



RIVERSIDE COUNTY PLANNING COMMISSION

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

(DRAFTED 10/14/10) Final 10/26/10

9:00 a.m.

NOVEMBER 3, 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.** (Continued from October 6, 2010) Project Planner, Ray Juarez, at 951-955-9541 or e-mail rjuarez@rctlma.org.
- 1.2 **FIRST EXTENSION OF TIME for PLOT PLAN NO. 20699** - Applicant: Hogle Ireland - First Supervisorial District – March Zoning Area - Mead Valley Area Plan: Community Development - Light Industrial (CD-LI) (0.25-0.60) - Location: Northerly of Old Oleander Avenue, southerly of Nandina Avenue, easterly of Decker Road and westerly of Interstate 215 – 68.80 Gross Acres - Zoning: Manufacturing - Medium (M-M) and Industrial Park (I-P) - APPROVED PROJECT DESCRIPTION: Proposes to develop five (5) industrial buildings on a 68.85 gross acre site with a floor area ratio of 0.43 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 34,000 square feet of office, 425, 289 square feet of landscaping area (35%), 927 parking spaces, and a 14 foot trail easement along Harvill Avenue and Old Oleander Avenue. The total building square footage proposed is 1,206,710 square feet as follows: Building A proposes 369,642 square feet with 39 loading docks in Parcel five (5); Building B1 proposes 60,701 square feet with 14 loading docks in Parcel four (4); Building B2 proposes 93,786 square feet with 18 loading docks in Parcel three (3); Building C proposes 592,885 square feet with 91 loading docks in Parcel one (1); and Building D proposes 89,696 square feet with 14 loading docks in Parcel two (2); and 180, 242 square feet of storm drain easements in Parcel six (6) and seven (7). The project will be built in two phases: Phase I will include the construction of proposed Buildings A and C within Parcels five (5) and one (1), right-of-way landscaping along Harvill Avenue and Oleander Avenue, and a public art monument within Parcel three (3); Phase II will

include the construction of proposed Buildings B1, B2, and D within Parcels two (2), three (3), and four (4). **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 20699, extending the expiration date to June 25, 2011.** Project Planner, Ray Juarez, at 951-955-9541 or e-mail rjuarez@rctlma.org.

- 1.3 **PLOT PLAN NO. 24594** – Intent to Adopt a Negative Declaration – Applicant: Royal Street Communications – Engineer/Representative: Metro PCS - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd, more specifically 15209 Wood Road, Riverside, CA – 1.57 Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** This plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing. - APN: 280-150-009. 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 **PLOT PLAN NO. 24327** – Intent to Adopt a Mitigated Negative Declaration – Applicant: AT&T Mobility – Engineer/Representative: BDI-Derra Design - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R:RR) (5 Acres Minimum) – Location: Northeasterly of Markham Street and southerly of Oleander Avenue, more specifically 18175 Northstar Avenue – 5.5 Gross Acres - Zoning: Light Agriculture – 10 Acres Minimum (A-1-10) - **REQUEST:** The plot plan is a proposal for AT&T Mobility to remove and replace the existing 55' high monopole (built by Sprint/Nextel) with a new wireless telecommunications facility disguised as a 65' high pine tree. The project also includes for AT&T Mobility to install nine (9) panel antennas located on three (3) sectors at 59' high. Sprint/Nextel antennas will remain at the original height of 50 feet. The 240 square foot lease area surrounded by 6' high wrought iron fence enclosure will contain four (4) equipment cabinets and two (2) GPS antennas. In addition, two (2) live trees will also be planted in the project area. - APN: 321-310-015. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@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. 1091** – Entitlement/Policy (Circulation Element) – Applicant: Building Management Services – Engineer/Representative: Samuel Alhadeff - Third and Fifth Supervisorial Districts – Hemet-San Jacinto Zoning District – San Jacinto Valley Area Plan: Mixed Use Planning Area (MUPA); Rural: Rural Mountainous (RUR:RM) (10 Acre Minimum Lot Size); Open Space: Conservation (OS:C) and Open Space: Water (OS:W) – Location: Northerly of the City of San Jacinto, southerly of the City of Beaumont and easterly of Highway 79 – 28.09 Gross Acres - Zoning: Mobile Home Subdivisions and Mobile Home Parks (R-T); Heavy Agriculture, 10-Acre Minimum Lot Size (A-2-10); Open Area Combining Zone Residential Developments (R-5) and One-Family Dwellings (R-1) – Secondary Road (100' Right of Way) **REQUEST:** This General Plan Amendment proposes to amend the Circulation Element of the Riverside County General Plan by removing approximately 2.32 miles of Gilman Springs Road between State Route 79 and Soboba Road from the circulation element and to evaluate alternatives to re-align the subject portion of Gilman Springs Road. - APNs: 430-040-021, 430-040-023, 430-040-024, 430-070-012, 430-070-013, 430-070-019, 430-070-020, 430-140-010, 430-140-011, 430-140-005, 430-150-001, 430-150-014, 430-150-013, 430-150-015, 430-150-016, 430-160-002, 430-160-006, 430-160-007, 430-160-008, 430-160-005, 430-160-009, 430-160-010, 430-160-011 and 430-160-012. 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 **CONDITIONAL USE PERMIT NO. 3617 / VARIANCE NO. 1871** – Intent to Adopt a Negative Declaration – Applicant: Johnny Linarez – Engineer/Representative: Broeske Architects & Associates, Inc. – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) – Location: southerly of Mission Boulevard and easterly of Wallace Street – 1.06 Gross Acres – Zoning: Rubidoux-Village Commercial (R-VC), East – **REQUEST:** The Conditional Use Permit proposes to permit an existing used automobile sales operation, "Auto Americana," and retail development with 4,820 square feet (10%) of landscaping area, thirty-one (31) parking spaces, twenty-six (26) of which are used for the storage of used cars being sold, and a sign program which includes two (2) 6 foot high tenant monument signs and affixed signage on all subject buildings pursuant to the attached Sign Program on a 1.06 gross (1.01 net) acre site with a floor area ratio of 0.27 (Commercial Retail requires a 0.20 - 0.35 floor area ratio). The site currently consists of an existing 2,500 square foot office building (Building A) and a 3,300 square foot retail building (Building B) that will be permitted and redeveloped. The existing auto repair shop, carport and mobile office are proposed for demolition. The Variance is a proposal to allow the sign program to exceed the number of free-standing signs per site identified in Ordinance 348, Section 19.8. Specifically, the two (2) 6 foot high tenant monument signs exceed the limit of one (1) free-standing sign per street frontage. – APN(s): 181-120-003 and 181-120-004. Project Planner, Christian Hinojosa at 951-955-0972 or e-mail chinojos@rctlma.org. (Quasi-judicial)
- 4.2 **CONDITIONAL USE PERMIT NO. 3625** – CEQA Exempt – Applicant: F & M Realty Corp. – Engineer/Representative: Bruce Rudman Architects & Engineers – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) – Location: northerly of Mission Boulevard, southerly of Arbuckle School Road and easterly of Rubidoux Boulevard – 0.51 Gross Acre – Zoning: Rubidoux-Village Commercial (R-VC), Center – **REQUEST:** The Conditional Use Permit proposes to add 984 square feet to an existing 6,774 square foot building previously used for a hardware store and converting into a 7,758 square foot convenience market, La Famosa Market #6, with the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption; add 829 square feet to an existing 428 square foot laundromat with a total building area of 1,257 square feet; legalize an existing detached 774 square foot retail building to be used as a restaurant; modify existing building elevations with related improvements; and add 2,222 square feet (10%) of landscaping area with 17 parking spaces. – APN: 179-160-003. Project Planner, Christian Hinojosa at 951-955-0972 or e-mail chinojos@rctlma.org. (Quasi-judicial)
- 4.3 **PUBLIC USE PERMIT NO. 214, REVISED PERMIT NO. 4** – Intent to Adopt a Mitigated Negative Declaration – 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 Olivas at 951-955-1195 or e-mail jolivas@rctlma.org. (Quasi-Judicial)
- 4.4 **CONDITIONAL USE PERMIT NO. 3627** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Melinda Fuentes - Engineer/Rep: Albert A. Webb Associates - Fifth Supervisorial District – Hemet/San Jacinto Zoning District – San Jacinto Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 AC Min.) and Open Space: Conservation (OS:C) - Location: Northerly of Romona Expressway, southerly of Bridge Street, easterly of Central Avenue, and westerly of Gilman Springs Road – 57.41 Gross Acres – Heavy Agriculture -10 Acre Minimum (A-2-10) Zoning - **REQUEST:** The Conditional Use Permit proposes a facility to process organic green waste and manure (horse and steer) into fertilizer and soil amendments on two (2) parcels (APN 425-080-064, and 425-080-068) totaling approximately 57.41 gross acres. Development includes onsite grinder and screener equipment, a 1440 sq. ft. modular office, 1.28 acres for compost windrows (a maximum of 5,600 cubic yards of green waste, 2,615 cubic yards of horse bedding manure, and 2,094 cubic yards of steer manure), 0.34 acres for finished product, 0.15 acres for equipment storage, a 1.33

acre evaporation pond, a private road (Class III Base) for internal circulation, and four (4) parking spots including one (1) accessible space. Approximately 40 acres will remain undeveloped, most of which lies within the boundaries of a Flood Plain. - APN: 425-080-052, -057, -060. Project Planner, Matt Straite at 951-955-8631 or e-mail mstraite@rctlma.org. (Quasi-judicial)

- 4.5 **ORDINANCE NO. 348.4702** – Intent to Adopt a Mitigated Negative Declaration - **REQUEST:** Proposes to amend Article XIVb of Ordinance No. 348 Citrus Vineyard (CV) zone. The proposed change is to allow Churches, Temples and other places of religious worship in the Citrus Vineyard Zone.

