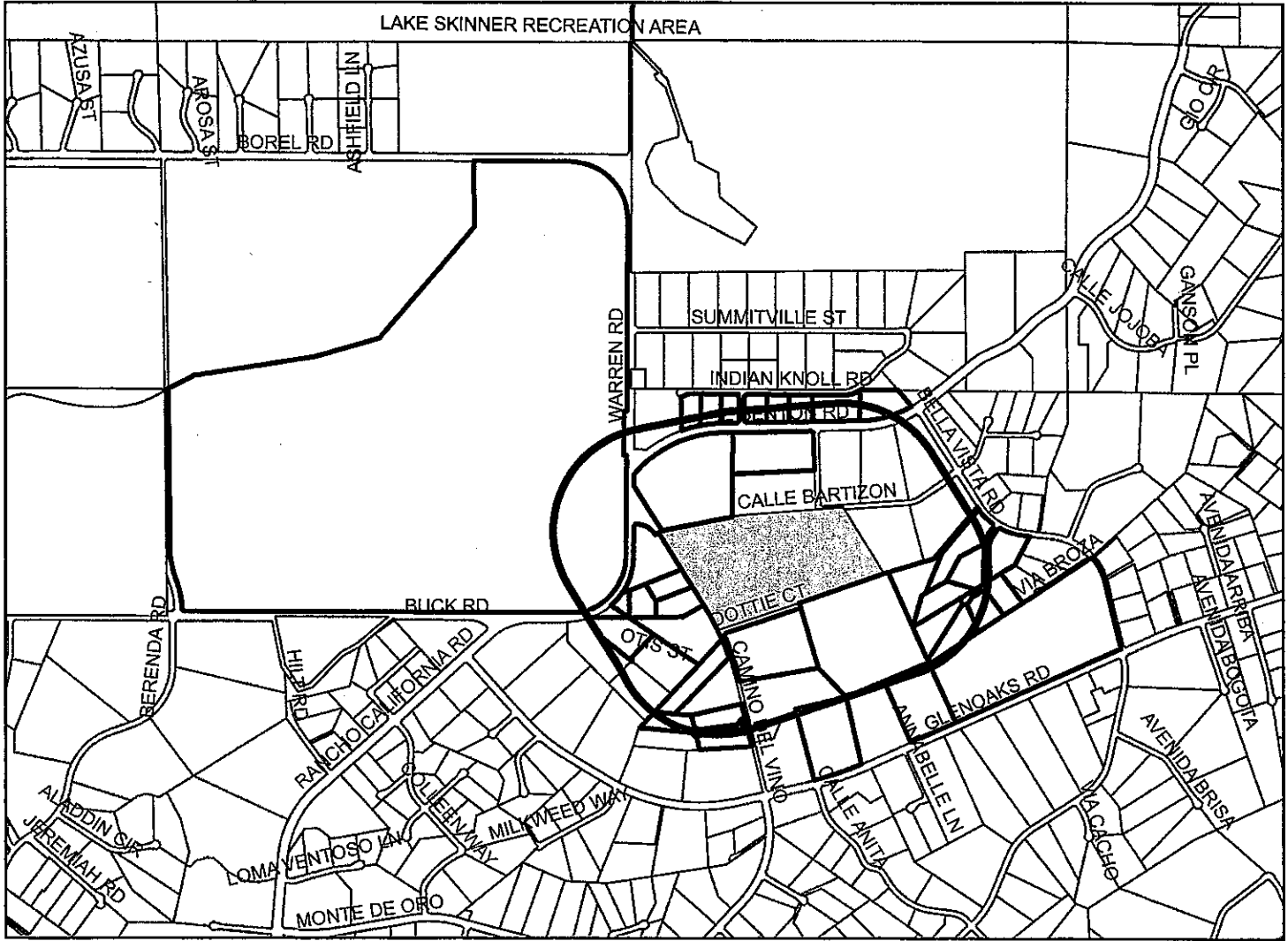
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 5/24/10 
EXPIRES: 11/24/10

1200 feet buffer



Selected Parcels

924-370-008	915-700-009	924-370-014	924-370-005	942-020-002	924-340-003	924-340-001	942-040-002	924-350-002	942-020-001
942-030-002	924-370-011	924-370-015	924-330-010	924-330-009	924-330-005	924-320-006	942-020-003	942-040-012	924-370-013
964-160-004	924-330-012	924-320-011	924-370-016	924-370-012	924-320-010	924-330-011	942-040-001	924-320-007	942-040-013
942-040-010	924-370-010	924-320-008	924-350-007	942-020-005					



2,400 1,200 0 2,400 Feet

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

APN: 924370008, ASMT: 924370008
ALBERT SALAZAR
ANA LUZ SALAZAR
1501 E BOYLE AVE
ESCONDIDO CA 92027

APN: 915700009, ASMT: 915700009
CHARLES R HAYES
123 N GARFIELD PL
MONROVIA CA 91016

APN: 924370014, ASMT: 924370014
CHARLES RICHARD PITKIN
MARGARET GRACE PITKIN
P O BOX 2107
TEMECULA CA 92593

APN: 924370005, ASMT: 924370005
CLEVELAND INV CO INC
TEMECULA INV CO INC
28046 DEL RIO RD STE C
TEMECULA CA 92590

APN: 942020002, ASMT: 942020002
DARAN ENTERPRISES
C/O BAHRAM SHERKAT
42772 ALMOND GROVE CIR
MURRIETA CA 92564

APN: 924340003, ASMT: 924340003
DAVID PEREZ
SHERI L PEREZ
36550 GLENOAKS RD
TEMECULA CA 92592

APN: 924340001, ASMT: 924340001
DEANE FOOTE
CHRISTINE FOOTE
36650 GLEN OAKS RD
TEMECULA CA. 92592

APN: 942040002, ASMT: 942040002
DONALD DOUGLAS
REBECCA E DOUGLAS
39241 CAMINO DEL VINO
TEMECULA CA. 92592

APN: 924350002, ASMT: 924350002
DONALD L HANSEN
LINDA LEE HANSEN
P O BOX 890205
TEMECULA CA 92589

APN: 942020001, ASMT: 942020001
DORIS K CASERMAN
4170 ELM AVE NO 213
LONG BEACH CA 90807

APN: 942030002, ASMT: 942030002
FERNANDO J CHAVIRA
GLORIA L CHAVIRA
1100 VERA CRUZ ST
MONTEBELLO CA 90640

APN: 924370011, ASMT: 924370011
FREDERICK C VONVOIGHT
FRANCES VONVOIGHT
36325 INDIAN KNOLL RD
TEMECULA CA. 92592

APN: 924370015, ASMT: 924370015
GARY L ROWELL
CAROL ANN ROWELL
36195 TRAVIS CT
TEMECULA CA. 92592

APN: 924330010, ASMT: 924330010
GARY RICE
TÉRI L RICE
P O BOX 890507
TEMECULA CA 92589

APN: 924330009, ASMT: 924330009
GREG ALLAN DRAGON
CARRIE JANE DRAGON
36425 CALLE POCO RD
TEMECULA CA. 92592

APN: 924330005, ASMT: 924330005
JEFF SIMCOX
HELENE MENDELSON
C/O HELENE MENDELSON
36850 GLEN OAKS RD
TEMECULA CA. 92592

APN: 924320006, ASMT: 924320006
JOHN CRAIG DOCKINGS
KAY LYNN DOCKINGS
38875 BELLA VISTA
TEMECULA CA. 92592

APN: 942020003, ASMT: 942020003
KAY F HOWELL
38999 CAMINO DEL VINO
TEMECULA CA. 92592

APN: 942040012, ASMT: 942040012
MANUEL E QUINANOLA
GAY DELMAR QUINANOLA
36120 FOX HOLLOW
TEMECULA CA. 92592

APN: 924370013, ASMT: 924370013
MATTHEW BRITTON
DOWNAPHA BRITTON
674 BOWCREEK DR
DIAMOND BAR CA 91765

APN: 964160004, ASMT: 964160004
MB BONA
C/O BRETT SORENSEN
225 S 6TH ST STE 2900
MINNEAPOLIS MN 55402

APN: 924330012, ASMT: 924330012
MICHAEL STEWART
36386 CALLE POCO RD
TEMECULA CA. 92590

APN: 924320011, ASMT: 924320011
MICHELLE LEA STOERMER NICOLAIDES
42065 ZEVO DR 15
TEMECULA CA 92590

APN: 924370016, ASMT: 924370016
NATAHA LIGHTFOOT
SEOMII LIGHTFOOT
36125 TRAVIS CT
TEMECULA CA. 92592

APN: 924370012, ASMT: 924370012
PAUL BERINSON
AGNES BERINSON
36395 INDIAN KNOLL RD
TEMECULA CA. 92592

APN: 924320010, ASMT: 924320010
PAUL D SHANABARGER
PAMELA R SHANABARGER
38855 BELLA VISTA RD
TEMECULA CA. 92592

APN: 924330011, ASMT: 924330011
RAYMOND M LAWSON
LYNN E LAWSON
36350 CALLE POCO
TEMECULA CA. 92592

APN: 942040001, ASMT: 942040001
RICHARD MEASURES
CATHI MEASURES
P O BOX 890308
TEMECULA CA 92589

APN: 924320007, ASMT: 924320007
RONALD SCOTT JONES
CHRISTIAN PETT JONES
36525 CALLE POCO
TEMECULA CA. 92592

APN: 942040013, ASMT: 942040013
SALLY A HERNANDEZ
JOHNNY G HERNANDEZ
39311 CAMINO DEL VINO ST
TEMECULA CA. 92592

APN: 942040010, ASMT: 942040010
SARA ELLEN HOSTETLER
39375 CAMINO DEL VINO
TEMECULA CA. 92592

APN: 924370010, ASMT: 924370010
SCOTT I MAXWELL
CAROL A MAXWELL
36285 INDIAN KNOLL DR
TEMECULA CA. 92592

APN: 924320008, ASMT: 924320008
SHANNON D FILES
FRANCA C FILES
36345 CALLE POCO
TEMECULA CA. 92592

APN: 924350007, ASMT: 924350007
TERESA M KILDARE
LYNDA J FARLEY
36480 GLEN OAKS RD
TEMECULA CA. 92592

APN: 942020005, ASMT: 942020005
WILLIAM T HERREID
LYNDA R HERREID
P O BOX 890243
TEMECULA CA 92589

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Pechanga Cultural Resource Dept.
P.O. Box 1583
Temecula, CA 92593

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Cemetery & Funeral Bureau
1625 North Market Blvd.,
Suite S208
Sacramento, CA 95834

Applicant:
Temecula Public Cemetery
41911 C Street
Temecula, CA 92592

Applicant:
Temecula Public Cemetery
41911 C Street
Temecula, CA 92592

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Jack Smith
Temecula Public Cemetery District
872 S. Heatherstone St.
Orange, CA 92869

Owner:
1993 Arthur Ave. Corp.
703 Park Lane
Cedarhurst, NY 11516

Owner:
1993 Arthur Ave. Corp.
703 Park Lane
Cedarhurst, NY 11516

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson - Agency Director

Planning Department

Ron Goldman - Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th 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.

Temecula Public Cemetery - EA42044 and CUP03606

Project Title/Case Numbers

Kinika Hesterly

County Contact Person

(951) 955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Temecula Public Cemetery

Project Applicant

41911 C St., Temecula, CA 92592

Address

The project site is located southerly of Benton Road, easterly of Camino Del Vino, and westerly of Bella Vista Road.

Project Location

Conditional Use Permit No. 3606 proposes a public cemetery in three phases. Phase I consists of a 2,050 square foot administrative building, a 3,640 square foot maintenance building, an 800 square foot columbaria and 58 parking spaces. Phases II and III will be used for expansion purposes.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on July 14, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.



Signature

Urban Regional Planner

Title

June 7, 2010

Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\CUP03606\NOD Form.CUP03606.docx

Please charge deposit fee case#: ZEA42044 ZCFG05395.

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Temecula Public Cemetery - EA42044 and CUP03606

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 and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Kinika Hesterly Title: Project Planner Date: September 14, 2009

Applicant/Project Sponsor: Temecula Public Cemetery Date Submitted: October 19, 2009

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Kinika Hesterly at (951) 955-1888.

Y:\Planning Case Files-Riverside office\cup03606\Mitigated Negative Declaration.cup03606.docx

Please charge deposit fee case#: ZEA42044 ZCFG05395

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0810044

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: TEMECULA PUBLIC CEMETERY \$64.00
paid by: CK 141750
CA FISH & GAME FEE FOR EA42044
paid towards: CFG05395 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Sep 17, 2008 13:40
MBRASWEL posting date Sep 17, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0902867

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: TEMECULA PUBLIC CEMETERY \$1,993.00
paid by: CK 0501625311
paid towards: CFG05395 CALIF FISH & GAME: DOC FEE
CA FISH & GAME FEE FOR EA42044
at parcel #:
appl type: CFG3

By _____ Mar 03, 2009 08:54
SBROSTRO posting date Mar 03, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

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

Additional info at www.rctlma.org

Agenda Item No.: 3.1
Area Plan: Southwest
Zoning District: Rancho California
Supervisorial District: Third
Project Planner: Tamara Harrison
Planning Commission: October 6, 2010

General Plan Amendment No. 1039
Applicant: Henry Azarioon
Engineer/Rep.: Henry Azarioon

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component of the subject site from "Rural" (RUR) to "Rural Community" (RC) and to amend the General Plan Land Use designation of the subject site from "Rural Residential" (RR) (5 acre minimum lot size) to "Estate Density Residential" (EDR) (2 acre minimum lot size) for an approximately 6.96 acre site. The project is located northerly of Santa Anita Drive, southerly of Delgado Way, westerly of Parado Del Sol and easterly of De Portola Road.

POTENTIAL ISSUES OF CONCERN:

The subject site is located in the "Rancho California" community within the Southwest Area Plan. The site is bordered by the Rural Residential designation in all directions. Despite the fact that the Rural Residential land use designation surrounds the site in all directions, many of the individual parcels within that same area fall below the 5 acre minimum lot size required by the designation. The applicant's proposal to Estate Density Residential would be consistent with the actual parcel sizes in the surrounding area.

The current zoning for the subject site is Residential Agricultural, 2 ½ acre minimum lot size (R-A-2 ½). The surrounding parcels to the north of the subject site carry the Residential Agricultural, 2 ½ acre minimum lot size zoning designation as well. Residential Agricultural, 5 and 10 acre minimum lot size zoning designations can be found to the south of the subject site. The applicant's proposal is consistent with the existing zoning for the subject site.

The proposed site has been designated as a State Responsibility Area for fire hazards. The Safety Element of the General Plan addresses such risks in a number of ways including deterring building in these "high risk" areas and providing secondary access to the site. The site currently maintains 3 access points, Delgado Way to the north of the site and 2 access points from Parado Del Sol Drive located to the east of the site. According to the applicant, the nearest fire station is located approximately 3 miles from the site and the site is also served by a fire hydrant located at the southeast corner of the property. Maintaining 3 access points and having fire fighting resources in the vicinity could help maintain the consistency amongst the Land Use and Safety Elements of the General Plan in regards to Fire Safety.

The site has been identified as being a part of Cell Group "C" under the County's Multiple Species Habitat Conservation Plan (MSHCP). The subject site lies within the

northern portion of the Cell Group and may require conservation once the Habitat Acquisition and Negotiation Strategy (HANS) process has taken place. In addition to any conservation which may be required at the south end of the site, the site will also be required to conform to additional plan wide requirements of the MSHCP such as Riparian/Riverine Policies, Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) as applicable. Conserved portions of the site, if any, will be identified as part of the Habitat Acquisition and Negotiation Strategy (HANS) process.

RECOMMENDATION:

The Planning Director's recommendation is to adopt an order initiating proceedings for General Plan Amendment No. 1039 from Rural: Rural Residential to Rural Community: Estate Density Residential. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. This project was filed with the Planning Department on February 15, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$5,994.93.
3. The project site is currently designated as Assessor's Parcel Numbers: 927-260-015.