This proposed amendment applies to all the unincorporated areas of the County of Riverside. (Continued from June 2nd, July 14, 2010 & August 18, 2010). Project Planner, Larry Ross at 951-955-3585 or email lross@rctlma.org.

5.0 WORKSHOPS:

5.1 **NONE**

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 NO. 31633
FIRST EXTENSION OF TIME (EOT)
Planning Commission Date: Nov. 3, 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 thirty one (31) 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) Condition 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 twelve (12) Conditions of Approval. The Flood Control and Water Conservation District 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 October 6, 2010) indicating the acceptance of the thirty one (31) 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

Ray Juarez
10-19-10

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

an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, 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.

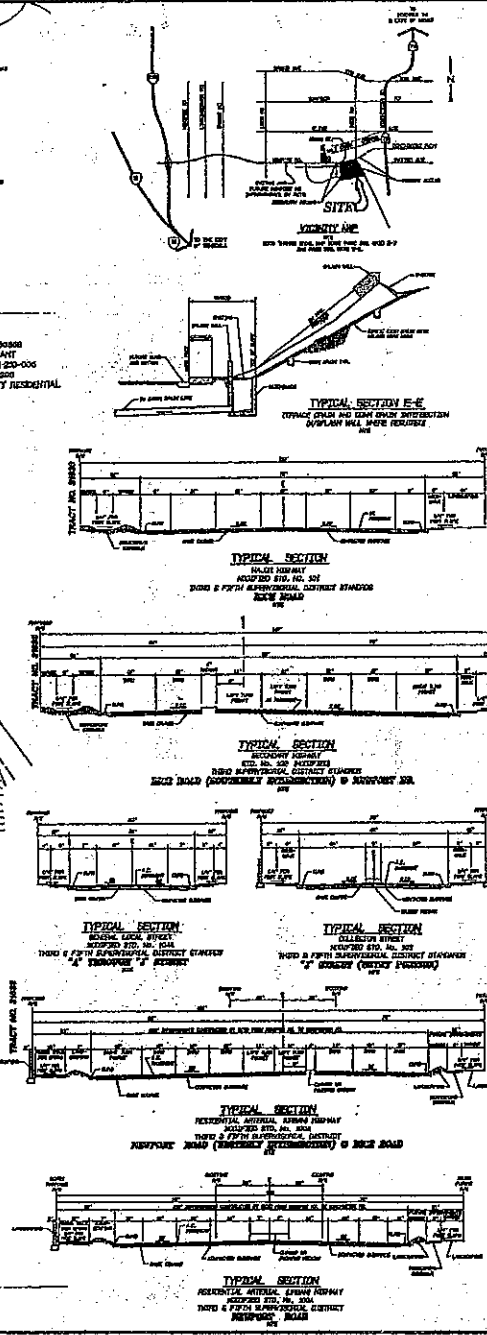
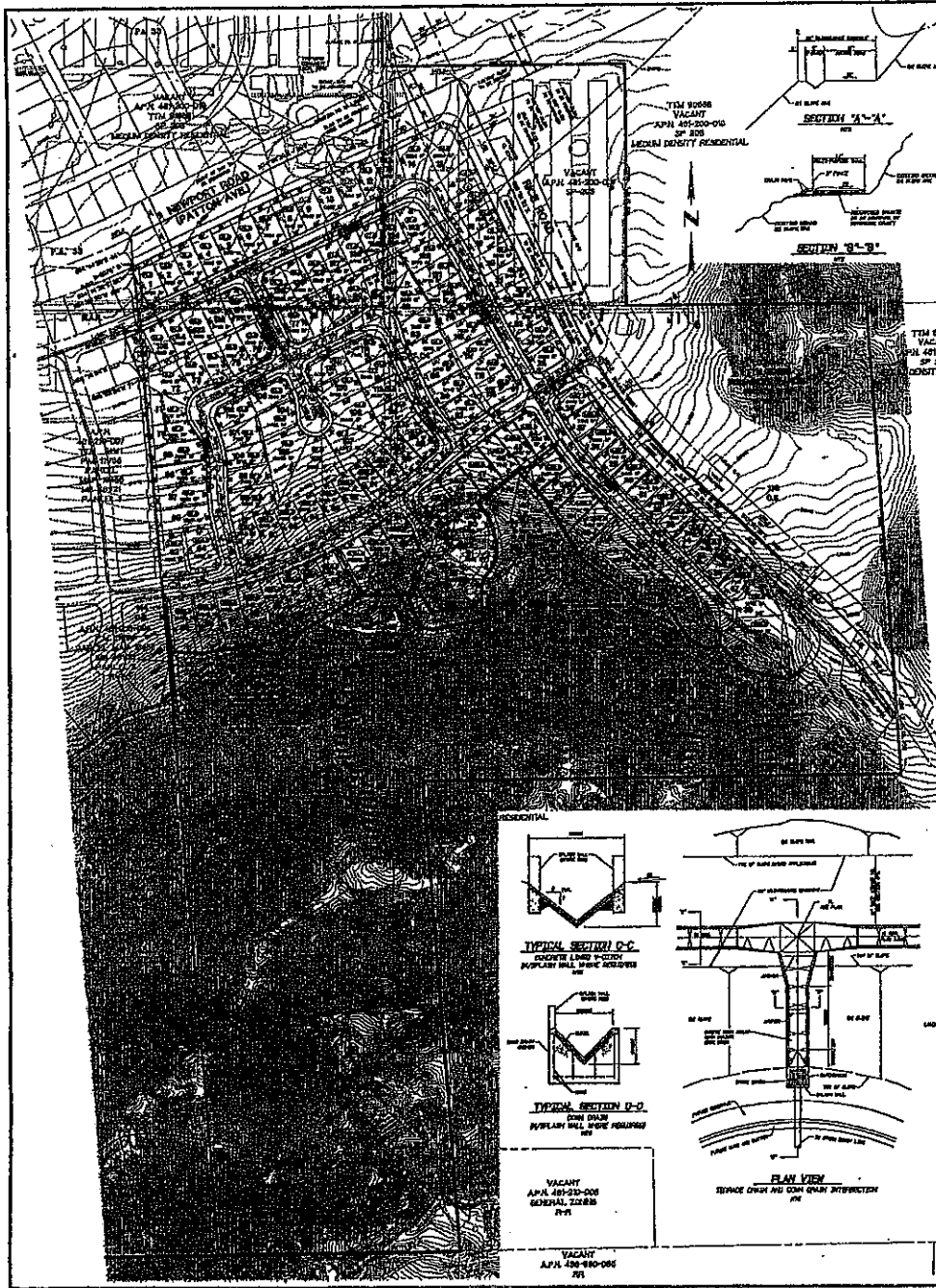
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 29, 2009 and will automatically gain benefit of SB1185 and AB333 and will 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 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.**