GPA01039
Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

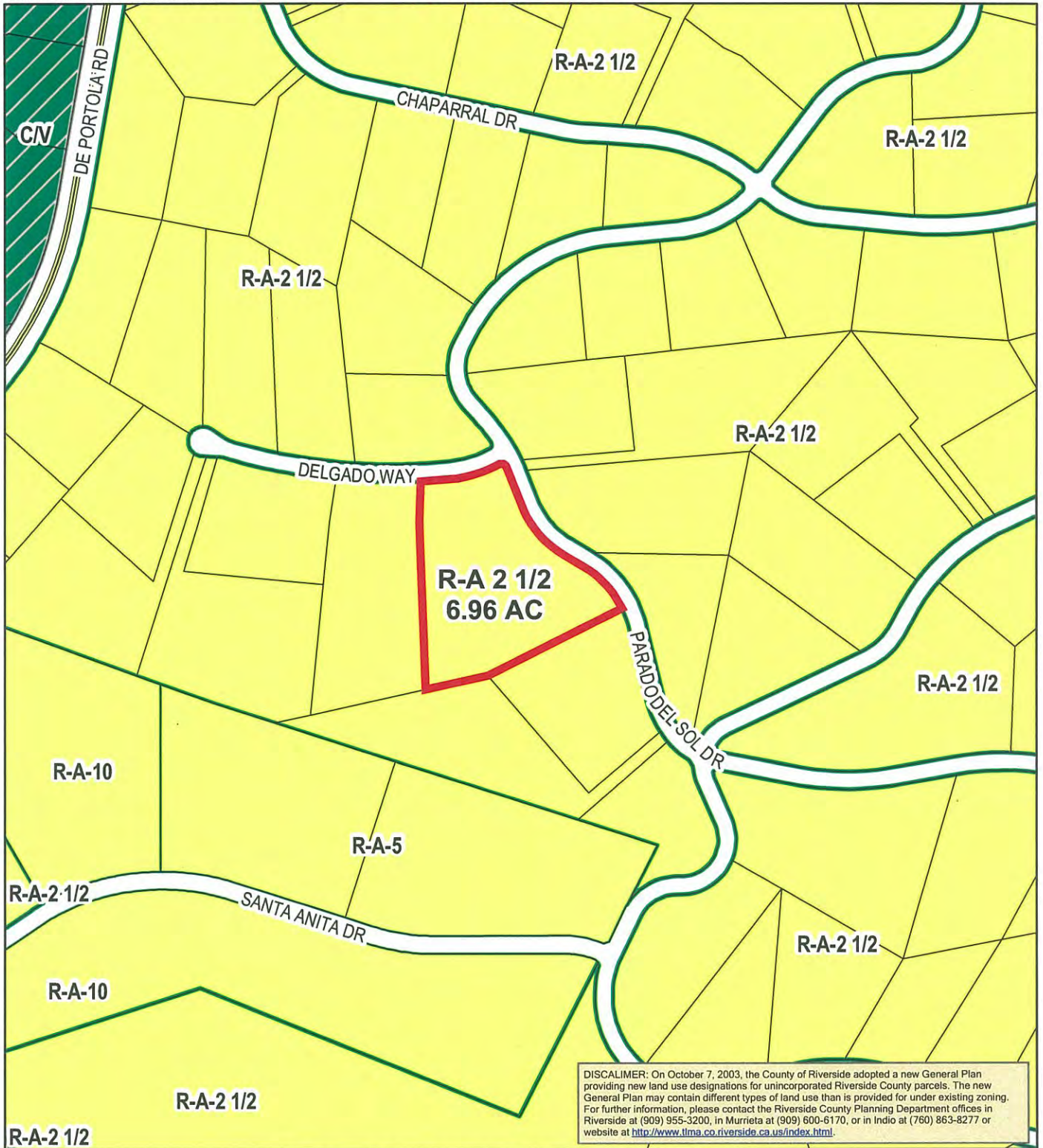
Area: Rancho California
Township/Range: T7SR1W
Section: 32



Assessors
Bk. Pg. 927-26
Thomas
Bros.Pg. 960 F2



GPA01039
EXISTING ZONING



RIVERSIDE COUNTY PLANNING DEPARTMENT

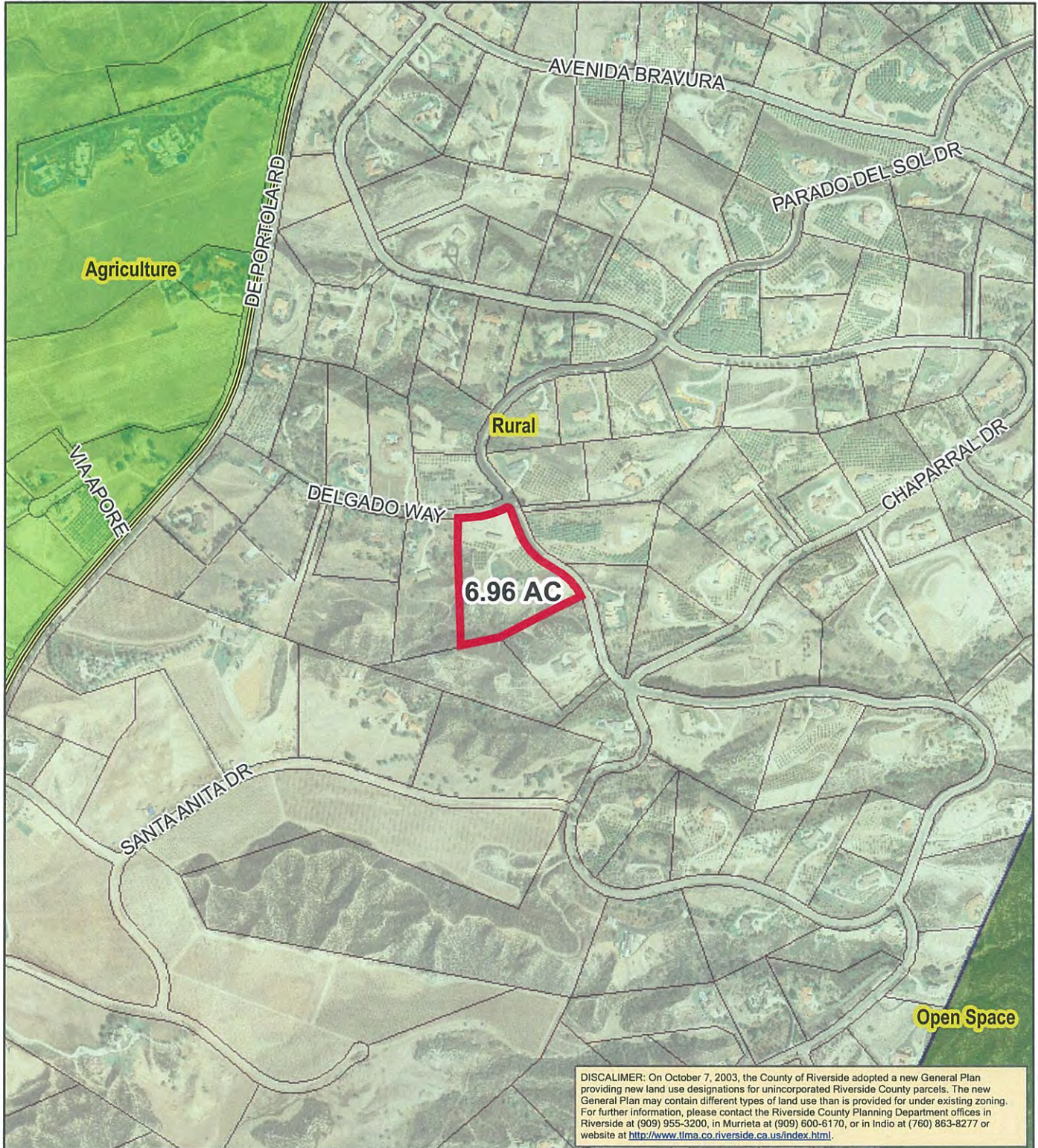
Area: Rancho California
Township/Range: T7SR1W
Section: 32



Assessors
Bk. Pg. 927-26
Thomas
Bros.Pg. 960 F2



DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

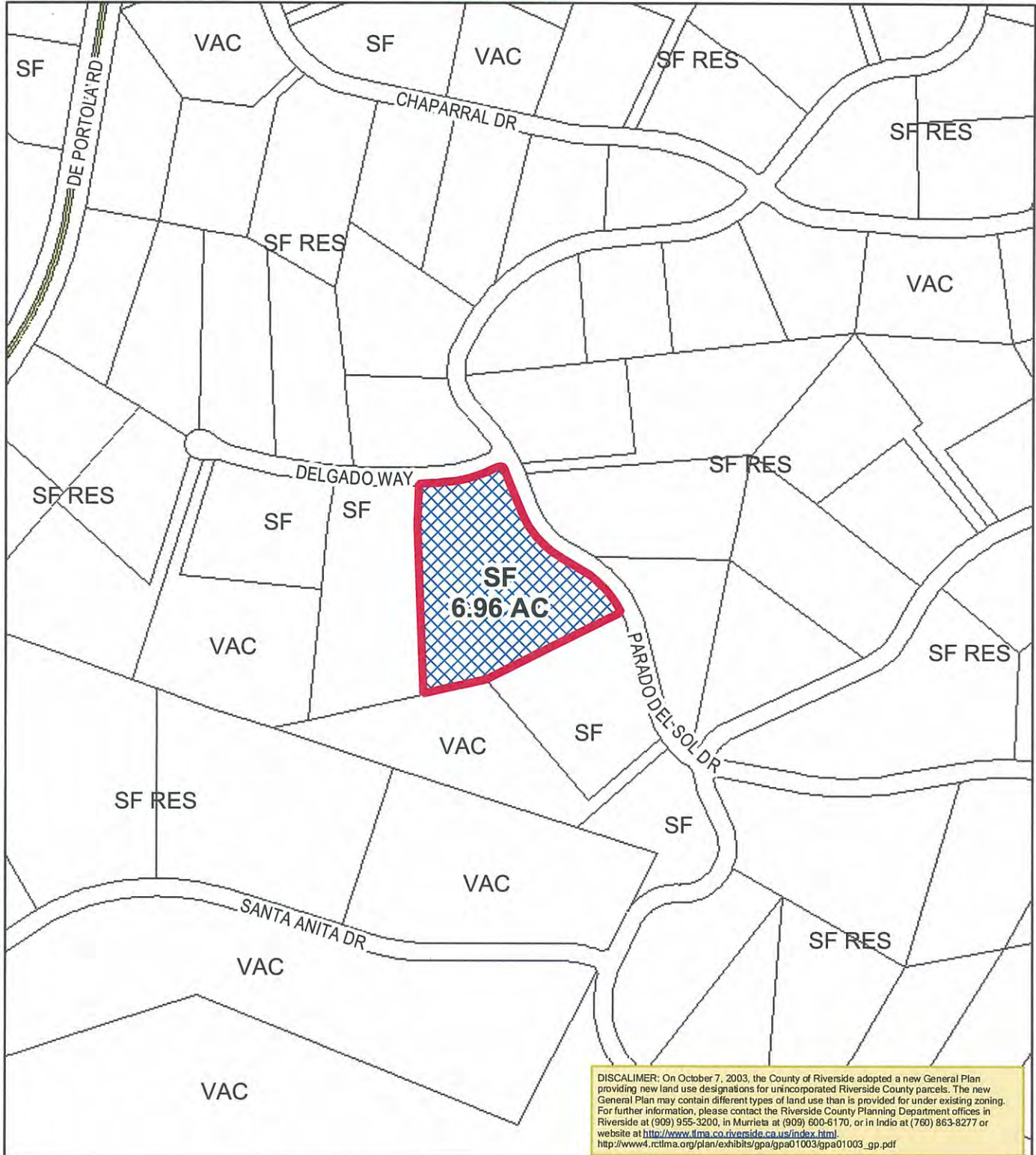
Area: Rancho California
Township/Range: T7SR1W
Section: 32



Assessors
Bk. Pg. 927-26
Thomas
Bros.Pg. 960 F2



Land Use



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR1W
Section: 32

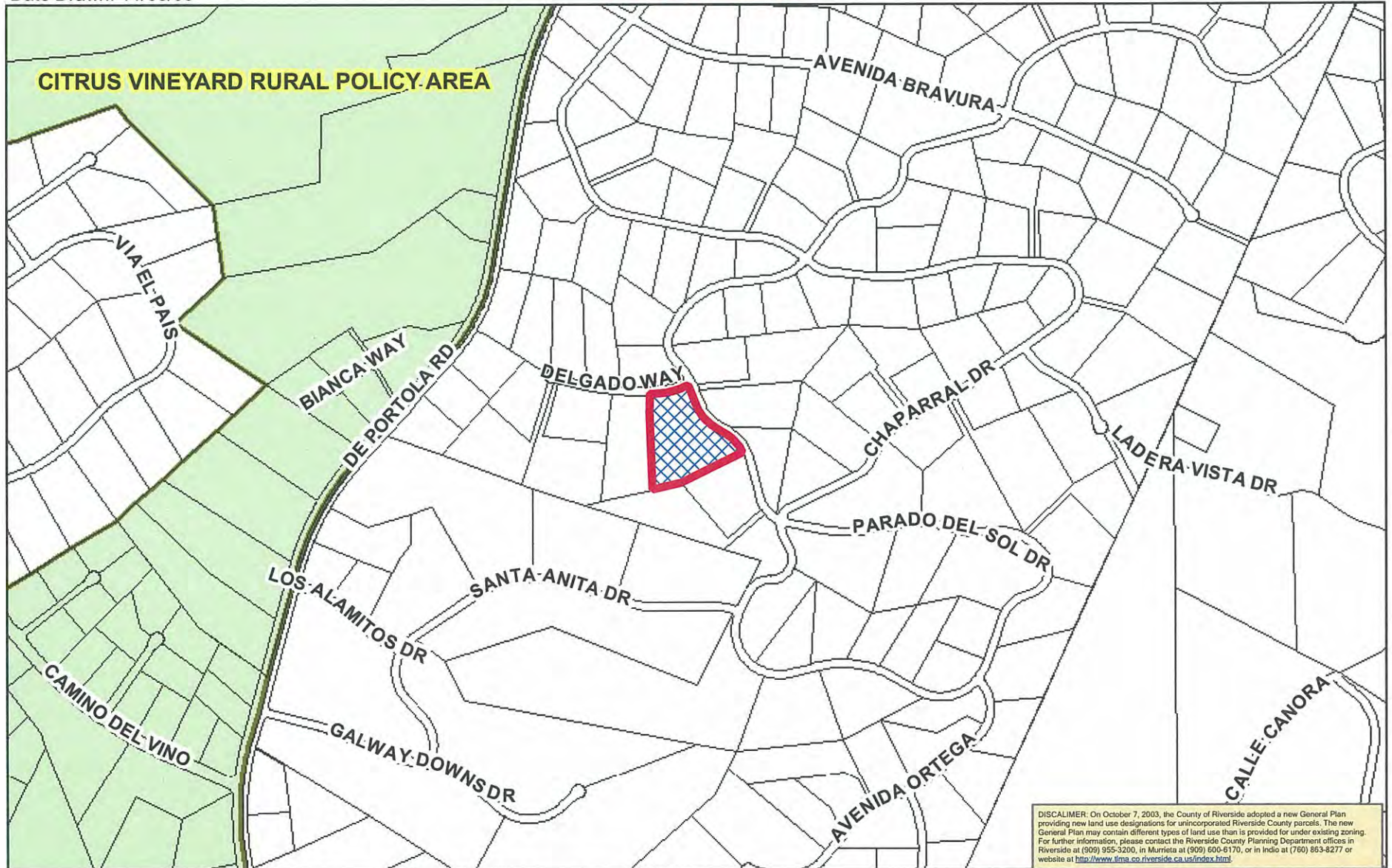


Assessors
Bk. Pg. 927-26
Thomas
Bros.Pg. 960 F2



GPA01039

POLICY AREAS



DISCALIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 853-8277 or website at <http://www.rlrpa.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR1W
Section: 32



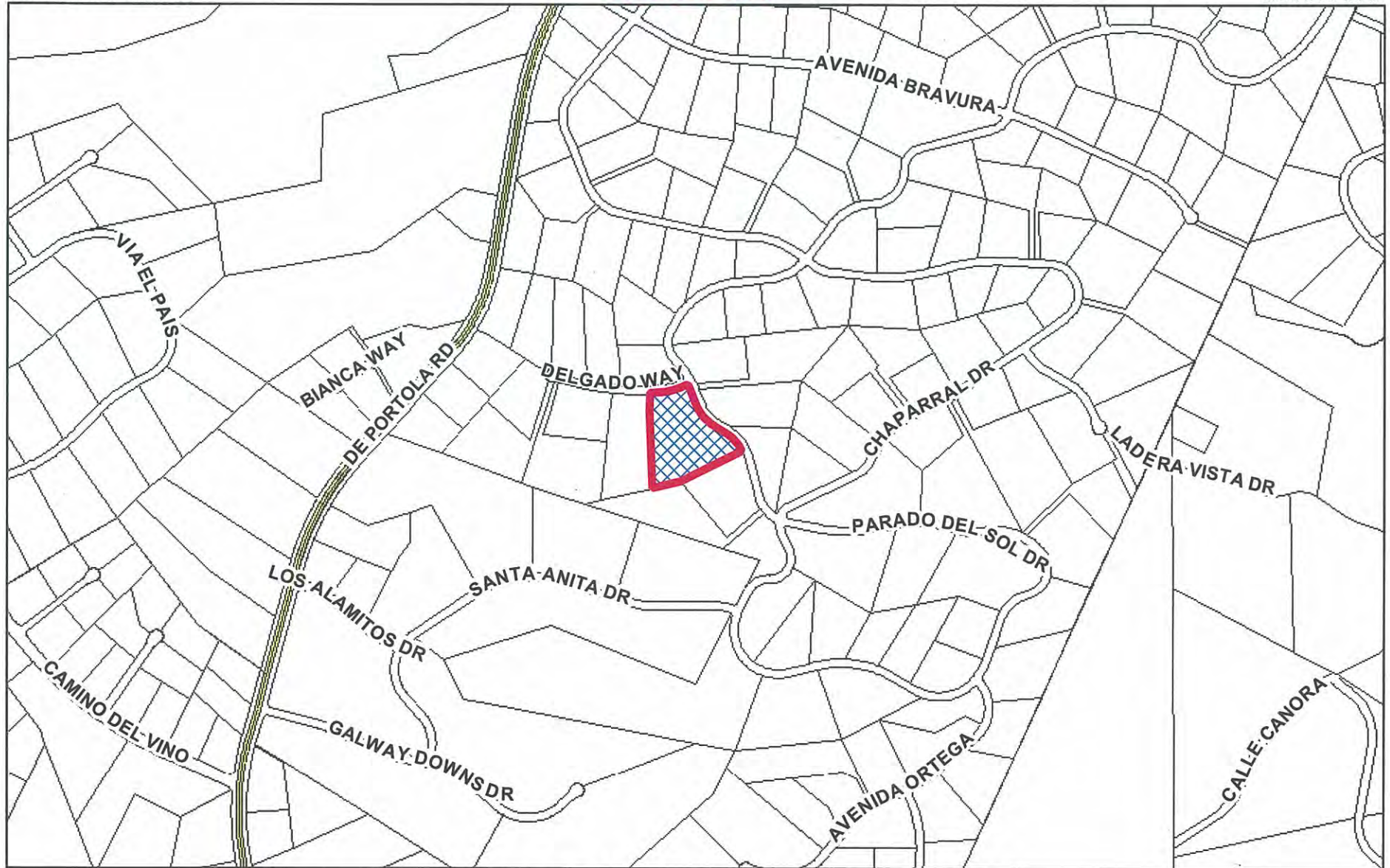
Assessors
Bk. Pg. 927-26
Thomas
Bros.Pg. 960 F2

Supervisor Stone
District 3
Date Drawn: 11/05/08

GPA01039

VICINITY MAP

Planner: Tamara Harrison
Date: 11/05/08
VICINITY MAP



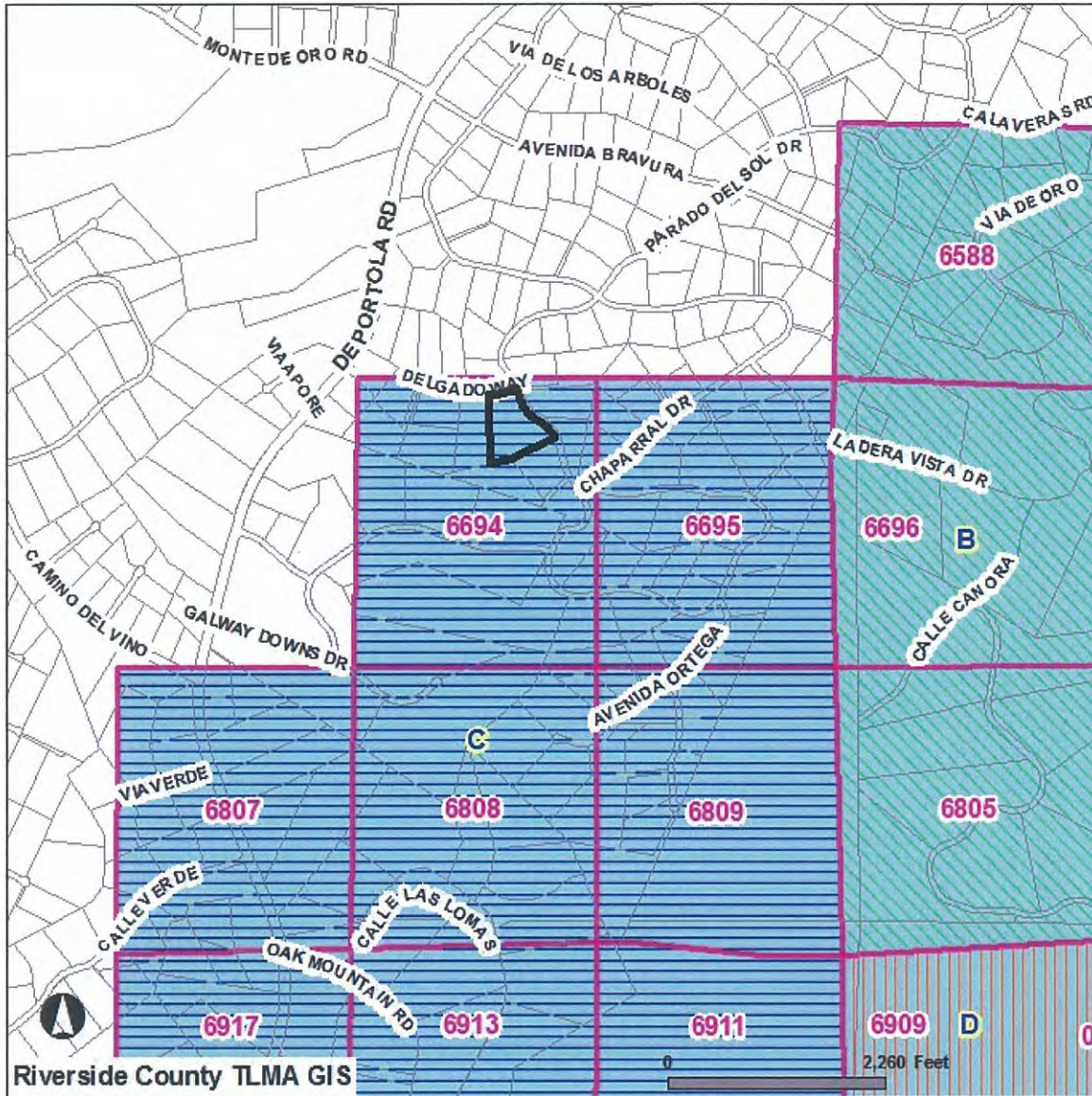
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR1W
Section: 32



Assessors
Bk. Pg. 927-26
Thomas
Bros.Pg. 960 F2

RIVERSIDE COUNTY GIS



Selected parcel(s):
927-260-015

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...Wed May 19 13:50:10 2010

Version 100412

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

Change RR landuse to EDR to allow a smaller lot size.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: _____

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

C. PROPOSED POLICY (Attach more pages if needed): _____

Harrison, Tamara

From: Henry Azarioon [hpazarioon@yahoo.com]
Sent: Thursday, June 03, 2010 1:27 PM
To: Harrod, Mike
Cc: Harrison, Tamara; Mimi Ghofranian
Subject: RE: GPA01039

Hi Mike,

Here is some more information about the subject property and the community that is located in, please let me know if you need any other information.

Thanks,

Henry

1. Glen Oak Hills Community, where the subject property is located is almost two third of the way between the intersections of Deportola and Anza, and Deportola and Glen Oaks Road.
2. Both these intersection and the connecting arterial roads are considered low traffic, according to Riverside County Traffic Dept Traffic Count, current service level at these two roads and intersections are graded A: LOS A_is the best
3. **County Fire Department** has recently setup a station on 37700 Glen Oaks Rd. That is exactly **3 miles** away from the subject property.
4. **There is Fire Hydrant** at the South East Corner of the subject property.
5. Glen Oaks Hills properties are accessible through two streets off Deportola, South Entrance Avenida Bravura and North Entrance Via De Ore. Most of the adjacent properties are connected by two main Streets Parado Del Sol and Chaparral that loop through the community. Traffic level on all these streets is extremely low and LOS **grade is A**. Based on conversation with county traffic engineer actual observation of the streets.
6. As the street was paved new flood control berms (or rounded road side curbs) were built, manhole and other rain water runoff measure were implemented to direct the water through its natural flow pattern.
7. **All the streets are dedicated to the County and are maintained by the County. They were recently Re-paved in last two years.** Parado Del Sol Dr and Delgado way (where the subject property is) were Re-paved in 2008-2009. with new flood and runoff control measures.
8. The area is served by the US Post Office and Temecula School district school bus, both at the South and the North Entrances.
9. Glen Oak Hills is served by Rancho California water District and So Cal Edison
10. All the properties are currently on Septic systems.
11. The subject property is located at the intersection of PARADO DEL SOL and Delgado way and is accessible through three existing entrances, one on Delgado way and two on Parado Del Sol Dr.
12. Glen Oak hill is well developed community of some 298 lots, almost all are 2.5 ac. County zoning requirement is minimum 2.5 ac. There are some 250 built residences in the community.

--- On Wed, 5/19/10, Harrod, Mike <MHARROD@rctlma.org> wrote:

From: Harrod, Mike <MHARROD@rctlma.org>
Subject: RE: GPA01039

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



July 12, 2010

VL ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
 ATTN: Mike Harrod
 County of Riverside
 4080 Lemon St., 9th Floor
 Riverside, CA 92501

**RE: Item 6.0, General Plan Amendment Initiation Proceedings
 (July 14, 2010)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals, which once again call for planning rigor and retaining the integrity of the Foundation system. We find serious problems with many of the staff recommendations.

Item 6.1, GPA 981 (Coachella Valley)

Concur with staff recommendation to decline to initiate. The property lies in two hazard zones. As noted, "Employment and service opportunities are limited in the vicinity and commuting outside of the area for these opportunities would be likely." Thus, rather than new circumstances supporting conversion from Rural Desert to Community Development, there are strong planning reasons to maintain this rural demarcation.

Item 6.2, GPA 964 (Elsinore)

Disagree with staff recommendation to initiate. This 84-acre site may require a technical amendment to correct for portions without slopes so steep as to trigger the Rural Mountainous designation. However, as the property is within the sphere of influence of the City of Lake Elsinore, any urban development should occur through an orderly process of annexation. There is also no evidence that the existing General Plans (County and City) do not have ample capacity to absorb population growth, or that infill within Lake Elsinore would not be a better alternative.

Item 6.3, GPA 1030 (Temescal)

Disagree with staff recommendation to initiate. The proposal is to change 446 acres within MSHCP Criteria Cells from the relatively restrictive designations of Open Space-Rural and Rural to a mixture of high and low density residential and commercial retail and open space. This land is highly important wildlife habitat, with Temescal Wash

as an outstanding feature. While nearby urbanization exists, this does not *in and of itself* constitute justification to convert all surrounding land to the same use. No planning need for additional urban land has been provided in the form of an absorption study.

We appreciate the new information in the staff report on MSHCP assembly, specifically that the recommended land use plan would be consistent with a HANS determination. However, Exhibit 7 is troubling in that lands labeled Open Space Conservation Habitat (OS-CH) are *co-labeled* as Open Space Rural (OS-RUR). OS-RUR is 1 du per 20 acres and *not* conserved habitat. This apparent conflict should be clarified in favor of OS-CH.

Item 6.4, GPA 1039 (Rancho California)

Disagree with staff recommendation to initiate. The proposal is to triple the effective density of a 7 acre Rural parcel to allow 2-acre estate lots under Rural Community. The parcel map and the designator map do *not* show that the current Rural designator is wrong. Rather, they show that 2-acre lots would be out of character with the surrounding larger-parcel agricultural uses and, indeed, would constitute a *spot zone* within surrounding Rural. It should be noted that due to the parcel size of 7 acres, the proposal would produce 3 total units instead of the current 1 total unit.

This merit-less proposal would maximize greenhouse gas emissions due to a highly automobile dependent, dispersed pattern of development, ruin the agricultural potential of the site due to estate lot conversion, and subject more residences to fire risk. The substantial density increase may also prejudice MSHCP assembly. Finally, approval would incentivize others to request similar, unjustified up-planning.

Item 6.5, GPA 1098 (Coachella Valley)

Disagree with staff recommendation to initiate. This proposal would convert 40 acres of Agriculture to Community Development MDR. It is a *piecemeal tract map* without any tie to a Community Center or other relatively sustainable pattern of greenfield development, and promises high vehicle miles traveled and greenhouse gas emissions.

Furthermore, the site is part of the Vista Santa Rosa *unapproved* conceptual plan. Vista Santa Rosa proposes massive development in the Coachella Valley that is an anachronism in the age of climate change. No absorption study for the Coachella Valley shows a need for the project. Community separation between municipalities would be eroded. At a minimum, approval of Vista Santa Rosa via GPA 960 should *precede* piecemeal tract maps.

The pattern of development of Vista Santa Rosa would consume large amounts of land – and agriculture – to house relatively few people. Indeed, in its predominance of low density (2 du/ac) and estate density (0.5-1 du/ac) housing, it is far more *inefficient* than the medium-density (2-5 du/ac) sprawl common elsewhere. The token inclusion of a village center and “lifestyle corridors” cannot disguise the unsustainability of the concept as a whole.

In conclusion, the outdated Vista Santa Rosa Policy Area is bankrupt from a planning perspective and negates any progressive trends, such as Community Centers, that were inherent in the 2003 General Plan Update. It – and this piecemeal GPA – need to go back to the drawing board.

Item 6.6. GPA 1101 (Coachella Valley)

No position.

Thank you for considering our views, and we look forward to working with you as the Five-Year Update proceeds.

Sincerely,

Dan Silver, MD
Executive Director

Electronic cc: Board Offices
George Johnson, TLMA
Ron Goldman, Planning Dept.
Katherine Lind, County Counsel

Henry Azaroon
41485 Parado Del Sol
Temecula, CA 92592

Mimi Ghofranian
41485 Parado Del Sol
Temecula, CA 92592

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Agenda Item No.: 4.1
Area Plan: Western Coachella Valley
Zoning Area: Whitewater
Supervisorial District: Fifth
Project Planner: Jay Olivas
Planning Commission: October 6, 2010

PUBLIC USE PERMIT NO. 214, REVISED
PERMIT NO. 4
E.A. No. 42343
Applicant: E2 Development, LLC
Representative: Ernest H. Wright, II

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The fourth revision to Public Use Permit proposes a change of use from youth to adult half way house for approximately 80 adults with a typical length of stay of 90 days with supervision to be conducted by a private operator under contract with the California Department of Corrections and Rehabilitation within an existing complex of 16 buildings totaling approximately 56,000 square feet currently being used as a youth adult half way house. No physical changes are proposed to the property.

The project is located northerly of Interstate 10, southerly of Tamarack Road, easterly of Verbenia Avenue, westerly of Mesquite Road at 55860 Haugen-Lehmann Way in Whitewater, CA on 7.23 gross acres of land.

ISSUES OF POTENTIAL CONCERN:

The applicant's proposed change from a youth half way house to an adult half way house strongly appears to conflict with existing Ordinance No. 449.240 (Prohibiting Parolee-Probationer Homes) in Riverside County. Staff has reviewed the language of Ordinance No. 449.240 and has consulted with County Counsel. Based on current language within Ordinance No. 449.240, the proposed Half Way House for adult parolees as proposed by the applicant would be prohibited. Therefore, staff has made a recommendation for denial of PUP00214R4 and has made findings in the staff report for denial.

The applicant has requested that the item be placed on the October 6, 2010 Planning Commission Agenda for a decision and possible appeal to the Board of Supervisors. The applicant has funding deadlines for the proposed project and wishes to proceed. The applicant has stated positive benefits of an adult half way house such as providing a secure facility with 24 hour supervision and providing life building skills for parolees.

PUP00214R4 has been transmitted to the affected county departments for review purposes. As of 9/15/10, the Planning Department, Landscape Program, and Transportation Department have not cleared the case. A major area of concern, in addition to the county ordinance prohibiting parolee probationer homes, is the lack of adequate road dedications and improvements along Haugen Lehmann Way and Tamarack Road which have been conditioned for improvement by the Transportation Department.

Public Use Permit No. 214 began in 1969 as a boy's rehabilitation and training center. There was a related permit PUP 299-E in 1974 to add a Gymnasium to the site. A major revision to PUP 214 occurred in 1991 to construct a dining facility building and parking lot for an existing community care facility and private school. There was a proposal to add athletic fields that was withdrawn in 2006 and there were two recent substantial conformance permits to add two modular offices and adjustment of building setbacks for street dedications.

The proposal is currently for an adult half way house. Zoning Ordinance No. 348 Section 21.37 defines a "half way house" as a "rehabilitation center for the treatment, counseling, rooming and boarding of persons released from jail, prisons, hospitals and sanitariums".

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing Land Use (Ex. #1): | Community Care Facility and Private School |
| 2. Surrounding Land Use (Ex. #1): | Interstate 10, Vacant land, Residential |
| 3. Existing Zoning (Ex. #2): | Rural Residential (R-R) |
| 4. Surrounding Zoning (Ex. #2): | Rural Residential (R-R) |
| 5. Existing General Plan Land Use (Ex. #5): | Medium Density Residential (MDR) (2-5 DU/AC) |
| 6. Surrounding General Plan Land Use (Ex. #5): | Medium Density Residential (MDR) (2-5 DU/AC) |
| 7. Project Data: | Total Acreage: 7.23 Acres |
| 8. Environmental Concerns: | Pending environmental review (recommended denial of proposed fourth revision to PUP) |

RECOMMENDATIONS:

DENIAL of **PUBLIC USE PERMIT NO. 214, REVISED PERMIT NO. 4**, based upon the findings incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is not consistent with Ordinance No. 449.240, which specifically prohibits new applications for parolee probationer homes in Riverside County.

FINDINGS: The following findings are incorporated herein by reference.

1. The proposed use as an adult half way house for up to 80 parolees within an existing complex of 16 buildings proposed in the community of Whitewater is not consistent with Riverside County Ordinance No. 449.240 which prohibits Parolee-Probationer Homes in the County.
2. The proposed use as an adult half way house for up to 80 parolees within an existing complex of 16 buildings is not consistent with Riverside County Ordinance No. 449.240 in that the ordinance states the "County shall not issue a land use approval, a building permit or any other entitlement for a parolee probationer home and no person shall operate a parolee probationer home in the County."
3. Ordinance No. 449.240 has been determined to include any residential or commercial building in which parolees reside as being prohibited in the County.
4. Ordinance No. 449.240 states that parolee-probationer homes may negatively impact surrounding residential neighborhoods with potential parking and noise problems, which there are existing residential neighborhoods to the north and west.
5. Adjoining roads including Tamarack Road and Haugen Lehmann Way are not fully improved and may become further deteriorated with any change of use. The Transportation Department based

on the change of use has conditioned for road dedications and improvements. The applicant is opposed to such road improvements.

6. According to Ordinance No. 449.240, secondary effects associated with parolee probationer homes may negatively affect surrounding home values and result in increased foreclosures and resident displacement.