GENERAL APPLICANT
 TRACT NO. 31633
 APN 426-220-006
 2025-01-01

APPLICANT
 TRACT NO. 31633
 APN 426-220-006
 2025-01-01

ASSUMER'S PARCEL NO. 7
 2025-01-01

ADDRESS
 2025-01-01

LAND USE
 2025-01-01

UTILITIES
 2025-01-01

SCHOOL DISTRICT
 2025-01-01

LEGAL DESCRIPTION
 2025-01-01

NOTES

1. ALL IMPROVEMENTS SHALL BE PERMITTED BY THE CITY OF SAN JOSE.
2. THE CITY OF SAN JOSE SHALL BE RESPONSIBLE FOR THE COST OF ALL IMPROVEMENTS.
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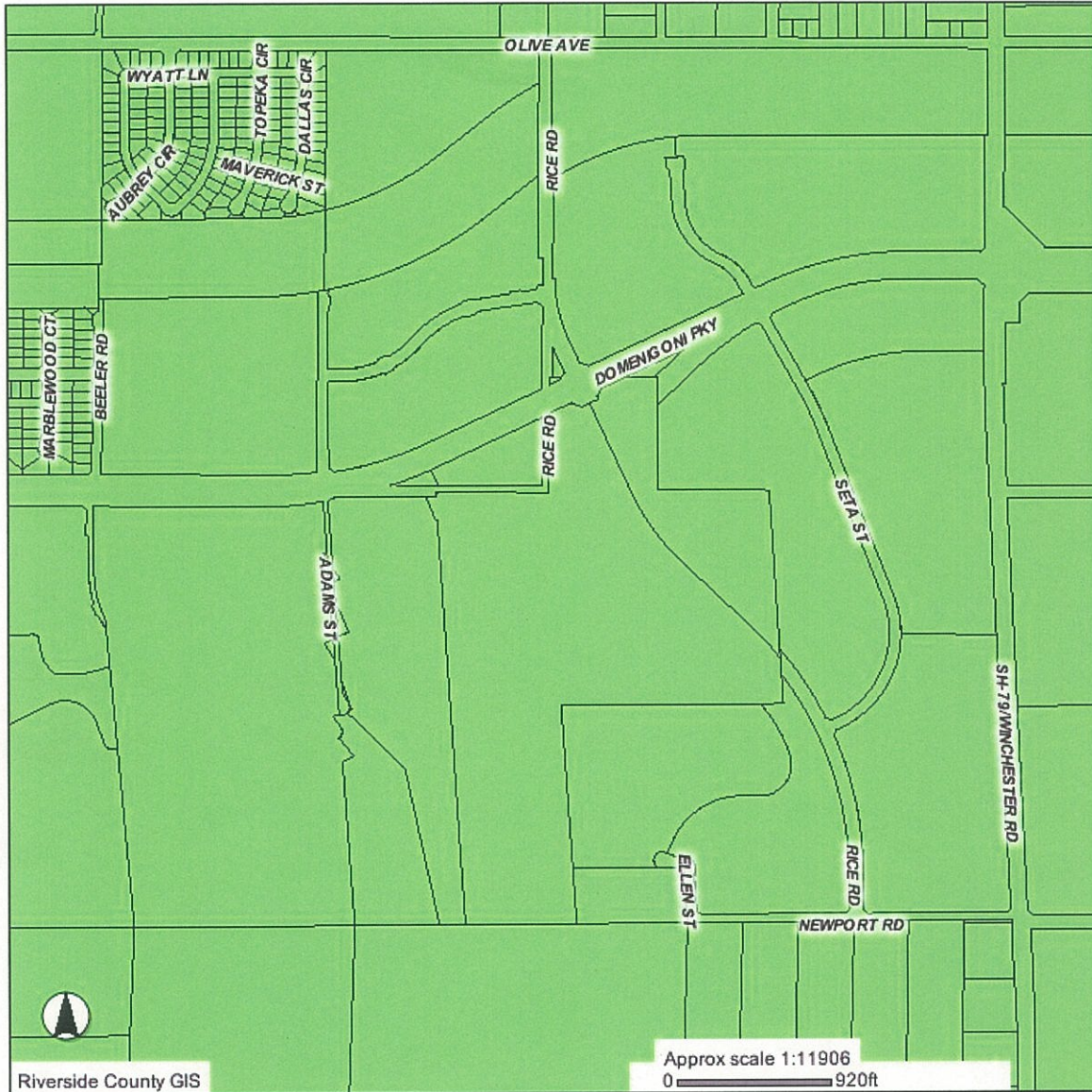
LEGEND