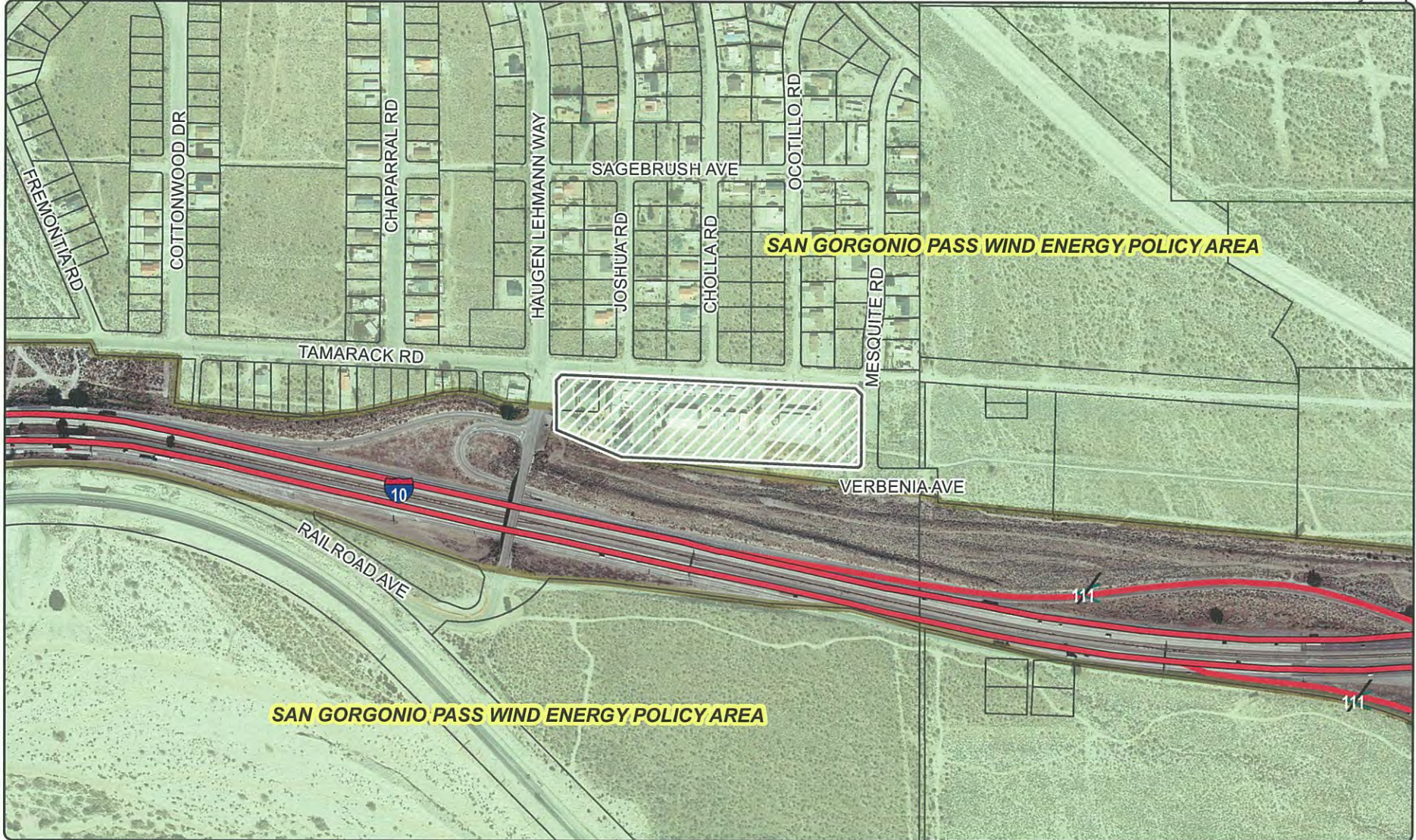
INFORMATIONAL ITEMS:

1. As of this writing (9/16/10), no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A City sphere of influence.
 - b. A Conservation Area of the Coachella Valley Multiple-Species Habitat Conservation Plan.
3. The project site is located within:
 - a. Moderate Liquefaction Zone
 - b. Whitewater river shed
 - c. High Fire Area
4. The subject site is currently designated as Assessor's Parcel Numbers 517-340-006 and 517-340-008.
5. The project was filed with the Planning Department on June 24, 2010.
6. The project was reviewed by the Land Development Committee one time on August 12, 2010.
7. Deposit Based Fees charged for this project, as of the time of the staff report preparation (9/20/10), totals approximately \$6,000.00
8. The staff report includes preliminary conditions and a draft Environmental Assessment (EA42343) document that could be used if the Planning Commission were to approve the PUP.
9. The public hearing notice was forwarded to land owners within 600 feet of the subject property.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PUP00214R4
VICINITY/POLICY AREAS

Supervisor Ashley
District 5

Date Drawn: 9/14/10
Vicinity Map



Zoning Area: Whitewater
Township/Range: T3SR3E
Section: 8

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

Assessors Bk. Pg. 517-34
Thomas Bros. Pg. 724 F2
Edition 2009



RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00214R4

LAND USE

Supervisor Ashley
District 5

Date Drawn: 9/14/10

Exhibit 1

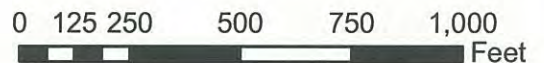


Zoning Area: Whitewater
Township/Range: T3SR3E
Section: 8

Assessors Bk. Pg. 517-34
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RIVERSIDE COUNTY PLANNING DEPARTMENT

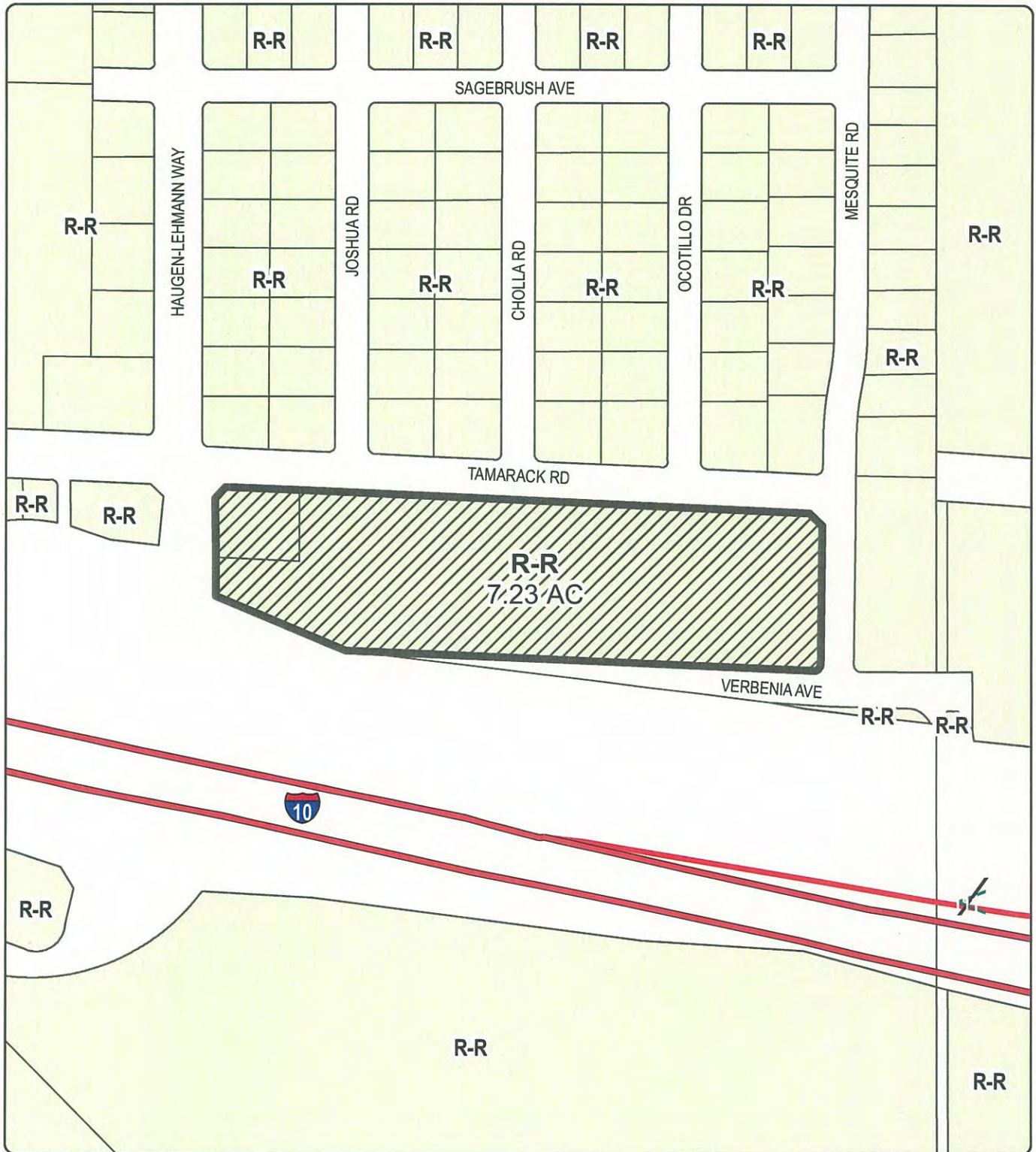
PUP00214R4

EXISTING ZONING

Supervisor Ashley
District 5

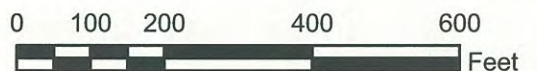
Date Drawn: 9/14/10

Exhibit 2



Zoning Area: Whitewater
Township/Range: T3SR3E
Section: 8

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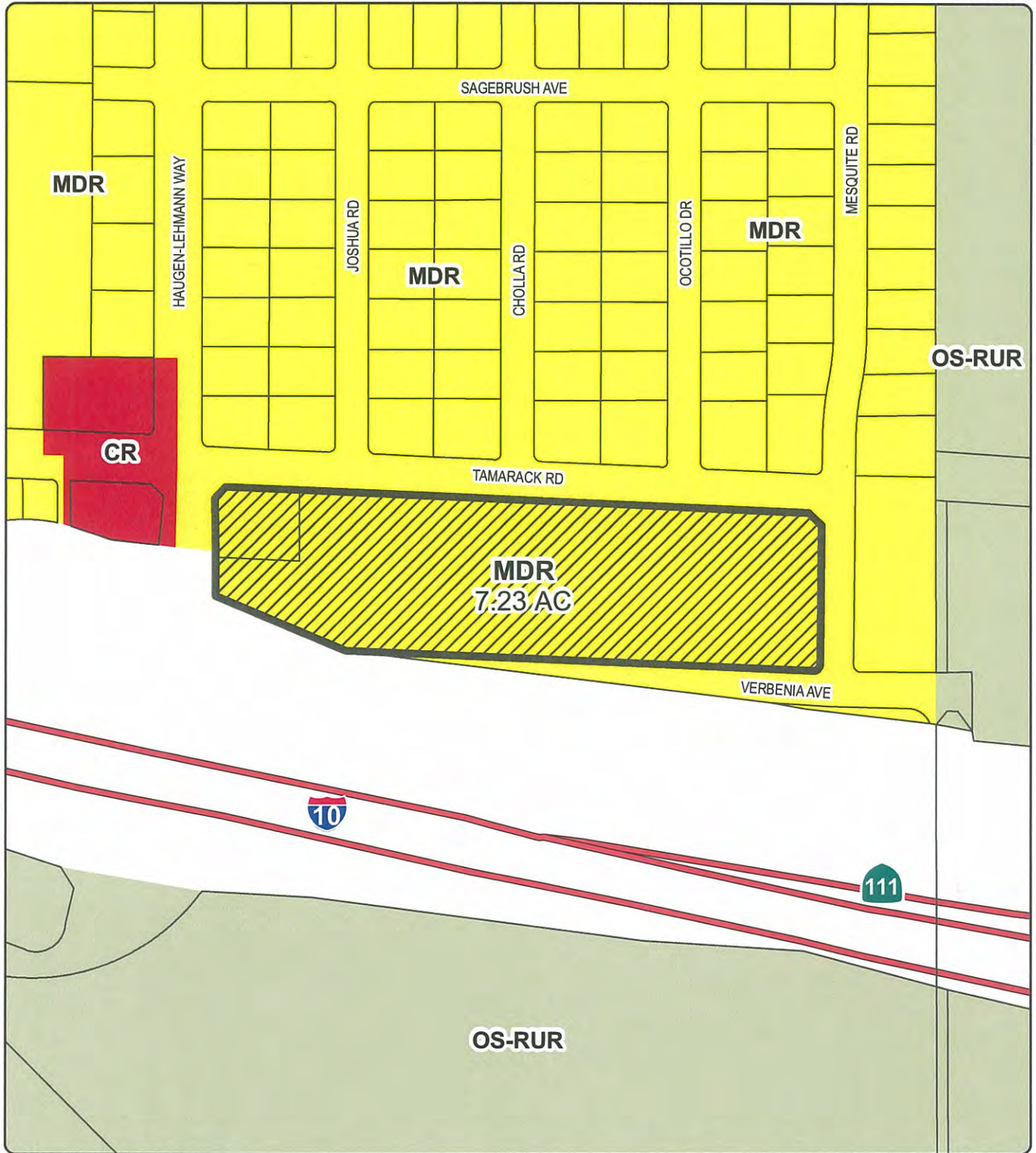
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00214R4

EXISTING GENERAL PLAN

Supervisor Ashley
District 5

Date Drawn: 9/14/10
Exhibit 5



Zoning Area: Whitewater
Township/Range: T3SR3E
Section: 8

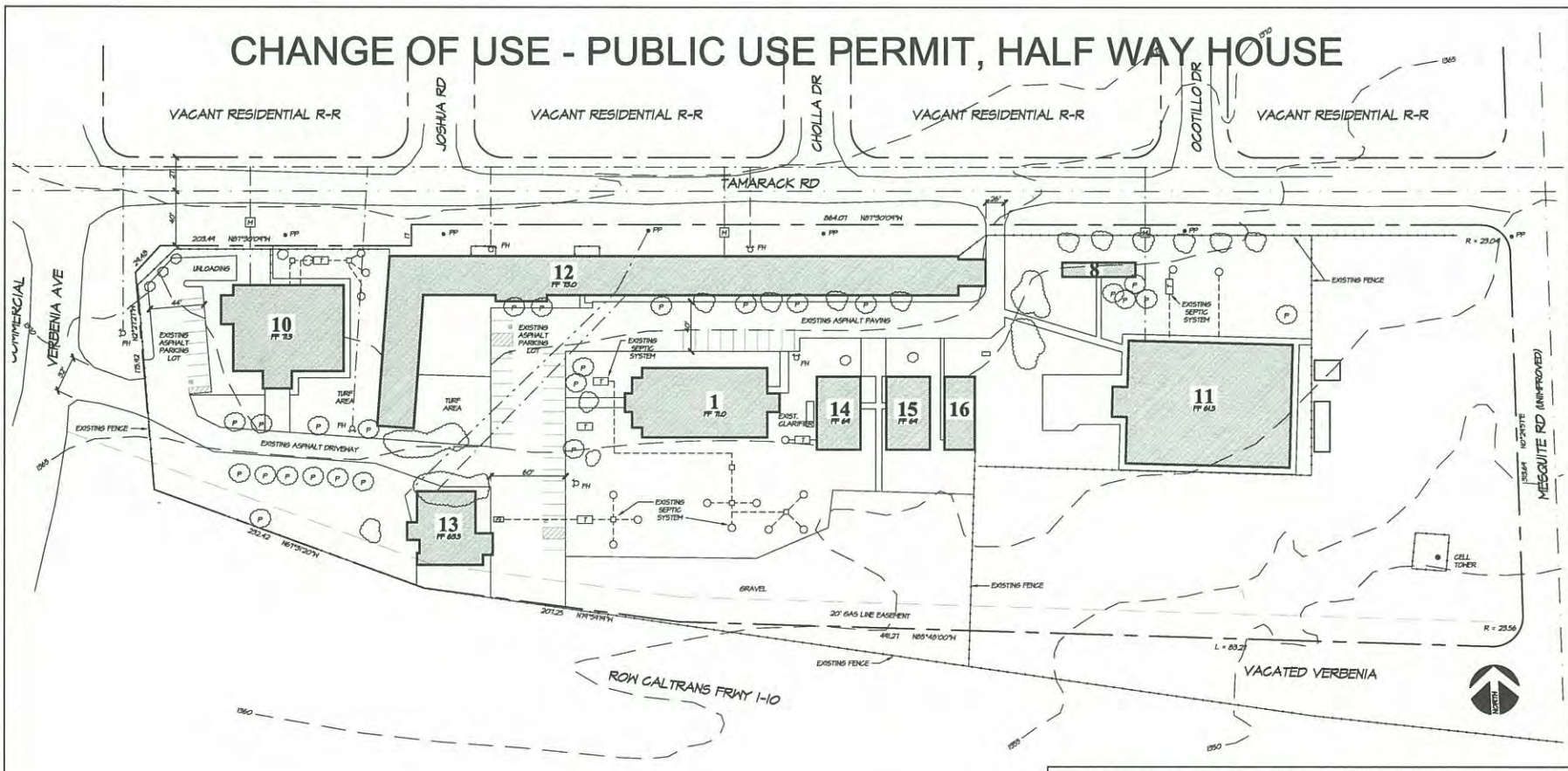
Assessors Bk. Pg. 517-34
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Edition 2009



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CHANGE OF USE - PUBLIC USE PERMIT, HALF WAY HOUSE



SITE PLAN

- 1 EXISTING POOL AND POOL BUILDING
- 8 EXISTING MOBILE TRAILER
- 10 EXISTING DINING FACILITY
- 11 EXISTING SCHOOL
- 12 EXISTING DORMITORY
- 13 EXISTING OFFICE
- 14 EXISTING RELOCATABLE OFFICE
- 15 EXISTING RELOCATABLE OFFICE
- 16 EXISTING MOBILE TRAILER

BUILDING KEY



VICINITY MAP

CHANGE OF USE - PUBLIC USE PERMIT, HALF WAY HOUSE

APPLICANT: ED DEVELOPMENT LLC
 501 CALLE LADANCA
 GILITA VISTA, CA 9190
 (619) 400-0222

LAND OWNER: TRINITY YOUTH SERVICES
 PO BOX 684
 GILITA VISTA, CA 92344
 (619) 522-5559

AGENT: ERNEST ANDREW LONG
 1045 15th St
 Hemet, California 92343

DATE OF ISSUE: MAY 26, 2010

ADDRESS/PARCEL NUMBERS: 517-340-008
 517-340-008

PROPERTY ADDRESS: 35000 WAGNER LEHMAN WAY
 HARTSDATER, CA 92352

PROJECT DESCRIPTION: THIS IS AN APPLICATION TO CHANGE THE PERMITTED USE OF THE PROPERTY TO A HALF WAY HOUSE (18.24 (B) AND 12131, RIVERSIDE COUNTY ZONING ORDINANCE). THERE ARE NO PROPOSED PHYSICAL CHANGES TO THE PROPERTY.

LEGAL DESCRIPTION: APR 517-340-008, ABBREVIATED DESCRIPTION, 6.81 ACRES M/L 18 FOR LOT 10 18 0300227 SAN GORONDO PASS 1 AND FOR LOTS 10A, 10B, 10C & 10D 18 0300225 SAN GORONDO PASS 2 FOR TOTAL

LEGAL DESCRIPTION: APR 517-340-008, ABBREVIATED DESCRIPTION, LOT 10, 42 ACRES M/L 18 FOR LOT 10 18 0300227 SAN GORONDO PASS 1 AND FOR LOTS 10A, 10B, 10C & 10D 18 0300225 SAN GORONDO PASS 2.

NET ACREAGE: 517-340-008 6.81 ACRES
 517-340-008 6.81 ACRES

EXISTING AND PROPOSED ZONING: RR
 EXISTING AND PROPOSED LAND USE: NDR

UTILITIES: MICHIGAN SPRINGS WATER DISTRICT
 WATER: 66-575 SECOND STREET
 DESERT HILL SPRINGS, CA 92340
 (619) 324-4444

ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.
 38-100 CA FEDERAL CANYON DRIVE
 CARBONATE CITY, CA 92334
 (619) 331-4205

GAS: SOUTHERN CALIFORNIA GAS CO.
 205 EAST FIRST STREET
 PALM SPRINGS, CA 92262
 (619) 719-3601

TELEPHONE: VERIZON
 205 NORTH SUNRISE WAY
 PALM SPRINGS, CA 92262
 (619) 845-2817

SEWER: SEPTIC SYSTEM

SCHOOL DIST: DANNING USD
 111 WEST WILLIAMS ST
 DANNING, CA 92322
 (619) 422-0200

NOTE: THIS LAND IS NOT SUBJECT TO LIQUEFACTION OR OTHER SEISMO HAZARD, AND DOES NOT LIE WITHIN A SPECIAL STUDIES ZONE.

PROJECT DATA

ERNEST ANDREW LONG Civil Engineer California License C-11527 1045 15th St Hemet, California 92343	
GREGORY J. HAMMERS Professional Architect California License C-11327 27715 Hemet Street Hemet, California 92343	
CHANGE OF USE - PUBLIC USE PERMIT, HALF WAY HOUSE	
Desert Pass Education and Training Center	PLOT DATE: 5/26/10
Revisions	6503



1 ORDINANCE NO. 449.240

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 EXTENDING URGENCY INTERIM ORDINANCE NO. 449.239

4 PROHIBITING PAROLEE-PROBATIONER HOMES

5
6
7 The Board of Supervisors of the County of Riverside ordains as follows:

8 Section 1. Pursuant to section 65858 of the Government Code and section 20.4 of
9 Ordinance No. 348 and, notwithstanding any provision of Ordinance No. 348 to the contrary, Ordinance
10 No. 449.239 is hereby extended for ten (10) months and fifteen (15) days from the date of its expiration,
11 during which time parolee-probationer homes are prohibited in the unincorporated area of Riverside
12 County because they may be in conflict with a contemplated zoning proposal that the Planning
13 Department is studying and because they may subject County residents to the adverse effects described
14 in Section 2. of this ordinance. Until this ordinance, or any extension hereof, expires or is repealed, the
15 County shall not issue a land use approval, a building permit or any other entitlement for a parolee-
16 probationer home and no person shall operate a parolee-probationer home in the County. As used in this
17 ordinance, the following terms shall have the following meanings:

18 a. Parolee-Probationer Home. Any residential building, or portion thereof,
19 owned or operated by any person which houses two (2) or more parolee-probationers, unrelated by
20 blood, marriage, or legal adoption, in exchange for monetary or non-monetary consideration given or
21 paid by the parolee-probationers, or given or paid by any person on behalf of the parolee-probationers,
22 excluding any state-licensed residential care facility serving six (6) or fewer persons. In determining
23 whether a state-licensed residential care facility serves six (6) or fewer persons, the licensee, members of
24 the licensee's family and persons employed as facility staff shall not be counted.

25 b. Parolee. A person convicted of a federal crime and sentenced to a United
26 States federal prison who has received conditional and revocable release in the community under the
27 supervision of a federal parole officer; a person serving a period of supervised community custody as
28 defined by Penal Code section 3000, following a term of imprisonment in a state prison, who is under

1 the supervision of the California Department of Corrections and Rehabilitation, Division of Adult Parole
2 Operations; or an adult or juvenile sentenced to a term in the California Department of Corrections and
3 Rehabilitation, Division of Juvenile Facilities (formerly known as the "California Youth Authority")
4 who has received conditional and revocable release in the community under the supervision of the
5 California Department of Corrections and Rehabilitation, Division of Juvenile Parole Operations.

6 c. Probationer. A person convicted of a felony who has received a
7 suspension of the imposition or execution of a sentence and an order of conditional and revocable
8 release in the community under the supervision of a probation officer, or a person convicted of a
9 misdemeanor who has received a suspension of the imposition or execution of a sentence and an order
10 of revocable release in the community subject to conditions established by the court without the
11 supervision of a probation officer, as provided in Penal Code section 1203.

12 d. State-Licensed Residential Care Facility. A facility licensed by the State
13 of California to provide residential care services, including those facilities described in Health & Safety
14 Code sections 1250 et seq., 1500 et seq., 1568.01 et seq., 1569 et seq., 1760 et seq., and 11834.20 et seq.
15 and those facilities described in Welfare and Institutions Code section 5116.

16 Section 2. Pursuant to section 65858 of the Government Code and section 20.4 of
17 Ordinance No. 348, this ordinance is hereby declared to be an urgency measure and shall take effect
18 upon its adoption. It shall be of no further force or effect ten (10) months and fifteen (15) days from the
19 date of expiration of Ordinance No. 449.239, unless extended pursuant to law. In adopting this
20 ordinance, the Board finds that parolee-probationer homes pose a current and immediate threat to the
21 public health, safety and welfare for the following reasons:

22 Parolee-probationer homes are proliferating in Riverside County as a result of new laws
23 mandating the early release of certain state prisoners;

24 Riverside County can expect over 5,000 inmates to be paroled in the next twelve (12)
25 months with ties to the area;

26 The California Department of Corrections and Rehabilitation is increasingly placing
27 parolees and probationers in the County even when they committed crimes in other counties and have no
28 ties to the area;

1 Based on reports generated by various public agencies throughout California, parolee-
2 probationer homes often result in increased criminal activity and generate a disproportionate number of
3 requests for law enforcement services; this adversely affects other segments of the community needing
4 such services and unduly imposes a burden on law enforcement services in general;

5 Parolee-probationer homes often result in parking and noise problems and have other
6 harmful secondary effects, such as encouraging the illegal conversion of garages and living spaces into
7 sleeping spaces;

8 The harmful secondary effects associated with parolee-probationer homes may negatively
9 affect surrounding home values and result in increased foreclosures and resident displacement;

10 Existing zoning regulations do not adequately address parolee-probationer homes and
11 absent this ordinance, parolee-probationer homes could be located near schools, day care centers, parks,
12 playgrounds and other sensitive uses.

13 Section 3. In adopting this ordinance, the Board finds each of the following:
14 continued approval of the development of multi-family housing projects that parolee-probationers may
15 occupy would have the specific, adverse impacts upon the public health or safety described in Section 2.
16 of this ordinance; this ordinance is necessary to mitigate or avoid these specific, adverse impacts; and
17 there is no feasible alternative to satisfactorily mitigate or avoid the specific, adverse impacts as well or
18 better, with a less burdensome or restrictive effect, than the adoption of this ordinance.

19 Section 4. In adopting this ordinance, the Board reports that the following measures
20 have been taken to alleviate the condition which led to its adoption and the adoption of Ordinance No.
21 449.239: the Planning Department, in consultation with the Office of County Counsel, is currently
22 engaged in a comprehensive revision of the County's zoning ordinance. As part of this comprehensive
23 revision, the Planning Department is studying and formulating regular zoning regulations, consistent
24 with State law, that adequately address parolee-probationer homes and protect the public from their
25 harmful secondary effects. Planning Commission workshops regarding the revised zoning ordinance
26 have been scheduled in October and December of this year.

27 Section 5. The Clerk shall schedule a public hearing before the Board to consider any
28 extension of this ordinance which shall normally be at its second regular meeting before expiration of

1 the ten (10) month and fifteen (15) day period. The Clerk shall publish notice ten (10) days before the
2 hearing. A public hearing need not, however, be scheduled if any of the following occurs: a regular
3 zoning ordinance addressing parolee-probationer homes is adopted and effective before such expiration,
4 this ordinance is repealed, or the Board otherwise orders.

5 Section 6. At or before the public hearing on any proposed extension, and at least ten
6 (10) days prior to the expiration of this ordinance, the Board, in consultation with the Planning Director,
7 shall issue a written report describing therein all measures taken to alleviate the condition which led to
8 the adoption of this ordinance and Ordinance No. 449.239.

9
10 BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

11 By: _____
12 Chairman, Board of Supervisors

13 ATTEST:
14 CLERK OF THE BOARD

15 By: _____
16 Deputy
17 (SEAL)

18
19 APPROVED AS TO FORM
20 August____, 2010

21 By: _____
22 KATHERINE A. LIND
Assistant County Counsel

23
24 KAL:mdk
07/28/10
25 G:\PROPERTY\KLIND\ORD.449.240 PAROLEE-PROBATIONER HOME INTERIM ZONE 0729101.DOC
26
27
28

1 Section 3. AUTHORITY. This ordinance is adopted pursuant to subdivision (c) of
2 Penal Code section 3003.5 which authorizes local jurisdictions to enact ordinances that further restrict the
3 residency of sex offenders.

4 Section 4. APPLICATION. This ordinance shall apply to sex offenders released from
5 custody for any criminal offense on or after the effective date of this ordinance.

6 Section 5. DEFINITIONS. As used in this ordinance, the following terms shall have
7 the following meanings:

8 a. Building. A structure supported by columns or walls that is more or
9 less permanently located on the ground or affixed to something permanently
10 located on the ground, including a mobile home or manufactured home.

11 b. Child Day Care Facility. A facility licensed by the State of California
12 that meets the definition set forth in Health and Safety Code section
13 1596.750.

14 c. Child Safety Zone. The area located within three hundred (300) feet of
15 any of the following: a child day care facility, a public or private school, a
16 public or private school bus stop, a park, a public library, a public
17 swimming or wading pool, a commercial establishment that has an on-site
18 or adjacent children's playground, or a place where classes or group
19 activities for children are held.

20 d. Dwelling. A building, or portion thereof, designed or occupied for
21 residential purposes, including a building used to house a single family or
22 two or more families, but not including a transient occupancy facility or a
23 state-licensed residential care facility serving six (6) or fewer persons in the
24 limited circumstance described in Section 5.a. of this ordinance.

25 e. Knowingly. With knowledge of the existence of the facts in question.
26 Knowledge of the unlawfulness of any act or omission is not required.

27 f. Loiter. To delay, to linger or to idle without lawful business for being
28 present.

- 1 g. Park. Any area owned, leased, controlled, managed or maintained by
2 Riverside County or the Riverside County Regional Park and Open-Space
3 District on which the public may engage in recreational, cultural or
4 community service activities, including, but are not limited to, playgrounds,
5 playfields, athletic courts, and dog parks.
- 6 h. Property Owner. The person designated on the latest equalized County
7 assessment roll as the owner of the parcel in question, or the holder of a
8 subsequently recorded deed to the parcel in question, including, but not
9 limited to, a part owner, joint owner, joint tenant or tenant in common of
10 the whole or any part of the parcel in question. Property owner shall
11 include any person or entity authorized by the property owner to act on his
12 or her behalf.
- 13 i. Released From Custody. Released on parole, probation or otherwise
14 following conviction.
- 15 j. Reside. Occupy for any period of time whether pursuant to a legal right
16 or otherwise.
- 17 k. Sex Offender. A person required to register pursuant to Penal Code
18 section 290.
- 19 l. State-Licensed Residential Care Facility. A facility licensed by the
20 State of California to provide residential care services, including those
21 facilities described in Health & Safety Code sections 1250 et seq., 1500 et
22 seq., 1568.01 et seq., 1569 et seq., 1760 et seq., and 11834.20 et seq. and
23 those facilities described in Welfare and Institutions Code section 5116.
- 24 m. Transient Occupancy Facility. A building, or portion thereof, designed or
25 occupied for temporary residential purposes, typically for a period of not
26 more than thirty (30) days, including, but not limited to, a hotel, motel or
27 inn.

28 Section 6.

SEX OFFENDER RESIDENCY PROHIBITIONS. A sex offender shall
not do any of the following:

- 1 a. Reside in a dwelling if a sex offender already resides there, unless the sex
2 offenders are legally related by blood, marriage or adoption.
3 Notwithstanding this prohibition, a sex offender on parole, may, during the
4 period of parole, reside in a state-licensed residential care facility serving
5 six (6) or fewer persons even if the facility is already occupied by a sex
6 offender. As provided in subdivision (a) of Penal Code section 3003.5,
7 such a facility shall not be considered a dwelling in this limited
8 circumstance. In determining whether a state-licensed residential care
9 facility serves six (6) or fewer persons, the licensee, members of the
10 licensee's family and persons employed as facility staff shall not be
11 counted.
- 12 b. Reside in a room in a transient occupancy facility if a sex offender already
13 resides there, unless the sex offenders are legally related by blood, marriage
14 or adoption.
- 15 c. Reside in a transient occupancy facility if sex offenders already reside in ten
16 percent (10%) of the facility, or they already reside in more than six (6)
17 rooms, whichever is less.

18 Section 7. PROPERTY OWNER PROHIBITIONS. A property owner shall not do
19 any of the following:

- 20 a. Knowingly rent or lease a dwelling to more than one sex offender, unless
21 the sex offenders are legally related by blood, marriage or adoption.
22 Notwithstanding this prohibition, a property owner may, for the reasons set
23 forth in Section 5. a. of this ordinance, rent or lease space to a sex offender
24 on parole, during the period of parole, in a state-licensed residential care
25 facility serving six (6) or fewer persons, even if the facility is already
26 occupied by a sex offender.
- 27 b. Knowingly rent or lease a room in a transient occupancy facility to more
28 than one sex offender, unless the sex offenders are legally related by
blood, marriage or adoption.

- 1 c. Knowingly rent or lease a room in a transient occupancy facility to a sex
2 offender if sex offenders already reside in ten percent (10%) of the
3 facility, or they already reside in more than six (6) rooms, whichever is
4 less.

5 Section 8. SEX OFFENDER LOITERING PROHIBITIONS. A sex offender shall
6 not loiter in a Child Safety Zone. It shall not be considered loitering for a sex offender to do any of the
7 following:

- 8 a. Remain in a Child Safety Zone if the sex offender is a minor and
9 accompanied by a parent or legal guardian.
10 b. Escort a minor to a place within a Child Safety Zone if the sex offender is
11 the parent or legal guardian of the minor and if the sex offender remains in
12 the Child Safety Zone only for so long as is necessary to provide care or
13 supervision to the minor.
14 c. Exercise First Amendment rights protected by the United States
15 Constitution, such as the free exercise of religion at a place of worship, or
16 freedom of speech or the right of assembly at a traditional public forum.

17 Section 9. VIOLATIONS AND PENALTIES. Any person violating any provision of
18 this ordinance shall be deemed guilty of a misdemeanor offense and punished by a fine not exceeding one
19 thousand dollars (\$1000) or six months (6) in jail, or both. Such person shall be deemed guilty of a
20 separate offense for each and every day or portion thereof during which any violation of any of the
21 provisions of this ordinance is committed, continued, or permitted. The penalties herein are in addition to
22 any other remedies provided by law and the imposition of any penalty herein shall not relieve a person of
23 the obligation to correct the violation or prevent the County from commencing any proceeding to ensure
24 that the violation is corrected.

25 Section 10. CIVIL ACTIONS. Any person violating any provision of this ordinance
26 shall be subject to a civil enforcement action filed by the County in any court of competent jurisdiction
27 and shall be subject to reasonable abatement costs, costs of suit and attorney's fees incurred by the
28 County.

Deputy County Counsel

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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42343
Project Case Type (s) and Number(s): Public Use Permit No. 214, Revised Permit No. 4
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jay Olivas
Telephone Number: (951) 955-1195
Applicant's Name: E2 Development, LLC (Attn: Ernest H. Wright, II)
Applicant's Address: 801 Calle Lagasca Chula Vista, CA 91910
Engineer's Name: Ernest A. Long
Engineer's Address: 1045 Dixie Drive Hemet, CA 92543

I. PROJECT INFORMATION

II. Project Description: The fourth revision to the public use permit proposes a change of use from youth to adult half way house for approximately 80 adults with a typical length of stay of 90 days with supervision to be conducted by a private operator under contract with the California Department of Corrections and Rehabilitation within an existing complex of 16 buildings totaling approximately 56,000 square feet. No physical changes are proposed to the property. - APN: 517-340-006 & 517-340-008 – Concurrent Cases: EA42343, CFG05705. – Related Case: PUP00214, PUP00214R1, PUP00214R2, PUP00214R3.

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

B. Total Project Area: 7.23 Acres

Residential Acres: 7.23	Lots: 2	Units:	Projected No. of Residents: 80
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 16 buildings total			

C. Assessor's Parcel No(s): 517-340-006 & 517-340-008

D. Street References:

E. Section, Township & Range Description or reference/attach a Legal Description:
Township 3 South, Range 3 East, Section 8

F. Brief description of the existing environmental setting of the project site and its surroundings: This project site is located within an existing complex of 16 buildings currently being used as a youth half way house. The project site is surrounded by Interstate 10 to the south, single family residences to the north and west, vacant land to the east.

III. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is consistent with the Medium Density Residential (MDR) (2-5

DU/AC) land use designation, and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. 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 any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
 5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
 6. **Housing:** The proposed project meets all applicable Housing Element Policies.
 7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
- B. General Plan Area Plan(s):** Western Coachella Valley
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Medium Density Residential (MDR) (2-5 DU/AC)
- E. Overlay(s), if any:** Not Applicable
- F. Policy Area(s), if any:** Not Applicable
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre).
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** Not Applicable
 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable
- I. Existing Zoning:** Rural Residential (R-R)
- J. Proposed Zoning, if any:** Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Rural Residential (R-R).

IV. 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 checked="" 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 | |

V. DETERMINATION

On the basis of this initial evaluation:

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An 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

September 15, 2010

Date

Jay Olivas, Project Planner

Printed Name

For Carolyn Syms Luna, Planning Director

VI. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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-9 "Scenic Highways"

Findings of Fact:

a) The proposed project is located within the vicinity of Interstate 10 which is a designated Scenic Highway. However, the 16 existing single story buildings and existing landscaping are designed to minimize visual impacts. Therefore, the project does not have the potential to have a substantial impact upon scenic resources and the project has a less than significant impact.

b) The site is not anticipated to obstruct any prominent scenic vistas, views open to the public, or result in the creation of an aesthetically offensive site open to public view. Impacts are less than significant with mitigation incorporated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, the project site is located 42.64 miles away from Mt. Palomar Observatory. The project shall comply with low pressure sodium requirements (COA 10.PLANING.25)

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The existing facility may provide security lighting. However, it will not create new sources of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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

Source: GIS database, and Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is not located within the boundaries of designated farmland – as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). Therefore the proposed project will not impact land designated as Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use.