1" = 100' SCALE

EXHIBIT T - AMENDED MAP NO. 2
SCHEDULE "A" SUBDIVISION

TENTATIVE MAP
TRACT NO. 31633
 2025-01-01

AREA PLAN - TR31633



AREA PLAN

PARCELS

HARVEST VALLEY / WINCHESTER

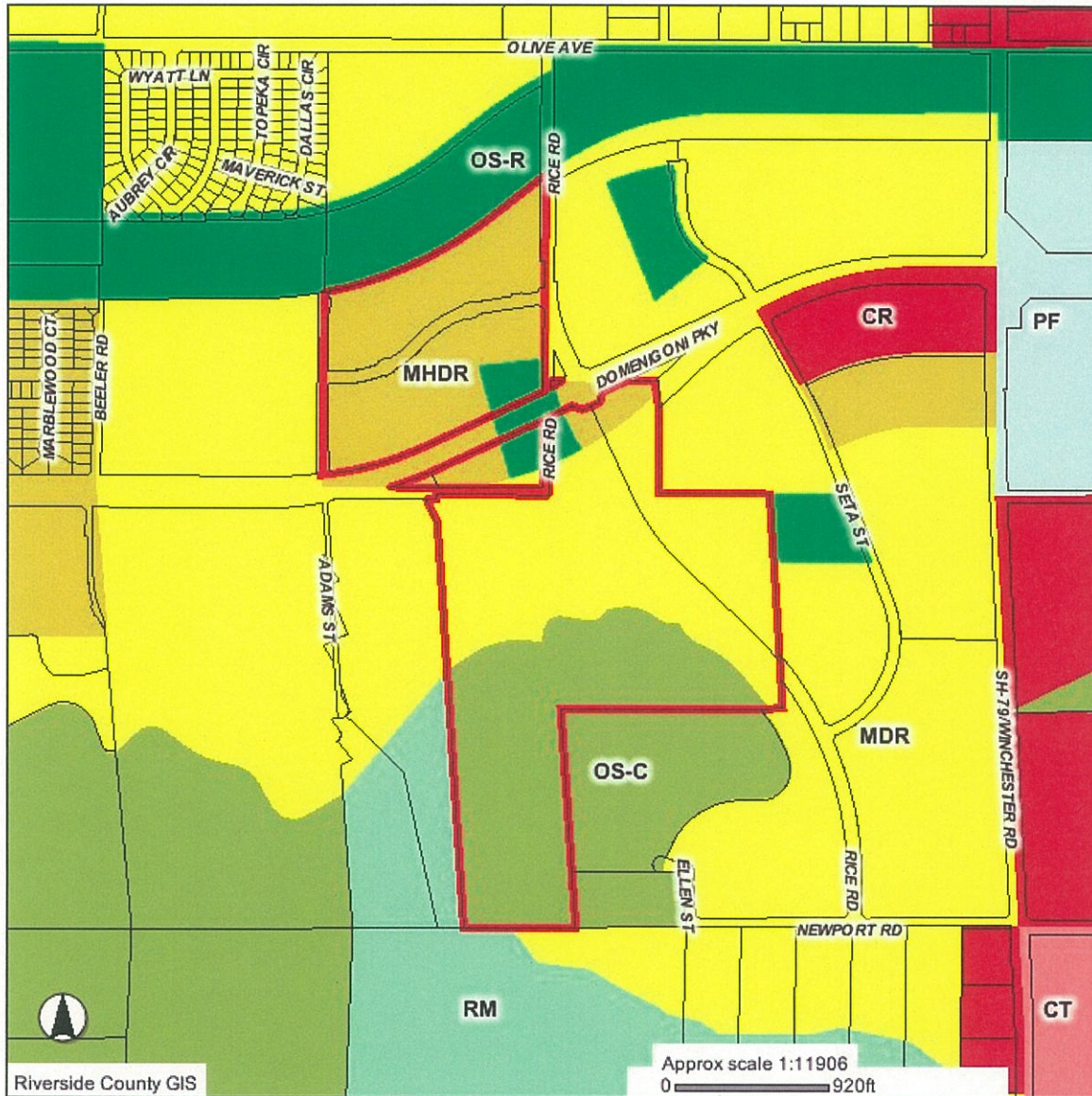
CITY BOUNDARY

IMPORTANT

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

LANDUSE- TR31633



LANDUSE

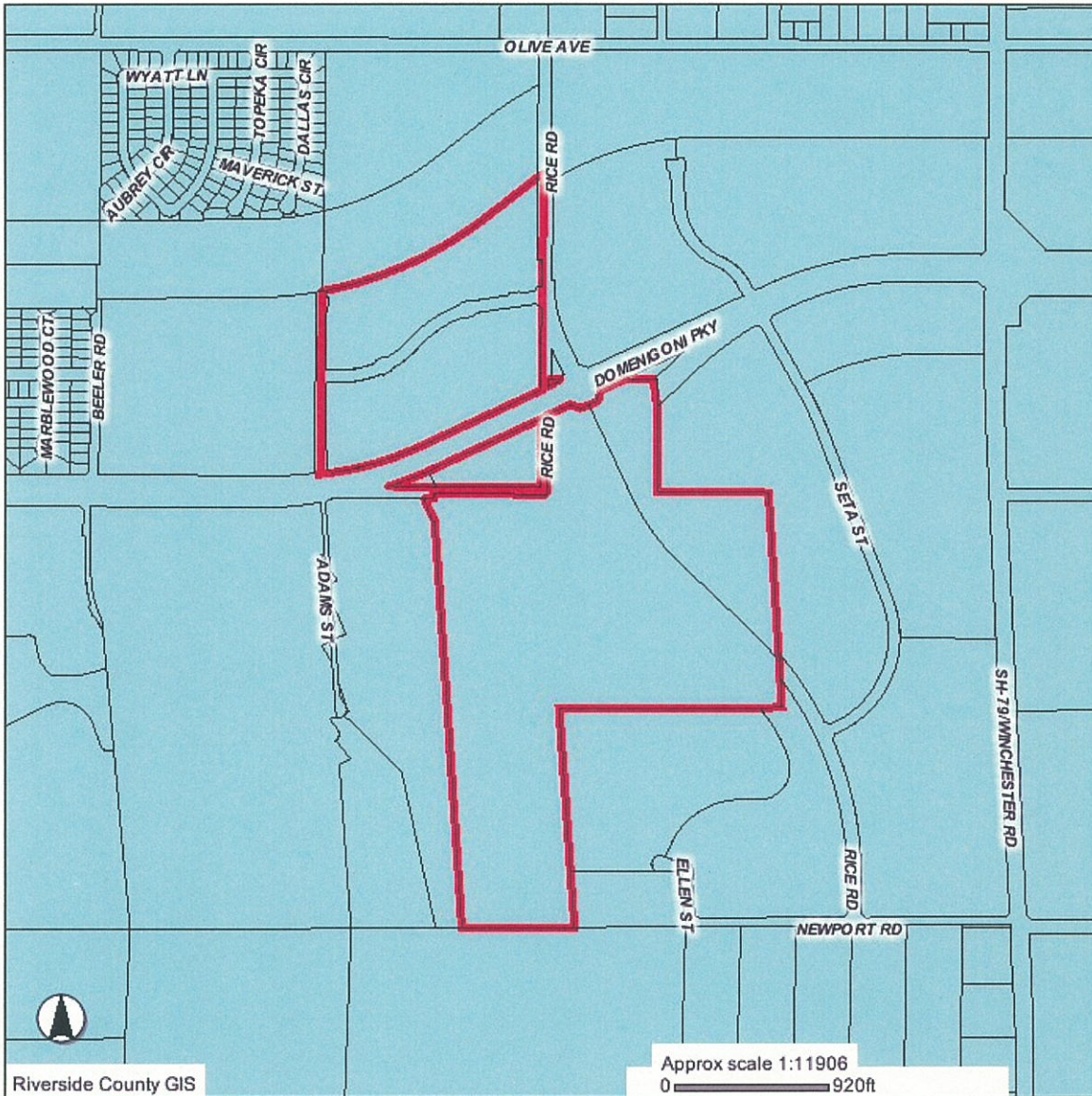
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|--|------------------------|------------------------------|----------------------------------|
| PARCELS | CR - COMMERCIAL RETAIL | CT - COMMERCIAL TOURIST | MDR - MEDIUM DENSITY RESIDENTIAL |
| MHDR - MEDIUM HIGH DENSITY RESIDENTIAL | OS-C - CONSERVATION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

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ZONING DISTRICTS- TR31633



ZONING DISTRICTS

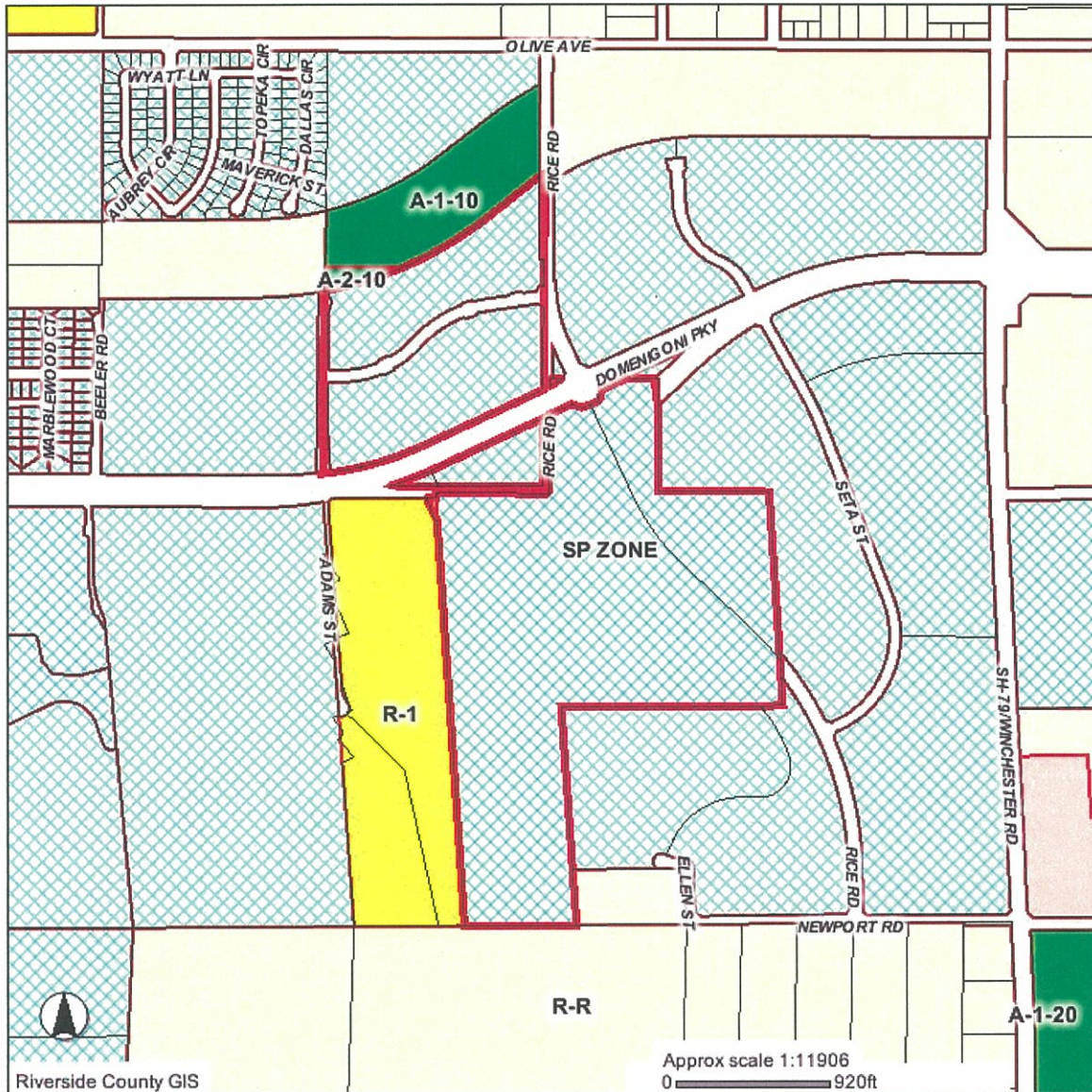
- PARCELS
- WINCHESTER AREA
- CITY BOUNDARY