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

c) The project site is not surrounded by agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

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

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

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

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

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

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.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

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.

The project is consistent with the General Plan and the Western Coachella Valley Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Department (EPD) review

Findings of Fact:

The project site is fully developed and no biological impacts are anticipated.

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). Therefore, there is no impact.

b) The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The project will not 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). Therefore, there is no impact.

c) The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The project will not 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. Therefore, there is no 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.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The site is fully disturbed with an existing half way house complex. The project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. 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
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred from grading for the use of the clubhouse building and parking area existing on site. The project site does not contain an archaeological site. Therefore, the project will not alter or destroy an archaeological site.

b) The proposed project is not expected to impact archaeological resources. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.2) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.1) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

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

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

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

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

Findings of Fact:

a-b) According to Figure S-2, no active faults are known to traverse the subject site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

Findings of Fact:

a) According to the County Geologist, the potential for liquefaction is moderate at this site. The project will have less than significant impact.

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

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

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), County Geologist review

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geologist review

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, county geologist review concluded that subsidence in the area will not cause any differential settlement or cracking of the foundation and will therefore have a minimal impact on the existing development. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, County Geologist review

a) According to the County Geologist, tsunamis and seiching are not potential hazards to the site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?	<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: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a-c) Standard conditions of approval have been added stating that a grading permit is required prior to construction grading if more than 50 cubic yards. These conditions are not considered unique mitigation and are not required for CEQA implementation purposes. 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
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

- a) The existing development will not result in the loss of topsoil from grading activities.
- b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development for any new construction will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.
- c) The project is for existing buildings. The project will have no impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Flood Control District review, Project Application Materials

Findings of Fact:

- a) Implementation of the proposed project will not involve grading and construction activities, except for potential road improvements. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.
- b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase for potential road improvements. However, BMPs will be implemented for maintaining water quality and reducing erosion.

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

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.

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. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a high to moderate wind erosion susceptibility area, but is a pre-existing development with 16 buildings.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Project application materials

Findings of Fact:

a) The project is for conversion of an existing complex of 16 buildings into an adult half way house with approximately 80 parking spaces. No new construction is proposed. Therefore, greenhouse gas emissions generated are pre-existing and minimal and would not 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

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a-e) The project does 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. It will also not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will have no impact on emitting, or handling hazardous waste within one-quarter mile of an existing or proposed school. The project is not located on a list of hazardous materials sites.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

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," GIS database

- a) The project site is not located within an Airport Influence Area, the project will not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of a private airport; but will not require review by the Airport Land Use Commission.
- c) The project is not located within an airport land use plan but 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.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) The project site is located in a high fire area, no new construction is proposed.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) Due to the pre-existing development, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.
- b) Due to the pre-existing development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.
- c) The existing project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is no impact.
- d) Due to the existing impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant
- e) The project site is not located within a 100 year flood zone. Therefore, the project shall 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.
- f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- g) The existing project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit (COA 60. BS GRADE.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

h) The project does not 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). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

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

Source: Riverside County General Plan Figure S-9 "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 considered free from ordinary storm flood hazard. In addition, because of the pre-existing of the development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have less than significant impact.

b) The project is considered free from ordinary storm flood hazard.. In addition, because of the pre-existing development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is considered free from ordinary storm flood hazard. 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 (Dam Inundation Area). Therefore, the project will have less than significant impact.

d) Because of the pre-existing development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

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

Findings of Fact:

a) The proposed use is in compliance with the current land use of Medium Density Residential (MDR) (2-5 DU/AC) and the policies of the Western Coachella Valley Area Plan. Policy WCVAP 3.1 requires development to have available public facilities and services. The proposed conversion from a youth half way house and adult half way house (adult probationary home) will provide a rehabilitation service for up to 80 parolees for an approximate 90 day period within an existing 56,000 square foot complex. Security measures such as lighting and fencing will be provided with 24 hour supervision. The County has reviewed Ordinance No. 449.240 which may prohibit Parolee Probationer Homes. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not located within the sphere of influence of any city. The proposed revision to the public use permit has been advertised for public hearing to surrounding residents within 600 feet.

Mitigation: Comply with security measures such as fencing and lighting as indicated by recommended conditions (COA 80 PLANNING 4 – Fencing Plan).

Monitoring: Mitigation and monitoring program; compliance with applicable county ordinances.

28. 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"/>
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b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	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 Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The project will be consistent with the site's existing zoning. The project is surrounded by properties which are zoned Rural Residential (R-R).

c) The proposed complex for adult half way house will use 16 existing commercial/residential buildings. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community.

f) The County has reviewed Ordinance No. 449.240 which may prohibit Parolee Probationer Homes.

Mitigation: Comply with security measures such as fencing and lighting as indicated by recommended conditions (COA 10 PLANNING 23 – Limits of Use).

Monitoring: Mitigation and monitoring program; compliance with applicable county ordinances.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

a-b) According to General Plan Figure OS-5, the proposed project is located in an area that is designated MRZ-3. MRZ-3 is an area where mineral deposits are likely to exist however the significance of the deposits is undetermined. In addition, the project site is a developed mobile home

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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park and potential impacts were covered under the grading permit for the mobile home park. Therefore, the project will have a less than significant impact.

c-d) The proposed project is not located within the vicinity of a surface mine, therefore it is not subject to creating an incompatible land use. The proposed project will have no impact with regard to incompatible land uses located adjacent to an existing surface mine. The proposed project is not located within the vicinity of any quarries or mines which may pose a risk for people or property. The proposed project will have no impact with regard to exposure to quarries or mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The project site is not located within 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 located within the vicinity of a private airport, but would not expose people residing on the project site or area to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 railroad tracks in the vicinity of this project site. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is adjacent to an existing highway with existing noise mitigation measures.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

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

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

Findings of Fact:

a) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.

b) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is not located within a Redevelopment Area. Therefore, the project will not affect a County Redevelopment Project Area. The project will have no impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: RCIP

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project may have an incremental effect on the level of sheriff services provided in the vicinity of the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Banning Unified School

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

The use of the proposed project would not cause a significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The project would include existing on-site recreational facilities but would not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

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

c) The project is not located within a county service area. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The RCIP does not identify a Class I Bikeway/Regional Trail in this area. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. 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

<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
<u>that results in substantial safety risks?</u>				
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a) The project will generate additional traffic to the area and regional transportation system with potential need for further road improvements to Tamarack Road (45 foot half width) and Haugen Lehmann Way (59 foot half width). The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system.

b) 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.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project may increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads.

g) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

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

Mitigation: Compliance with County Transportation Department conditions including, but not limited to, COA 20 TRANS 1 – ROW Dedication.

Monitoring: Mitigation and monitoring program; compliance with applicable county ordinances.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact: The RCIP does not identify a Class I Bikeway/Regional Trail. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

Findings of Fact:

a-b) The project will be served by Riverside County Waste Management Department. The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: RCIP

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities.

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.

49. Energy Conservation

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

Source:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

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.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cause substantial adverse effects on human beings, either directly or indirectly?

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:

- SCAQMD CEQA Air Quality Handbook
- RCIP: Riverside County Integrated Project.
- RCLIS: Riverside County Land Information System

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th 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.

PUBLIC USE PERMIT Case #: PUP00214R4

Parcel: 517-340-006

5. DRT CORRECTIONS REQUIRED

PLANNING DEPARTMENT

5.PLANNING. 1 DRT - LANDSCAPE CORRECTIONS REQUIRED

Applicant shall provide access to landscape inspector to verify that existing landscaping is thriving and maintained free of weeds and that the irrigation is in good working order. This landscape inspection shall take no more than three hours. Should the inspection indicate that corrections are required to bring the landscape up to the aforementioned standard, then the applicant is required to make the requisite modifications or repairs before the case may be scheduled for public hearing. When such repairs are completed, the inspector shall re-inspect the site. Upon successful completion of this inspection, the Landscape Route line for the project shall be cleared.

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for an adult half way house for approximately 80 adults within an existing complex of 16 buildings totaling 56,000 square feet which complex would be supervised by a private operator under contract with the California Department of Corrections and Rehabilitation located within Assessors Parcel Numbers 517-340-006 and 517-340-008.

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 (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PUP00214R4. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PUBLIC USE PERMIT Case #: PUP00214R4

Parcel: 517-340-006

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. 214, Revised Permit No. 4 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A (site plan)

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.4 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

PUBLIC USE PERMIT Case #: PUP00214R4

Parcel: 517-340-006

10. GENERAL CONDITIONS

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP (cont.) RECOMMND

construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 MISSION SPRINGS WATER DISTRICT RECOMMND

This project is proposing Mission Springs Water District (MSWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain water service are met with MSWD as well as all other applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 2 USE-#89-KNOX RAPID ENTRY BOX RECOMMND

Rapid entry key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation. IF APPLICABLE: Knox padlocks will be required on all access gates.

10.FIRE. 4 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency

09/21/10
10:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PUBLIC USE PERMIT Case #: PUP00214R4

Parcel: 517-340-006

10. GENERAL CONDITIONS

10.FIRE. 4 USE-#88A-AUTO/MAN GATES (cont.) RECOMMND

backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Public Use Permit 00214, Revised Permit No. 4, is a proposal to change the use of an existing development from a youth to adult half way house. The site is approximately 7.2-acres in size. The site is located in the San Gorgonio Pass area north of Interstate 10 on the south side of Tamarack Road between Verbena Avenue and Mesquite Road. No grading, construction or other physical alternations to the property are proposed.

Previous reviews of this site indicate that except for nuisance nature local runoff that may traverse portions of the property, the site is considered free of ordinary storm flood hazard. However, a storm of unusual magnitude may cause damage.

Since no grading or construction is proposed, a Water Quality Management Plan (WQMP) is not required.

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall

PUBLIC USE PERMIT Case #: PUP00214R4

Parcel: 517-340-006

10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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 its sacred or cultural importance.

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

2.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.

3.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.

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - 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 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

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LOW PALEO (cont.) RECOMMND

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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 4 USE - LC VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. All irrigation components shall be maintained in optimal working condition.

10.PLANNING. 5 USE - LC LANDSCAPE REQUIREMNTS 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 Planning 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,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LC LANDSCAPE REQUIREMENTS (cont.) RECOMMND

5) Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

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.

10.PLANNING. 6 USE - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site
<http://www.rctlma.org/planning/content/devproc/landsape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 7 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. 8 USE - FEES FOR REVIEW RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 9 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. 11 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 12 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 13 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 14 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the California Department of Corrections and Rehabilitation, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 15 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 16 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 17 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to PUP00214R3 shall become null and void upon final approval of PUP00214R4 by the County of Riverside.

10.PLANNING. 18 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 19 USE - SITE MAINTENANCE 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.

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - CLOSURE CLEAN UP RECOMMND

The permit holder shall be responsible for the final clean up and restoration of the site. Any remaining materials, equipment and structures associated with the permitted use on the property shall be removed and legally disposed of within thirty (30) days following the cessation of operations allowed by this permit. Additional time may be granted through written determinations by the Director of the Department of Building and Safety.

10.PLANNING. 21 USE - PERMIT "USED" RECOMMND

The effective date of the issuance of this permit is the Planning Department's approval date. This permit shall be considered "used" as of the day of the effective date. The permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees, for any plan check as determined by the Building and Safety Department, in order to ensure compliance with all applicable requirements of Ordinance Nos. 348 (Land Use & Zoning) and 457 (Building Code) and the conditions of approval of this permit. The permit holder shall pursue diligently to completion all necessary permits and obtain final inspection approval thereof.

10.PLANNING. 23 USE - LIMITS OF USE RECOMMND

The following regulations shall apply to the occupancy and use of the property included under this permit.

- a.) A maximum of 80 adult parolee's shall be present within the premises at any one time.
- b.) No permanent occupancy shall be permitted within the property as a principal place of residence (except caretakers dwelling)

10.PLANNING. 25 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

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TRANS DEPARTMENT

10.TRANS. 6 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 9 USE - STD INTRO 3(ORD 460/461) RECOMMND

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 Ordinance 460 and 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. 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. 10 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County Road right-of-way.

20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 C42 CERTIFICATION w/ PLOT PLAN RECOMMND

The applicant must address the following issues PRIOR TO BOARD OF SUPERVISOR approval of the project:

1) Provide an original copy of C42 Certification for all existing septic systems along with a detailed contoured plot plan drawn to an appropriate scale showing the location of all septic system components.

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20. PRIOR TO A CERTAIN DATE

20.E HEALTH. 2 USE- CONTACT DES / HAZMAT

RECOMMND

PRIOR TO BOARD OF SUPERVISORS APPROVAL OF THIS PROJECT:

The applicant must contact the Department of Environmental Health (DEH) District Environmental Services as well as DEH Hazardous Materials Management section to obtain all required permits to operate.

DEH District Environmental Services - (760) 320-1048
Attn: Shantel Bacon

DEH Hazardous Materials Management - (760) 863-8976
Attn: Nick Crain

PLANNING DEPARTMENT

20.PLANNING. 1 USE - LIFE OF THE PERMIT

RECOMMND

The life of Public Use Permit No. 214, Revised Permit No. 4 shall terminate on July 1, 2020. This permit shall thereafter be null and void and of no effect whatsoever.

TRANS DEPARTMENT

20.TRANS. 1 USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along Haugen Lehmann Way shall be conveyed for public use to provide for a 59-foot half-width right-of-way.

Sufficient public street right-of-way along Tamarack Road shall be conveyed for public use to provide for a 45-foot part-width right-of-way.

The above mentioned dedication shall be completed within eighteen (18) months of Board of Supervisors approval of the project.

20.TRANS. 2 USE - MAP CORNER CUT-BACK I

RECOMMND

Within eighteen (18) months of Board of Supervisors approval of the project, all corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 3

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Within eighteen (18) months of Board of Supervisors approval of the project for Haugen Lehmann Way, and within thirty six (36) months of Board of Supervisors approval of the project for Tamarack Road, 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 Haugen Lehmann Way and Tamarack Road
- (2) Streetlights on Haugen Lehmann Way and Tamarack Road

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator 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.

20.TRANS. 4

USE - STREETLIGHT PLAN

RECOMMND

Within eighteen (18) months of Board of Supervisors approval of the project for Haugen Lehmann Way, and within thirty six (36) months of Board of Supervisors approval of the project for Tamarack Road, a separate street light 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

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 4 USE - STREETLIGHT PLAN (cont.) RECOMMND

boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

20.TRANS. 5 USE - LANDSCAPING DESERT RECOMMND

Within eighteen (18) months of Board of Supervisors approval of the project for Haugen Lehmann Way, and within thirty six (36) months of Board of Supervisors approval of the project for Tamarack Road, 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 Haugen Lehmann Way and Tamarack Road, and submitted to the Transportation Department. The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving sand and gravel is encouraged. The uses of grass, sod or other water intense ground cover plant materials will not be permitted.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans.

20.TRANS. 6 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Within eighteen (18) months of Board of Supervisors approval of the project for Haugen Lehmann Way, and within thirty six (36) months of Board of Supervisors approval of the project for Tamarack Road, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

20.TRANS. 7 USE - SIGNING & STRIPING RECOMMND

Within eighteen (18) months of Board of Supervisors approval of the project for Haugen Lehmann Way, and within thirty six (36) months of Board of Supervisors approval of

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 7 USE - SIGNING & STRIPING (cont.) RECOMMND

the project for Tamarack Road, a signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

20.TRANS. 8 USE-STREETLIGHT AUTHORIZATION RECOMMND

Within eighteen (18) months of Board of Supervisors approval of the project for Haugen Lehmann Way, and within thirty six (36) months of Board of Supervisors approval of the project for Tamarack Road, 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, IID or other electric provider.

20.TRANS. 9 USE - STREET LIGHTS INSTALL RECOMMND

Within eighteen (18) months of Board of Supervisors approval of the project for Haugen Lehmann Way, and within thirty six (36) months of Board of Supervisors approval of the project for Tamarack Road, install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along Haugen Lehmann Way and Tamarack Road.

20.TRANS. 10 USE - PART-WIDTH RECOMMND

Tamarack Road shall be improved with 32-feet of asphalt concrete pavement within a 45-foot part-width dedicated right-of-way in accordance with County Standard No. 105,

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 10 USE - PART-WIDTH (cont.) RECOMMND

Section "C". (40'/60')

NOTE: A 5-foot wide concrete sidewalk shall be constructed within the 10-foot parkway.

The above mentioned improvements shall be completed within thirty six (36) months of Board of Supervisors approval of the project.

20.TRANS. 11 USE - EXISTING MAINTAINED RECOMMND

Haugen Lehmann Way along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with concrete curb and gutter, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59-foot half-width dedicated right-of-way in accordance with County Standard No. 93, pages 1 & 2. (76'/118')

NOTE: A 5-foot wide concrete sidewalk shall be constructed within the 21-foot parkway.

The above mentioned improvements shall be completed within eighteen (18) months of Board of Supervisors approval of the project.

20.TRANS. 13 USE - UTILITY PLAN RECOMMND

Within eighteen (18) months of Board of Suprevisors approval of the project for Haugen Lehmann Way, and within thirty six (36) months of Board of Supervisors approval of the project for Tamarack Road, 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

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 13 USE - UTILITY PLAN (cont.) RECOMMND

for verification purposes.

20.TRANS. 14 USE - UTILITY INSTALL RECOMMND

Within eighteen (18) months of Board of Supervisors approval of the project for Haugen Lehmann Way, and within thirty six (36) months of Board of Supervisors approval of the project for Tamarack Road, electrical power, telephone, communication, street 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.