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ZONING - TR31633



ZONING

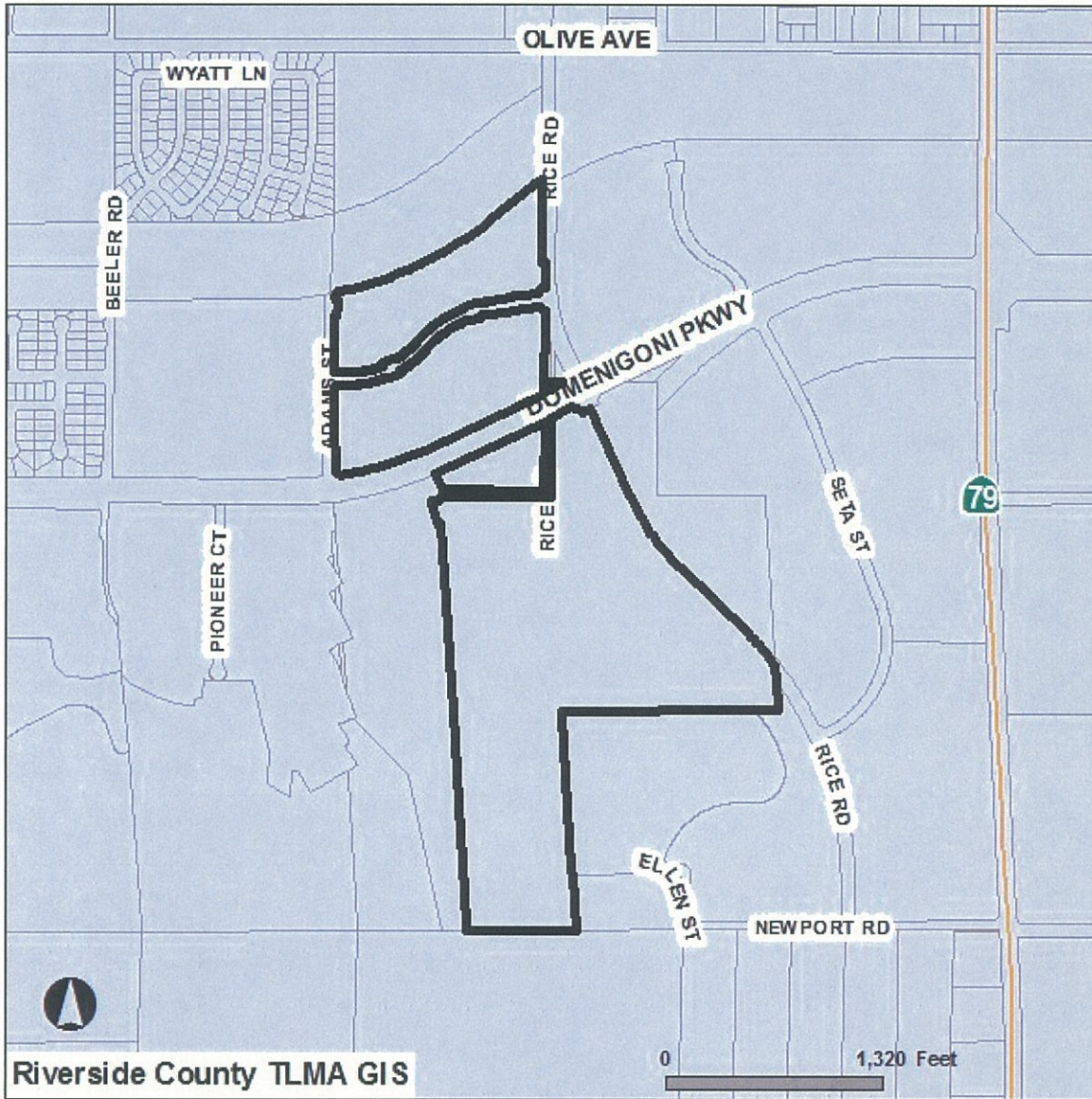
- PARCELS
- ZONING BOUNDARY
- R-1
- R-R
- A-1-10, A-1-20
- A-2-10
- SP ZONE
- CITY BOUNDARY

IMPORTANT

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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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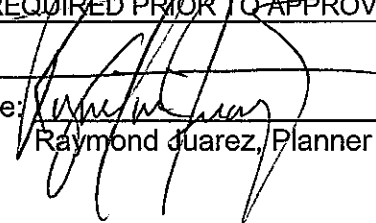
Version 100412

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

Dimagiba, Catherine

From: Povieng, Donald-x [dpovieng@kbhome.com]
Sent: Wednesday, October 06, 2010 9:12 AM
To: Dimagiba, Catherine
Cc: Juarez, Raymond
Subject: RE: EOT for TR31633-Added COAs
Attachments: image003.jpg

Catherine:

Yes, these conditions are hereby accepted by KB Home.

Please let me know if you need anything else, thanks.

-Donald

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

From: Dimagiba, Catherine [<mailto:CDIMAGIB@rctlma.org>]
Sent: Wed 10/6/2010 7:52 AM
To: Povieng, Donald-x
Cc: Juarez, Raymond
Subject: EOT for TR31633-Added COAs

Donald:

Please see email below regarding Extension of Time for TR31633. This EOT is scheduled on the Planning Commission Agenda today.

Thank you,

[\[cid:image003.jpg@01CB652B.5CE63160\]](#)

From: Juarez, Raymond
Sent: Wednesday, October 06, 2010 7:42 AM
To: Dimagiba, Catherine
Subject:

Catherine:

I tried contacting Donald Povieng at 951-691-5227 who was identified in the letter dated June 15, 2010 accepting the recommended EOT conditions. I was unable to make telephone contact. Can you please forward this e-mail to your contact and request that they accept the conditions from the Transportation Department and Flood Control District. Thanks

TRANSPORTATION

See the attached letter from Transportation dated October 5, 2010 recommending the following:

Deletion of 80.TRANS.3

Change the status to Not Apply for 90.TRANS.3

Addition of 10.TRANS.11, 10.TRANS.12, 50.TRANS.35, and 60.TRANS.1

FLOOD CONTROL

EOT 31633 GENERAL CONDITIONS

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

EOT 31633 PRIOR TO RECORDATION

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

EOT 31633 PRIOR TO GRADING PERMIT ISSUANCE

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

Please confirm that you accept the three Flood Control conditions and the conditions deleted and added in the Transportation letter attached in this e-mail.

Regards,

Raymond Juarez
Urban Regional Planner IV

Riverside County Planning Department
County Administrative Center
4080 Lemon Street, 9th Floor
Riverside, CA 92502
Phone (951) 955-9541
Fax (951) 955-3157

Office Hours beginning July 1, 2010
Monday thru Thursday
7:00 a.m. to 5:30 p.m.



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:

- | | | |
|-----------------|-----------------|-----------------|
| 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 21 MAP EOT WQMP REQUIREMENT RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

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

10/19/10
12:37

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

10. GENERAL CONDITIONS

10.PLANNING. 17 USE - LC VIABLE LANDSCAPING (cont.) RECOMMND

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 - LNDSCP/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 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

TRANS DEPARTMENT

10.TRANS. 11 MAP-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

10. GENERAL CONDITIONS

10.TRANS. 12

MAP- TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 25

MAP EOT WQMP REQUIRMENT

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

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.

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

50. PRIOR TO MAP RECORDATION

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

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 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).

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

50. PRIOR TO MAP RECORDATION

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 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.

50.TRANS. 35 MAP - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 11 MAP EOT WQMP REQUIRMENT RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

TRANS DEPARTMENT

60.TRANS. 1 MAP-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the

10/19/10
12:37

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31633

Parcel: 461-210-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

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.

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

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.

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

The plot plan shall contain the following elements:

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,

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

80. PRIOR TO BLDG PRMT ISSUANCE

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

shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the 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

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.

90.PLANNING. 14 MAP - LC LNDSCP 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

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 MAP - LC LNDSCP INSTALL INSPEC (cont.) RECOMMND

of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP-LNDSCPE 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/LNDSCP/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.

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.

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

90. PRIOR TO BLDG FINAL INSPECTION

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.

90.TRANS. 11 MAP - 80% COMPLETION (EOT1) RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

MAP - 80% COMPLETION (EOT1) (cont.)

RECOMMND

for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

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.

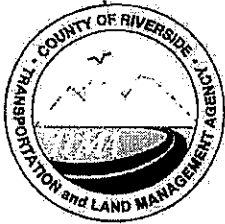
If, it is determined necessary, that in order to maintain conformance with the County General Plan, and/or ensure that the project does not adversely affect the general health, safety and welfare of the public, each LDC Agency or Department may prepare recommended conditions of approval and place them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

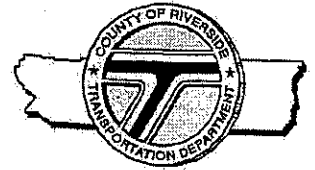
Each LDC Agency or Department who does so must then provide documentation to the Planning Department justifying the application of said conditions. Any such conditions, and their justification, will be presented to the Advisory Agency for their consideration as part of their action relative to the extension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



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



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

Transportation Department

FAX TRANSMITTAL

To: Albert A. Webb Associates Fax: (951) 788-1256
 (951) 686-1070
 Applicant

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

Date: October 5, 2010

Project: TR31633 (PC 10/6/10, 1st EOT)
 Conditions of Approval (10/5/10, 16:41)
 Page 1 of ~~2~~ 3

In preparation of the Planning Commission hearing tomorrow, the following changes were made:

previous transmittal [Deleted 80.TRANS.3 "Map - Garage Doors"
 90.TRANS.3 "Map - 80% Completion" changed to NOTAPPLY
 Added 90.TRANS.11 "Map - 80% Completion"
 Added 10.TRANS.11, 10.TRANS.12, 50.TRANS.35, 60.TRANS.1

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

10/05/10
17:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 11

MAP-CREDIT/REIMBURSEMENT 4 IMP

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

10.TRANS. 12

MAP- TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 35

MAP - TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10/05/10
17:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

MAP-CREDIT/REIMBURSEMENT 4 IMP

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

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 land
 This 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:

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.

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 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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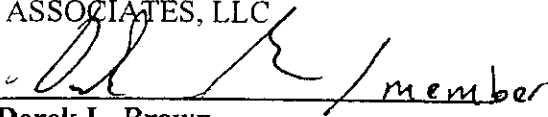
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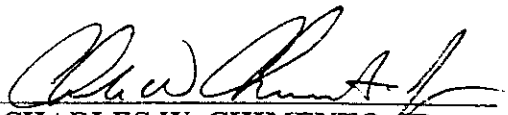
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MEMBERS:

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.

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

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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: glyt1e@ranchgroup.com

Mailing Address: 41391 Kalmia 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: March
Supervisorial District: First
Project Planner: Ray Juarez *pm*

PLOT PLAN NO. 20699
FIRST EXTENSION OF TIME (EOT)
Planning Commission Date: Nov. 3, 2010
Applicant: Hogle Ireland

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 PLOT PLAN NO. 20699.

JUSTIFICATION FOR THE EXTENSION REQUEST:

As indicated on the correspondence from the Extension of Time applicant (dated October 7, 2010), construction has not occurred within the required period of time because of the nationwide economic recession.

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 thirteen (13) 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 (Landscaping Division) is recommending the addition of six (6) Conditions of Approval. The Planning Department (Cultural Resources Division) is recommending the addition of five (5) Conditions of Approval. The Transportation Department is recommending the addition of two (2) 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 23, 2010) indicating the acceptance of the thirteen (13) conditions.

ORIGINAL Approval Date: July 29, 2008

PLOT PLAN NO. 20699
FIRST EXTENSION OF TIME REQUEST
Page 2 of 2

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 20699**, extending the expiration date to June 25, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

FIRST EXTENSION OF TIME for **PLOT PLAN NO. 20699** - Applicant: Hogle Ireland - First Supervisorial District - March Zoning Area - Mead Valley Area Plan: Community Development - Light Industrial (CD-LI) (0.25-0.60) - Location: Northerly of Old Oleander Avenue, southerly of Nandina Avenue, easterly of Decker Road and westerly of Interstate 215 - 68.80 Gross Acres - Zoning: Manufacturing - Medium (M-M) and Industrial Park (I-P) - **APPROVED PROJECT DESCRIPTION:** Proposes to develop five (5) industrial buildings on a 68.85 gross acre site with a floor area ratio of 0.43 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 34,000 square feet of office, 425, 289 square feet of landscaping area (35%), 927 parking spaces, and a 14 foot trail easement along Harvill Avenue and Old Oleander Avenue. The total building square footage proposed is 1,206,710 square feet as follows: Building A proposes 369,642 square feet with 39 loading docks in Parcel five (5); Building B1 proposes 60,701 square feet with 14 loading docks in Parcel four (4); Building B2 proposes 93,786 square feet with 18 loading docks in Parcel three (3); Building C proposes 592,885 square feet with 91 loading docks in Parcel one (1); and Building D proposes 89,696 square feet with 14 loading docks in Parcel two (2); and 180, 242 square feet of storm drain easements in Parcel six (6) and seven (7). The project will be built in two phases: Phase I will include the construction of proposed Buildings A and C within Parcels five (5) and one (1), right-of-way landscaping along Harvill Avenue and Oleander Avenue, and a public art monument within Parcel three (3); Phase II will include the construction of proposed Buildings B1, B2, and D within Parcels two (2), three (3), and four (4). **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 20699, extending the expiration date to June 25, 2011.**

Revised 6/23/10 by R. Juarez

Y:\Planning Case Files-Riverside office\PP20699\1ST EOT\PP20699_EOT SR PC 11-3-10.doc

AREA PLAN - PP20699



Selected parcel(s):
 295-310-011 295-310-048 295-310-052

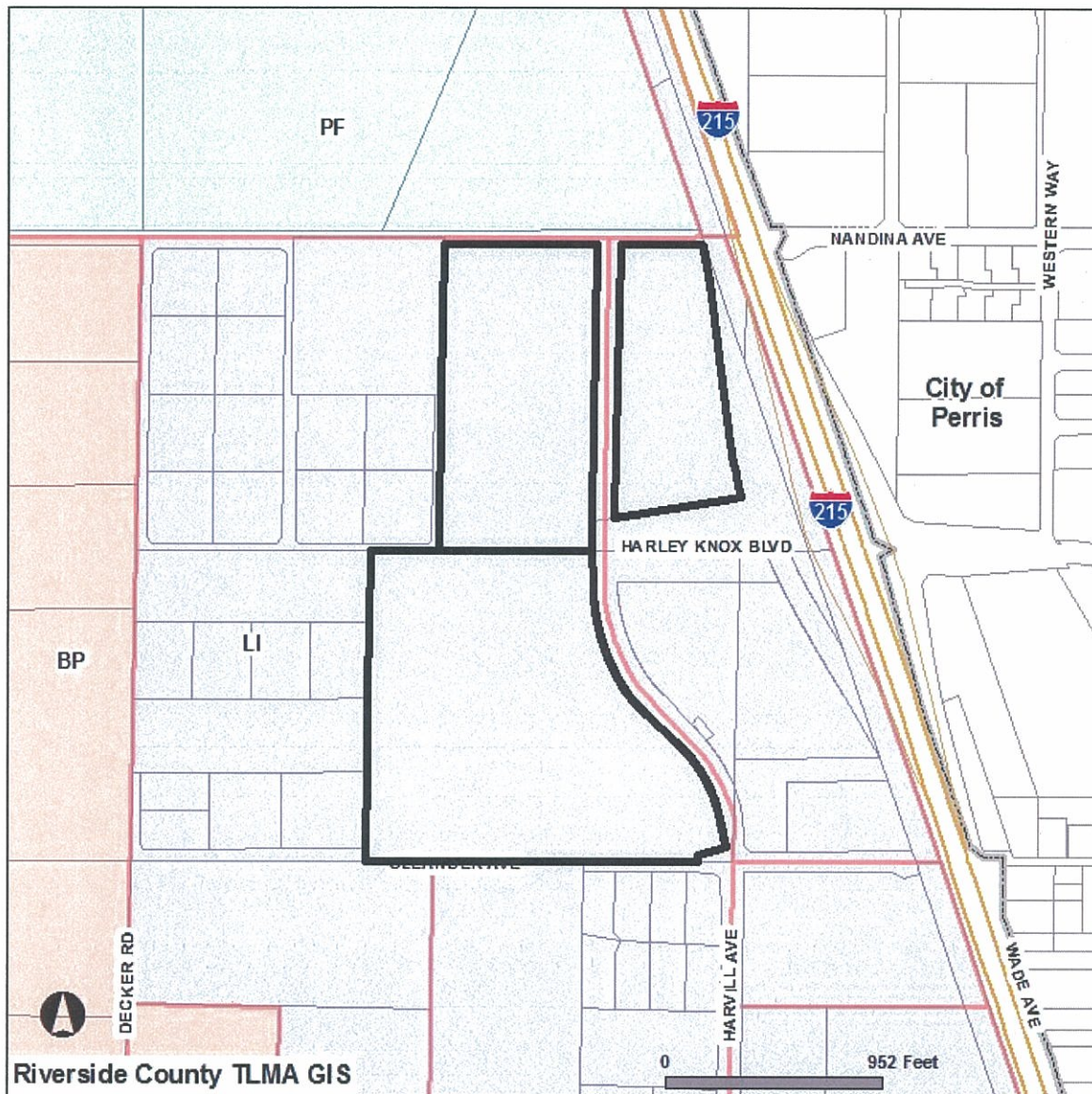
AREA PLAN

- | | | | |
|-----------------|---------|-------------|-------------|
| SELECTED PARCEL | CASE | INTERSTATES | HIGHWAYS |
| CITY | PARCELS | MARCH | MEAD VALLEY |

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...Thu May 27 16:23:16 2010
 Version 100412