20.TRANS. 15 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Within eighteen (18) months of Board of Supervisors approval of the project for Haugen Lehmann Way, and within thirty six (36) months of Board of Supervisors approval of the project for Tamarack Road, 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 Haugen Lehmann Way and Tamarack Road

(2) Streetlights on Haugen Lehmann Way and Tamarack Road

20.TRANS. 16 USE - IMP PLANS RECOMMND

Within eighteen (18) months of Board of Supervisors approval of the project for Haugen Lehmann Way, and within thirty six (36) months of Board of Supervisors approval of

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 16 USE - IMP PLANS (cont.)

RECOMMND

the project for Tamarack Road, 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 Conty.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web Site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 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 (916) 657-1146.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 3 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 4 USE - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 2 USE - POOL PLANS REQD RECOMMND

A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

FIRE DEPARTMENT

80.FIRE. 1 USE* -#51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering A MINIMUM OF 1500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 USE* - #51-WATER CERTIFICATION (cont.) RECOMMND

exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

80.PLANNING. 2 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 3 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 4 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 8 USE - SHERIFF'S LETTER RECOMMND

A clearance letter from Riverside County Sheriff's Department shall be provided to the Riverside County Planning Department. The developer shall provide a graffiti resistant surface on all walls and structures; walkways and parking areas shall be visible to the public and emergency vehicles; lighting shall discourage illicit activities.

80.PLANNING. 9 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF

RECOMMND

Prior to the issuance of a building 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. 673.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

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

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#66-DISPLAY BOARDS

RECOMMND

This project shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, building designators, unit members, and fire hydrant locations within dimension and located next to

PUBLIC USE PERMIT Case #: PUP00214R4

Parcel: 517-340-006

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#66-DISPLAY BOARDS (cont.) RECOMMND

roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 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

90.FIRE. 4 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

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.

90.FIRE. 5 USE-#27-EXTINGUISHERS RECOMMND

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.

PUBLIC USE PERMIT Case #: PUP00214R4

Parcel: 517-340-006

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 6 USE-#36-HOOD DUCTS

RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

90.FIRE. 7 FINAL INSPECTION

RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777
Murrieta office (951)600-6160
Indio Office (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 80 existing parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be maintained with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 2 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of four (4) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches

PUBLIC USE PERMIT Case #: PUP00214R4

Parcel: 517-340-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - ACCESSIBLE PARKING (cont.) RECOMMND

from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 3 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 6 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 7 USE - WALL & FENCE LOCATIONS RECOMMND

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

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

DATE: July 20, 2010

TO:

Transportation Dept.
Environmental Health Dept.
Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Riv. Co. Environmental Programs Dept.
Regional Parks & Open Space District
P.D. Geologist / Paleontologist - D. Jones
P.D. Archaeology Section - L. Mouriquand

P.D. Landscape Programs Department
P.D. Trails Coordinator - J. Jolliffe
Riv. Co. Flood Control District
5th District Supervisor Ashley
5th District Commissioner Zupardo
Riv. Co. Palm Desert Sheriff's Dept.
West Desert Municipal Advisory Council (6)
Mission Springs Water District

Southern California Edison Co
Southern California Gas Co.
Verizon Telephone Company
Banning Unified School District
Desert File / Central Files

PUBLIC USE PERMIT NO. 00214, REVISED PERMIT NO. 4 - EA42343 - Applicant: E2 Development, LLC - Engineer/Representative: Ernest H. Wright - Fifth Supervisorial District - Whitewater Zoning District - Western Coachella Valley Community Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 - 5 DU/AC) - Location: Northerly of I-10, southerly of Tamarack Road, easterly of Verbena Avenue, westerly of Mesquite Road - 7.23 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST: The public use permit proposes to change use from youth to adult half way house for approximately 80 adults with a typical length of stay of 90 days with supervision to be conducted by a private operator under contract with the Ca. Dept. of Corrections and Rehabilitation. No Physical changes are proposed to the property. - APN(s): 517-340-006 & 517-340-008 - Concurrent Cases: EA42343, CFG05705 - Related Cases: PUP00214, PUP00214R1, PUP00214R2, PUP00214R3**

Please review the case described above, along with the attached map(s) and/or exhibit(s): Exhibit A. This case is scheduled for a **LDC meeting agenda on August 12, 2010**. All LDC Members please have draft conditions in the Land Management System (LMS) on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case. Should you have any questions regarding this project, please do not hesitate to contact **Jay Olivas, Project Planner**, at (951) 955-1195 or email at jolivas@rctima.org / **MAILSTOP# 1070**.

COMMENTS:

- When sanitary sewers become available to this property in the future, sewer connection will be required.

DATE: 8-3-2010

SIGNATURE: 

760 329 5169
ext. 131

PLEASE PRINT NAME AND TITLE: Brent Gray - Dir. of Engineering Projects

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PUP00214 R4 DATE SUBMITTED: 06/24/2010

APPLICATION INFORMATION

Applicant's Name: E2 Development LLC E-Mail: ehwii@cox.net

Mailing Address: 801 Calle Lagasca
Chula Vista, CA 91910 Street
City State ZIP

Daytime Phone No: (619) 985-0122 Fax No: (619) 862-2250

Engineer/Representative's Name: Ernest H. Wright, II E-Mail: ehwii@cox.net

Mailing Address: 801 Calle Lagasca
Chula Vista, CA 91910 Street
City State ZIP

Daytime Phone No: (619) 985-0122 Fax No: (619) 862-2250

Property Owner's Name: Trinity Youth Services E-Mail: info@trinityys.org

Mailing Address: 1470 E. Cooley Drive, PO BOX 848
Colton, CA 92324 Street
City State ZIP

Daytime Phone No: (909) 825-5588 Fax No: (909) 926-0941

If the property is owned by more than one person, attach a separate page that reference 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.

APPLICATION FOR LAND USE AND DEVELOPMENT

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.

Ernest H. Wallace III
ERNEST H. WALLACE III [Signature]
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.

TRINITY YOUTH SERVICES - JOHN NEIDER [Signature]
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): 517-340-008, 517-340-006

Section: see legal descript Township: _____ Range: _____

Approximate Gross Acreage: 7.23 acres

General location (nearby or cross streets): North of Interstate 10, South of Tamarack Rd, East of Verbena Ave, West of Mesquite Rd

Thomas Brothers map, edition year, page number, and coordinates: 3rd Ed, 2010, 724, F2

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

This is an application to change the permitted use of the property to a half way house (§18.29 (6) and §27.37, Riverside County Zoning Ordinance). There are no proposed physical changes to the property. The facility will be named Desert Pass Education and Training Center.

Related cases filed in conjunction with this request:

none

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

If yes, provide Case No(s). Public Use Permit 214, Revision No. 1 (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 proposal 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) n/a septic

Will the proposal 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: none

Estimated amount of fill = cubic yards none

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

Import n/a Export n/a Neither n/a

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

How many anticipated truckloads? n/a truck loads.

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

Is the development proposal 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

Does the development project area exceed more than one acre in area? Yes No

Is the development 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 San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE 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 is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____

Date

6/21/10

Owner/Representative (2) _____

Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region		
Project File No.		
Project Name:	Public Use Permit 214, Revision No. 1	
Project Location:	55860 (Verbena Ave (Haugen Lehman Way), Whitewater, CA 92282 (APN 517340008, 517340006)	
Project Description:	Convert use to half way house (§18.29 (6) §27.37 Riverside County Zoning Ordinance)	
Project Applicant Information:		
Proposed Project Consists of, or includes:		
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 checked="" 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 checked="" type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	



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



George A. Johnson
Agency Director

Katherine Gifford
Director,
Administrative
Services
Department

Ron Goldman
Director,
Planning
Department

Juan C. Perez
Director,
Transportation
Department

Mike Lara
Director,
Building & Safety
Department

John Boyd
Director,
Code
Enforcement
Department

Carolyn Syms
Luna
Director,
Environmental
Programs Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and EA DEVELOPMENT LLC hereafter "Applicant" and TRINITY YOUTH SERVICES "Property Owner".

Description of application/permit use:

APPLICATION TO AMEND PUBLIC USE PERMIT 214 R 1

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 517-340-008, 517-340-006

Property Location or Address: 55860 HAUGEN LEHMAN WAY, WHITEWATER CA 92282

2. PROPERTY OWNER INFORMATION:

Property Owner Name: TRINITY YOUTH SERVICES Phone No.: (909) 825-5588
 Firm Name: _____ Email: info@trinityys.org
 Address: 1460 EAST COOLEY
COLTON, CA 92324

3. APPLICANT INFORMATION:

Applicant Name: E2 DEVELOPMENT LLC Phone No.: (619) 985-0122
 Firm Name: _____ Email: ehwii@cox.net
 Address (if different from property owner)
801 CALLE LAGUNA CA
LAJOLA VISTA CA 91910

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 6/24/10
 Print Name and Title: ERNEST M. WILKINS, II MANAGING MEMBER

Signature of Property Owner: [Signature] Date: 6/23/10
 Print Name and Title: JOHN NEUBER, CHIEF EXECUTIVE OFFICER

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

COUNTY OF RIVERSIDE	
Application or Permit (s) #: _____	
Set #: _____	Application Date: _____



**Board of Directors
June 11, 2010**

Be it resolved that Trinity Youth Services Board of Directors appoints John Neiuber, CEO, as signature authority for an application to amend Riverside County Public Use Permit 214 and all documents related to Public Use Permit 214.

Certificate of Secretary

I, the undersigned, do hereby certify:

- (1)** That I am the appointed and acting Recording Secretary of Trinity Youth Services, a California non-profit public benefit corporation; and
- (2)** That the foregoing is included in the June 11, 2010 Board of Directors minutes for ratification

A handwritten signature in cursive script that reads "John Alexandres". There is a small mark above the first letter of the first name.

Fr. John Alexandres, Trinity Youth Services Board of Directors Appointed Recording Secretary

DC # 2006-0229779

03/31/2006 08:00A Fee:13.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry U. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO
Trinity Youth Services,
A California non-profit corporation
1470 Cooley Drive
P.O. Box 848
Colton, CA 92324

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

CORPORATE GRANT DEED

The undersigned declares that the DOCUMENTARY TRANSFER
TAX is \$0. NAME CHANGE ONLY

____ Computed on the full value of the interest or property conveyed

OR IS

____ Computed on the full value less value of liens or encumbrances
remaining at the time of sale

EXEMPT TRANSFER PURSUANT TO REVENUE AND
TAXATION CODE, SECTION 11925(d)

Corporate Name Change Only

Signature of declarant or agent determining tax



APN 517-340-006; 517-340-008

Trinity Youth Services, a California non-profit corporation, formerly known as
Trinity Children and Family Services, a California non-profit corporation, Grantor,

grants to

Trinity Youth Services, a California non-profit corporation, Grantee,

The real property located at 55860 Haugen Lehman Way, City of Whitewater, County of Riverside,
State of California, described as follows:

See attached Exhibit A, incorporated by reference and made a part hereof.

**THIS CORPORATE GRANT DEED DOES NOT REPRESENT A CHANGE OF OWNERSHIP,
BUT IS EXECUTED FOR THE PURPOSES OF A CORPORATE NAME CHANGE ONLY
PURSUANT TO THE CERTIFICATE OF AMENDMENT OF ARTICLES OF
INCORPORATION OF TRINITY YOUTH SERVICES FILED IN THE OFFICE OF THE
SECRETARY OF STATE OF THE STATE OF CALIFORNIA ON JUNE 3, 2005.
THIS TRANSACTION IS EXEMPT FROM DOCUMENTARY TRANSFER TAX
(CALIFORNIA REVENUE & TAXATION CODE, §11925(d)) AND FROM REASSESSMENT
(CALIFORNIA CONSTITUTION, ARTICLE XIII A, §2). GRANTOR/GRANTEE IS A NON-
PROFIT CORPORATION WITH NO MEMBERS AND NO CAPITAL STOCK.**

Trinity Youth Services
A California Non-Profit Corporation

Date 2/24/06

By: John Neuber

Title: Chief Executive Officer

EXHIBIT A

APN 517-340-006

APN 517-340-008

Legal Description

The land referred to herein is situated in the State of California, County of Riverside, unincorporated area, described as follows:

Lot(s) 95 of San Gorgonio Pass No. 1, as shown by Map on file in Book 30 Page(s) 27 and 28, of Maps, Records of Riverside County, California.

Except that portion thereof included in San Gorgonio Pass No. 2, as shown by Map on file in Book 30 Page(s) 55 and 56, of Maps, Records of Riverside County, California;

Also except that portion granted to the State of California, by deed recorded December 3, 1958 in Book 2374 Page 355 of Official Records, described as follows:

Beginning at the Southwest corner of said Lot 111; thence along the Southerly line of said Lot 111, South 87°30'09" East 20.45 feet; thence North 2°27'27" West 112.42 feet to the Northerly line of said Lot 111; thence along a non-tangent curve concave southeasterly and having a radius of 15 feet from a tangent bearing North 87°30'09" West through an angle of 92°31'19", a distance of 24.22 feet to the West line of said Lot 111, said West line being also the East line of Verbenia Avenue, 60 feet in width as shown by said Map; thence along said West line South 0°01'28" East 96.43 feet to the point of beginning.

Together with Lots 98 to 111, inclusive, of San Gorgonio Pass No. 2, as shown by Map on file in Book 30 Page(s) 55 and 56, of Maps, Records of Riverside County, California.

Except that portion granted to the State of California, by deed from West Palm Springs Land Company, a Nevada Corporation, recorded December 3, 1958, as instrument No. 87215 of official records, described as follows:

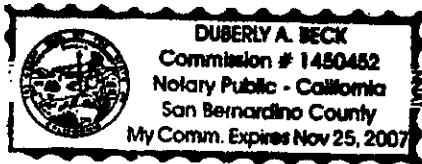
Beginning at the intersection of said Southerly line of Lots 98 to 111 of San Gorgonio Pass No. 2 with the East line of Verbenia Avenue, 60 feet in width as shown by said Map of San Gorgonio Pass No 2; thence along said Southerly line South 87°30'09" East 20.45 feet; thence South 2°27'27" East 102.38 feet; thence South 67°31'20" East 232.42 feet; thence South 79°42'22" East 207.25 feet to the Northerly line of said Verbenia Avenue 60 feet in width said Northerly line being also the Southerly line of said Lot 95 as shown on said Map of San Gorgonio Pass No. 1; thence along said Northerly line and the Easterly line of said Verbenia Avenue the following courses and distances, North 85°48'00" West 421.39 feet; thence along a tangent curve concave Northeasterly with a radius of 25 feet; through an angle of 89°46'32", a distance of 37.43 feet; thence North 0°01'28" West 173.28 feet to the point of beginning.

STATE OF CALIFORNIA }
 }
COUNTY OF SAN BERNARDINO }

On February 21, 2006, before me, Duberly A. Beck
personally appeared John Neuber,

Personally known to me -OR- proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by this signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal



(Seal)

Duberly A. Beck
(Signature of Notary)

RIGHT THUMBPRINT
(OPTIONAL)



Capacity claimed by signer(s)

- Individual
- Corporate
- Officer(s)
CEO
- Partner(s)
- Attorney in fact
- Trustee (s)
- Guardian/Conservator
- Other _____

SIGNER IS REPRESENTING
(name of person(s) or entity(ies):
Trinity Youth Services, a California non-profit corporation

ATTENTION NOTARY: This information requested below is OPTIONAL. It could, however, prevent fraudulent attachment of this certificate to any unauthorized document

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT

Title of Type of Document: Corporate Grant Deed
Number of pages 3 Date of Document _____
Signer(s) Other than the name above _____

Olivas, Jay

From: Ernest H. Wright, II [ehwii@cox.net]
Sent: Wednesday, July 07, 2010 4:10 PM
To: Olivas, Jay
Cc: Granado, Laura; 'Scott Hines'; 'tony struyk'
Subject: RE: PUP00214R4 Proposed Half Way House
Attachments: PUP 214 - 1969.pdf

Jay,

The number of adults we are seeking approval for is 80, the same number currently authorized for youths.

The length of stay is typically 90 days per program participant. That number can vary depending on the programming needs of the participant.

Supervision will be conducted by a private operator under contract with the California Department of Corrections and Rehabilitation (CDCR). The operator will be required to follow a detailed Statement of Work that is closely reviewed and audited by the CDCR. In addition, office space at the facility will be set aside for the parole agent assigned by the CDCR to monitor the contract.

We expect to perform the following activities at the facility:

- individual, group and family reunification counseling
- training in areas of stress management
- victim awareness
- utilizing community resources
- life skills
- money management
- literacy training to provide parolees with the opportunity to read and write up to the twelfth grade level
- substance abuse and relapse prevention training
- job search training and placement services
- domestic violence counseling

With respect to vehicles, program participants will not be driving so the vehicles on the facility will be only those owned by staff and parole agents.

We anticipate having 21 to 25 employees operating in three shifts.

The current owner is Trinity Youth Services. They have been operating a boy's home, rehabilitation and training center since the original PUP authorization in 1969. See attached. Trinity added a dining facility in 1991 and secured the current PUP214 R1. Trinity maintained compliance with the terms and conditions of the Public Use Permit throughout their use. Our organization, E2 Development LLC, approached Trinity with an offer to use the facility for the same purposes but only for adults instead of youths. They agreed and we have submitted our application to amend the PUP for that purpose.

Please let me know if you need any additional information.

Thank you.

Ernie Wright II

From: Olivas, Jay [mailto:JOLIVAS@rctlma.org]
Sent: Wednesday, July 07, 2010 9:03 AM
To: 'ehwii@cox.net'
Cc: 'info@trinityys.org'; Granado, Laura
Subject: PUP00214R4 Proposed Half Way House

Olivas, Jay

Subject: FW: Deposit and Bldg SF

From: Ernest H. Wright, II [mailto:ehwii@cox.net]

Sent: Wednesday, September 15, 2010 10:57 AM

To: Olivas, Jay

Cc: scott@burkerixhines.com; 'Tony Struyk'

Subject: RE: Deposit and Bldg SF

Jay,

I have the square footage information that you requested. There are a total of 11 structures on the property. Our numbering was based on a site plan that we understand was previously submitted to the Planning Department. Here is the break down:

1	Aquatic Center	6,760
8	Administrative Modular	720
10	Dining Facility	5,170
11	Gymnasium	12,148
12	Resident Quarters	21,312
13	Vocational Building	3,190
14	Administrative Offices	2,160
15	Administrative Offices	2,160
16	Recreation Lounge	1,440
17	Storage	400
18	Storage	480
		<hr/>
		55,940
		<hr/>

Please let me know if you need any additional information.

Ernie

RIVERSIDE COUNTY GIS



Selected parcel(s):
 517-340-006 517-340-008

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.

STANDARD WITH PERMITS REPORT

APNs

517-340-006-4
 517-340-008-6

OWNER NAME / ADDRESS

517-340-006
 TRINITY YOUTH SERVICES
 55860 HAUGEN LEHMANN WAY
 WHITEWATER, CA. 92282

517-340-008
 TRINITY YOUTH SERVICES
 55860 HAUGEN LEHMANN WAY

WHITEWATER, CA. 92282

MAILING ADDRESS

517-340-006
(SEE OWNER)
P O BOX 848
COLTON CA. 92324

517-340-008
(SEE OWNER)
P O BOX 848
COLTON CA. 92324

LEGAL DESCRIPTION

APN: 517340006
RECORDED BOOK/PAGE: MB 30/55
SUBDIVISION NAME: SAN GORGONIO PASS 2
LOT/PARCEL: 111, BLOCK: NOT AVAILABLE
, Por. TRACT NUMBER: NOT AVAILABLE

APN: 517340008
RECORDED BOOK/PAGE: MB 30/55
SUBDIVISION NAME: SAN GORGONIO PASS 2
LOT/PARCEL: 101, BLOCK: NOT AVAILABLE
, Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

517-340-006
RECORDED LOT SIZE IS 0.42 ACRES

517-340-008
RECORDED LOT SIZE IS 6.81 ACRES

PROPERTY CHARACTERISTICS

517-340-006
NO PROPERTY DESCRIPTION AVAILABLE

517-340-008
NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 724 GRID: F2

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T3SR3E SEC 8

ELEVATION RANGE

1356/1376 FEET

PREVIOUS APN

517-340-006
517-340-001

517-340-008
517-340-007

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
MDR

AREA PLAN (RCIP)
WESTERN COACHELLA VALLEY

GENERAL PLAN POLICY OVERLAYS
NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS
SAN GORGONIO PASS WIND ENERGY POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)
R-R

ZONING DISTRICTS AND ZONING AREAS
WHITEWATER AREA

ZONING OVERLAYS
NOT IN A ZONING OVERLAY

SPECIFIC PLANS
NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
NO DATA AVAILABLE

FIRE

HIGH FIRE AREA (ORD. 787)
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.
In EAST

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

WESTERN COACHELLA VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

144

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

DWA

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

WHITewater

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

WITHIN A 1/2 MILE OF
GARNET HILL FAULT
SAN ANDREAS FAULT
SAN ANDREAS FAULTS
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

MODERATE

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS**SCHOOL DISTRICT**

BANNING UNIFIED

COMMUNITIES

SAN GORGONIO

COUNTY SERVICE AREAIN OR PARTIALLY WITHIN
W PALM SPRINGS #47 -
STREET LIGHTING**LIGHTING (ORD. 655)**

ZONE B, 40.44 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

044503

FARMLANDOTHER LANDS
URBAN-BUILT UP LAND**TAX RATE AREAS**

055-031

- BANNING UNIF SCH DIST LIB
- BANNING UNIFIED SCHOOL
- COACHELLA VALLEY RESOURCE CONSER
- COUNTY SERVICE AREA 47 *
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- DESERT WATER AGENCY
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 6
- GENERAL
- GENERAL PURPOSE
- MISSION SPRINGS IMP E
- MISSION SPRINGS WATER DISTRICT
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN GORGONIO PASS MEM HOSPITAL
- SUMMIT CEMETERY DISTRICT

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

NO CODE COMPLAINTS

BUILDING PERMITS

Case #	Description	Status
091199	REPAIR FIRE DAMAGE MISC M M 300 3000	FINALED
367799	GARDEN WALL & 7 PILASTERS WALL490 M-2 WALL 1482 2964	ISSUED
BMN990002	SITE PREP/PERM FDTN TO OFFICE BLDG #1	FINAL
367192	SUPPLEMENTAL - FOOTINGS	ISSUED
210051	RE-ROOF,240 SQRS,SHINGLE,+RESHTNG	FINALED
364690	COMMERCIAL GRADING	ISSUED
418998	GRADING-COMMERCIAL TRACT PP13227 LOT 110	EXPIRED
BZ133015	AUTO SPRINKLER & YARD LIGHTS	FINAL
BXX003369	77' TOWER FOR CELL SITE	FINAL
BMN990003	MODULAR OFFICE BLDG #2 2160 SQ FT	FINAL
BMN990004	SITE PREP/PERM FDTN TO OFFICE BLDG #2	FINAL
BPL980232	ADD GASLINE TO BLDG/POOL	FINAL
367796	RETAINING WALL WALL490 M-2 RET 1280 3840	ISSUED
BZ136211	ON SITE SIGNS (ELECT)	FINAL
BMN990001	MODULAR OFFICE BLDG #1 2160 SQ FT	FINAL
333269	PRIVATE SCHOOL CAFETERIA AIR490 R-3 C 5120 16896 PRCH490 PN V-N 120 2400 SCHL490 A-3 V-N 5120 278528	ISSUED
X418998	NOT AVAILABLE	NOTINLMS
BZ254673	REPLACE SEEPAGE PIT	FINAL

BEL001162	ELECTRIC FOR CELL SITE	FINAL
BZ279878	PLAN CHECK ON GYMNASIUM	FINAL
BPL980514	ADD 160 2INCH GAS LINE	FINAL
423118	INDOOR POOL (BLDG. ONLY) AQUATIC CENTER BLD.1	FINAL
BXX970193	GARDEN WALL AROUND ELECTRICAL SERVICE	EXPIRED
BEL980519	ADD 1200 AMP SERVICE	FINAL
372096	TEMP USE OF PERMANENT SERVICE	ISSUED
367797	TRASH ENCLOSURE WALL490 M-2 WALL 294 588	ISSUED
375210	REHAB - DORM & ADMIN BLDG	ISSUED
X423118	NOT AVAILABLE	NOTINLMS
BXX090196	6 PANEL ANTENNA TO CO-LOCATE ON EXISTING TOWER	FINAL
BZ132928	3 ON SITE SIGNS	FINAL
BZ187455	SPECIAL INSPECTION BOY HOME	FINAL
BXX003370	EQUIPMENT CABINETS	FINAL
BNR000179	NOT AVAILABLE	VOID
371895	LIGHT STANDARDS - PARKING	ISSUED
BSP970042	INDOOR COMMERCIAL POOL-PUP214 RVP186	EXPIRED
BNR090120	4 NEW SHELTER CABINETS ON EXISTING CELL SITE 216SF	FINAL
BZ190112	HEATING AND AIR-CONDITIONING	FINAL
361372	RENEW CAFETERIA PRIV. SCHOOL #333269 AIR490 R-3 C 5120 16896 PRCH490 PN V-N 120 2400 SCHL490 A-3 V-N 5120 278528 SPRINK490 F V 5120 8192 WALL490 M-2 WALL 400 800	ISSUED
BPL060592	REPLACING EXISTING SEEPAGE PITS	EXPIRED
BZ246774	6' X 95' GARDEN WALL	FINAL
BEL090900	NEW METER TO CO-LOCATE 6 ANTENNAS - PP24083	FINAL
BZ283337	GYMNASIUM	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS064013	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
PP13127	LANDSCAPE AND IRRIGATION PLANS FOR PUP 214 REVISED PERMIT NO. 1	HISTORY
MT100245	SAN GORGONIO PASS 2 LOT 101	PAID
PP24083	CO-LOCATE ON EXISTING CELLULAR TOWER SIX ADDITIONALANTENNAS AND FOUR OUTDOOR EQUIPMENT CABINETS WITHIN THE EXISTING LEASED AREA.	APPROVED
CFG05515	CFG FOR EA42161 (PP24083)	PAID
PUP00299	NOT AVAILABLE	NOTINLMS
PUP00214S1	SC FOR RT OF WAY DEDICATION OF TAMARACK RD	APPROVED
PUP00214S3	GRADING FOR SPORTS FIELD ON APN 517-250-027	WITHDRWN
PUP00214R2	CHANGE USE FROM YOUTH TO ADULT HALF WAY HOUSE	VOID
PUP00214R4	CHANGE USE FROM YOUTH TO ADULT HALF WAY HOUSE FOR APPROXIMATELY 80 ADULTS WITH TYPICAL LENGTH OF STAY OF 90 DAYS WITH SUPERVISION TO BE CONDUCTED BYA PRIVATE OPERATOR UNDER CONTRACT WITH THE CA DEPTOF CORRECTIONS AND REHABILITATION. NO PHYSICAL CHANGES ARE PROPOSED TO THE PROPERTY.	DRT
CFG05705	CFG FOR EA42343	PAID
PUP00214S2	CHANGE ADMINISTRATIVE BUILDING TO ST JOHN'S SCHOOL	APPROVED
EA42343	EA FOR PUP00214R4	DRT
PUP00317	NOT AVAILABLE	NOTINLMS
EA36986	EA FOR RVP00186 ENVIRONMENTAL ASSESSMENT FOR RVP00186 PAR 52,PUP 214, RVP 59, PP 13127, PUP 299, PUP 317	APPROVED
MT100246	SAN GORGONIO PASS 2 LOT 101	PAID
EA42161	EA FOR PP24083	APPROVED
PUP00214	NOT AVAILABLE	VOID

REPORT PRINTED ON...Tue Sep 14 08:15:06 2010
Version 100412

NOTICE OF PUBLIC HEARING

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

PUBLIC USE PERMIT NO. 214, REVISED PERMIT NO. 4 – EA42343 – Applicant: E2 Development, LLC – Representative: Ernest H. Wright, II – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 DU/AC) – Location: Northerly of Interstate 10, southerly of Tamarack Road, easterly of Verbenia Avenue, westerly of Mesquite Road at 55860 Haugen-Lehmann Way in Whitewater, CA– 7.23 Gross Acres – Zoning: Rural Residential (R-R) – REQUEST: The public use permit proposes a change of use from youth to adult half way house for approximately 80 adults with a typical length of stay of 90 days with supervision to be conducted by a private operator under contract with the California Department of Corrections and Rehabilitation. No physical changes are proposed to the property. - APN: 517-340-006 & 517-340-008 – Concurrent Cases: EA42343, CFG05705. – Related Case: PUP00214, PUP00214R1, PUP00214R2, PUP00214R3.
(Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: October 6, 2010
PLACE OF HEARING: Riverside County Administrative Center
Board Chambers, 1st Floor
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact, Jay Olivas, Project Planner at (951) 955-1195 or e-mail jolivas@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has recommended DENIAL of above-described application, and is therefore not recommending any California Environmental Quality Act (CEQA) action. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 7:30 A.M. to 5:30 P.M. at the Planning Department office, located at 4080 Lemon St. 9th 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 Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission 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: Jay Olivas, Project Planner
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/14/2010.

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

APN (s) or case numbers PUP00214R4 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

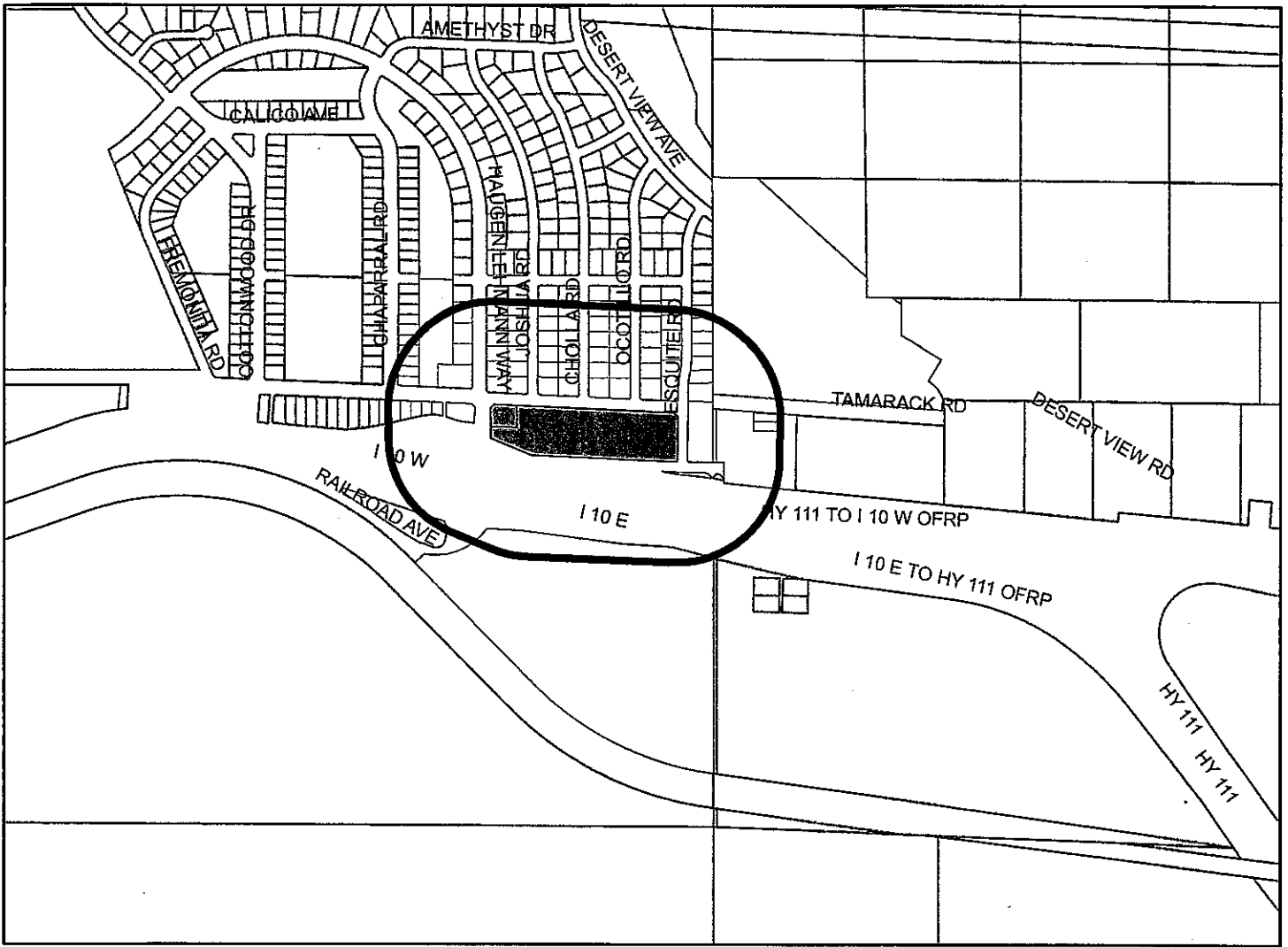
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

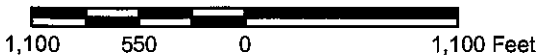
TELEPHONE NUMBER (8 a.m. -- 5 p.m.): (951) 955-8158

600 feet buffer



Selected Parcels

517-281-003	517-281-005	517-330-015	517-330-014	517-290-008	517-283-002	517-284-004	517-284-006	517-284-007	517-290-005
517-330-013	517-290-007	517-282-008	517-282-010	517-283-004	517-282-007	517-330-020	517-285-006	517-281-006	517-281-009
517-284-009	517-284-005	517-284-016	517-283-007	517-290-006	517-285-004	516-060-046	516-070-001	516-070-004	517-340-004
517-340-005	517-283-011	517-281-012	517-281-011	517-282-006	517-282-004	517-284-013	517-290-010	517-290-016	517-282-002
517-284-015	517-283-003	517-340-003	517-282-011	517-284-012	517-282-005	517-285-008	517-330-012	517-330-017	517-285-003
517-330-016	517-290-011	517-283-008	517-282-003	517-290-013	517-281-013	517-281-002	517-282-013	517-290-014	517-283-009
517-283-010	517-283-013	517-290-012	517-284-010	517-284-008	517-290-009	517-320-004	517-320-003	517-282-012	517-285-009
517-285-005	517-283-012	517-340-008	517-340-006	517-285-007	516-070-003	517-281-010	517-282-009	517-281-008	517-281-007
517-281-004	517-283-006	517-284-002	517-283-005						



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.

APN: 517281003, ASMT: 517281003
ABE E SCOTT, ETAL
55910 HAUGEN LEHMAN WAY
WHITE WATER CA 92282

APN: 517290005, ASMT: 517290005
CASSANDRA R KNIGHTEN
13400 CHAPARRAL RD
WHITEWATER CA. 92282

APN: 517281005, ASMT: 517281005
AHMED SADI
2332 E 21ST ST
SIGNAL HILL CA 90755

APN: 517330013, ASMT: 517330013
CESAR ARRELLANES
21350 VIA LIAGO
PERRIS CA 92570

APN: 517290008, ASMT: 517290008
ALL AMERICAN INVESTMENT CORP
1612 VIA BARCELONA
PALOS VERDES CA 90274

APN: 517290007, ASMT: 517290007
CHRISTOPHER CASTORENA
13420 CHAPARAL RD
WHITE WATER CA 92282

APN: 517283002, ASMT: 517283002
ALLEN CRANE, ETAL
8115 EL PASEO GRANDE
LA JOLLA CA 92037

APN: 517282008, ASMT: 517282008
DARRELL ALLEN, ETAL
9635 LA ALBA DR
WHITTIER CA 90603

APN: 517284004, ASMT: 517284004
ARBIDELLA A SCHMIDT
255 ENCHANTMENT RD
RAPID CITY SD 57701

APN: 517282010, ASMT: 517282010
DAVID W DAVILA, ETAL
13445 CHOLLA RD
WHITEWATER CA. 92282

APN: 517284006, ASMT: 517284006
AVA NICOLE M N NAVARRO, ETAL
13464 OCOTILLO RD
WHITEWATER CA. 92282

APN: 517283004, ASMT: 517283004
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