LAND USE - PP20699



Selected parcel(s):
 295-310-011 295-310-048 295-310-052

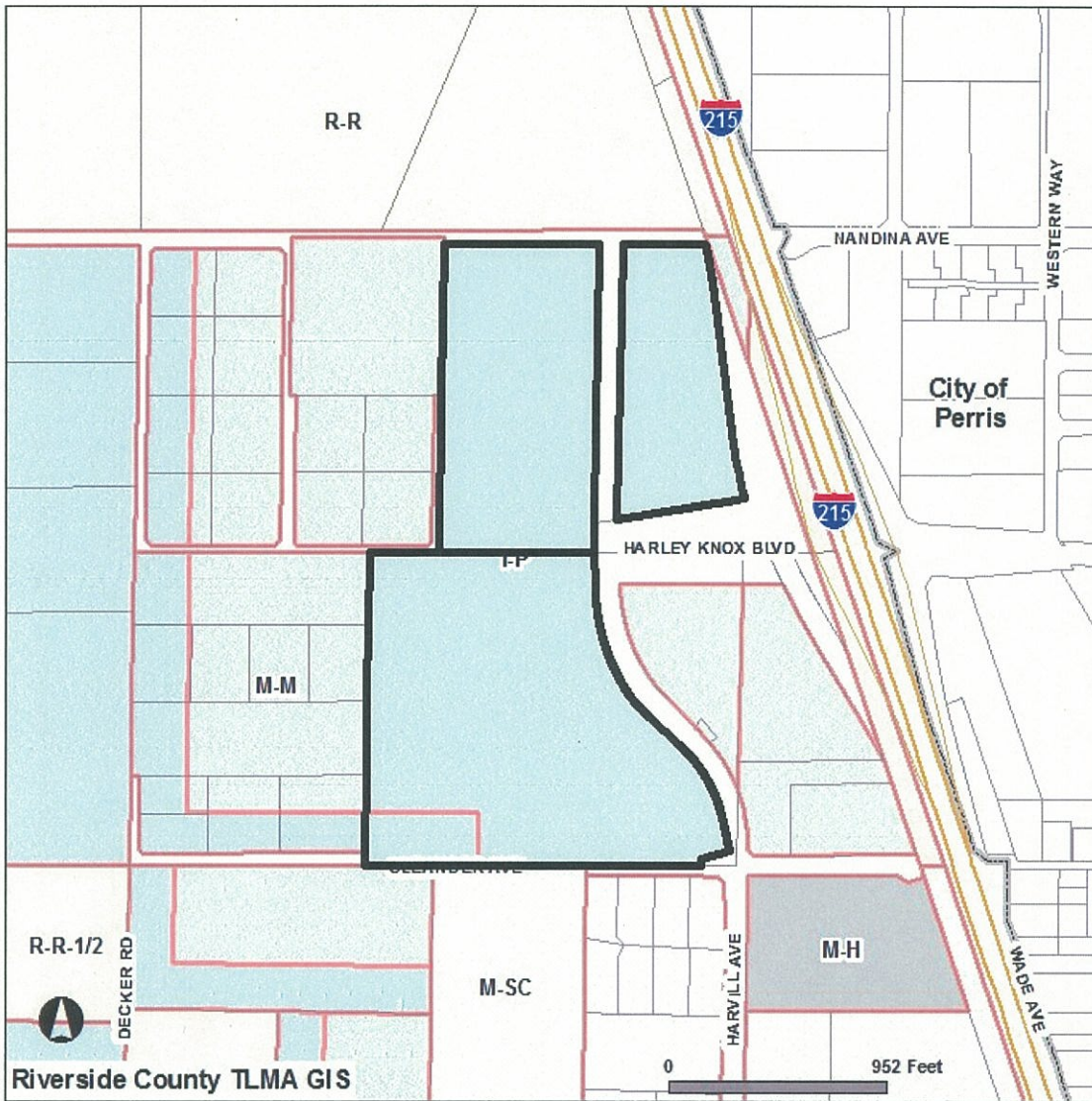
LAND USE

- SELECTED PARCEL
- PARCELS
- INTERSTATES
- HIGHWAYS
- CITY
- BP - BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- PF - PUBLIC FACILITIES

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 Version 100412

ZONING - PP20699



Selected parcel(s):
 295-310-011 295-310-048 295-310-052

ZONING

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

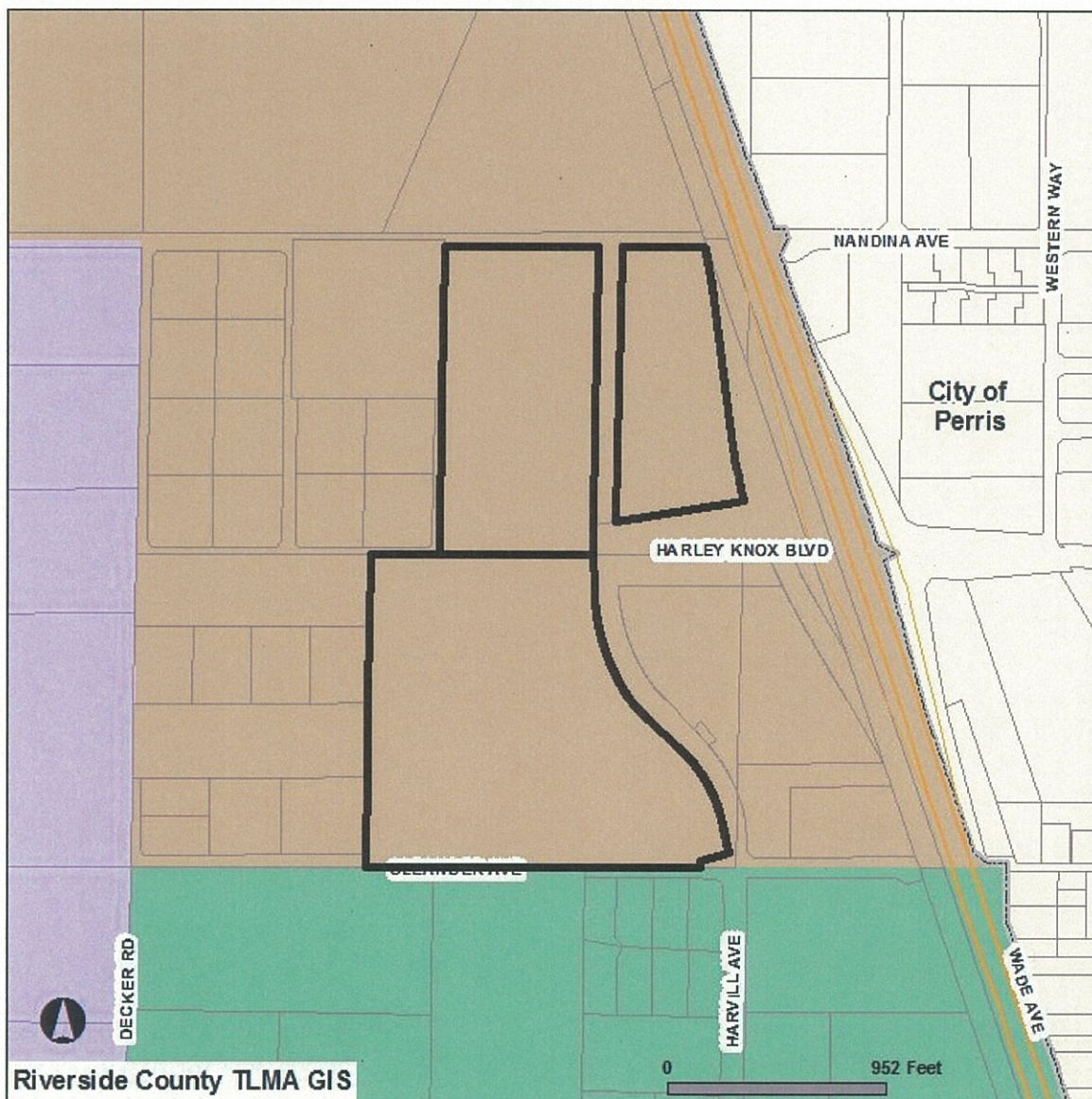
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Version 100412

ZONING AREA - PP20699



Selected parcel(s):
 295-310-011 295-310-048 295-310-052

ZONING DISTRICTS AND ZONING AREAS

- SELECTED PARCEL
- MARCH AREA
- MEAD VALLEY DISTRICT
- NORTH PERRIS AREA
- INTERSTATES
- HIGHWAYS
- PARCELS

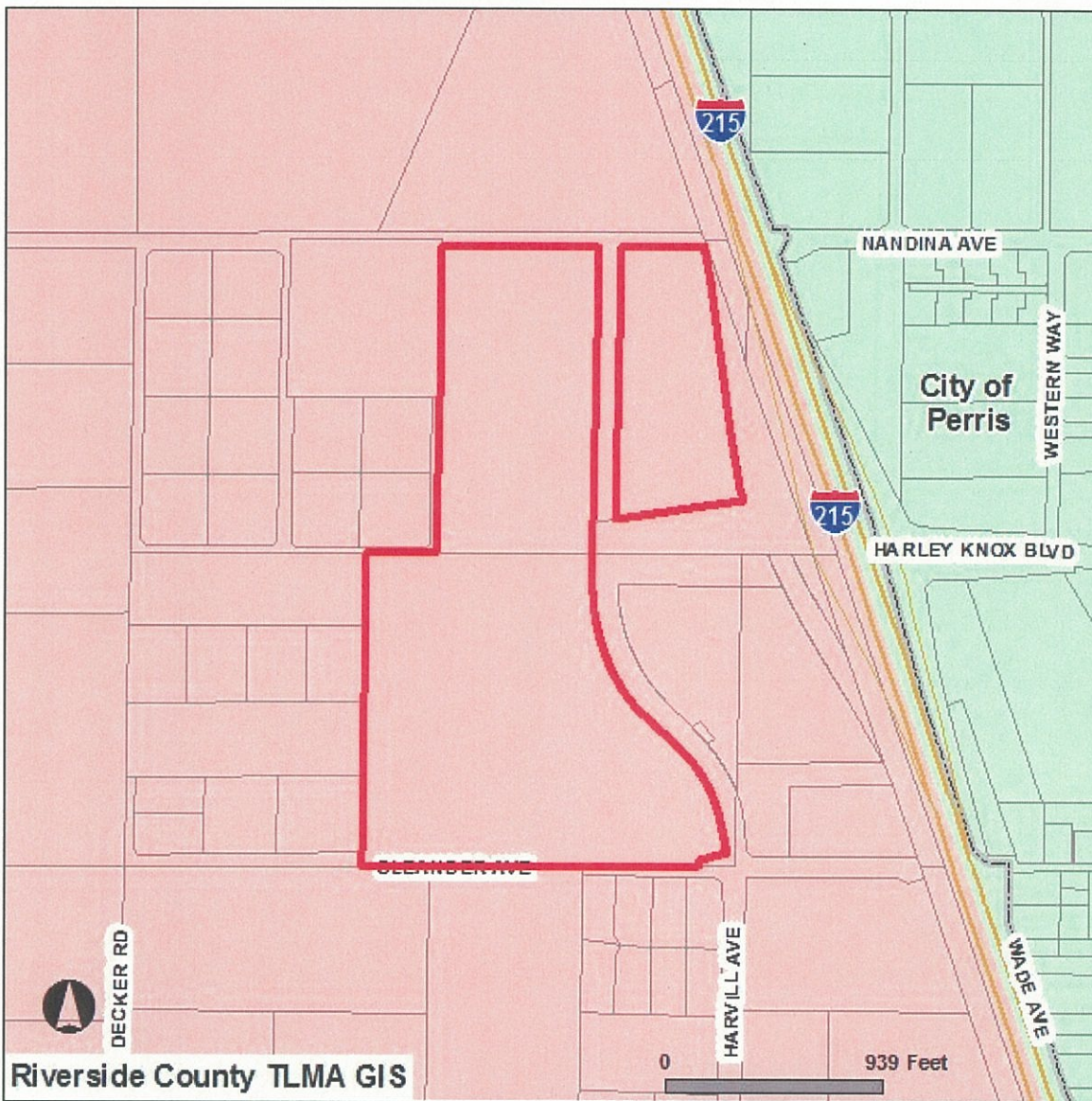
IMPORTANT

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Version 100412

SUPERVISORIAL DISTRICT - PP20699



Riverside County TLMA GIS

SUPERVISORIAL DISTRICTS

- CASE
- PARCELS
- N INTERSTATES
- N HIGHWAYS
- DISTRICT 1
SUPERVISOR BOB BUSTER
- DISTRICT 5
SUPERVISOR MARION ASHLEY
- 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...Thu Aug 26 16:19:18 2010

Version 100412

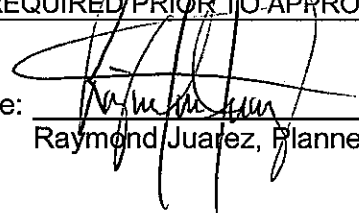
Extension of Time Environmental Determination

Project Case Number: PP20699
 Original E.A. Number: EA33942
 Extension of Time No.: First
 Original Approval Date: June 25, 2008
 Project Location: Northerly of Water Avenue, southerly of Toliver Road, easterly of Evans Road and westerly of Eureka Avenue

Project Description: Proposes to develop five (5) industrial buildings on a 68.85 gross acre site with a floor area ratio of 0.43 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 34,000 square feet of office, 425, 289 square feet of landscaping area (35%), 927 parking spaces, and a 14 foot trail easement along Harvill Avenue and Old Oleander Avenue. The total building square footage proposed is 1,206,710 square feet as follows: Building A proposes 369,642 square feet with 39 loading docks in Parcel five (5); Building B1 proposes 60,701 square feet with 14 loading docks in Parcel four (4); Building B2 proposes 93,786 square feet with 18 loading docks in Parcel three (3); Building C proposes 592,885 square feet with 91 loading docks in Parcel one (1); and Building D proposes 89,696 square feet with 14 loading docks in Parcel two (2); and 180, 242 square feet of storm drain easements in Parcel six (6) and seven (7). The project will be built in two phases: Phase I will include the construction of proposed Buildings A and C within Parcels five (5) and one (1), right-of-way landscaping along Harvill Avenue and Oleander Avenue, and a public art monument within Parcel three (3); Phase II will include the construction of proposed Buildings B1, B2, and D within Parcels two (2), three (3), and four (4).

On August 30, 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 Juarez, Planner IV

Date: August 30, 2010
 For Carolyn Syms Luna, Director



October 7, 2010

Carolyn Syms-Luna, Director of Planning
Planning Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501

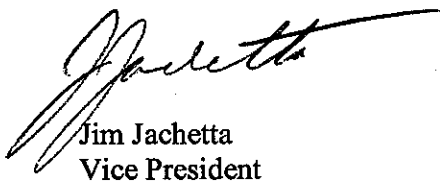
Re: PP20699 First Extension of Time Request

Dear Ms. Syms-Luna:

We are making this request due to a delay in our development plans for the property as a result of the nationwide economic recession. It our sincere hope that demand for the building product we have Plot Plan approval for returns in the reasonably near future allowing us to proceed with development of the property.

Thank you for considering our request.

Sincerely



Jim Jachetta
Vice President



August 23, 2010

Planning Department
County of Riverside
4080 Lemon Street, 9th Floor
Riverside, CA 92501

RE: 1st Time Extension Request for Plot Plan No. 20699

To Planning:

We have reviewed the Land Development Committee (LDC) revised Conditions from the meeting held on August 5, 2010 and agree to the following revised Conditions for Plot Plan No. 20699:

| | | |
|-----------------|----------------|----------------|
| 10.PLANNING.47 | 60.TRANS.2 | 90.PLANNING.36 |
| 10. PLANNING.48 | 60.TRANS.3 | 90.PLANNING.37 |
| 10.PLANNING.49 | 80.PLANNING.31 | 90.PLANNING.38 |
| 60. PLANNING.18 | 80.PLANNING.32 | |
| 60.PLANNING.20 | 90.PLANNING.35 | |
| 80.PLANNING.32 | | |

Thank you for your assistance in processing our request for a time extension. If you have any questions, please contact me at 949-251-6100.

Sincerely,

Jim Jachetta
Vice President

ProLogis

jj:dm

PLOT PLAN:TRANSMITTED Case #: PP20699

Parcel: 295-310-048

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

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 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.
EOT1.

10.PLANNING. 48

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

PLOT PLAN:TRANSMITTED Case #: PP20699

Parcel: 295-310-048

10. GENERAL CONDITIONS

10.PLANNING. 48 GEN - IF HUMAN REMAINS EOT1 (cont.) RECOMMND

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. 49 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 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

PLOT PLAN:TRANSMITTED Case #: PP20699

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10. GENERAL CONDITIONS

10.PLANNING. 49 GEN - INADVERTANT ARCHAEO EOT1 (cont.) RECOMMND

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. 18 GEN- CULT RESOURCES PROF EOT1 RECOMMND

As a result of information provided in archaeological report PD-A-4084, it was determined that archaeological monitoring is required for mitigation purposes under CEQA.

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 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.

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12:09

Riverside County LMS
CONDITIONS OF APPROVAL

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 GEN- CULT RESOURCES PROF EOT1 (cont.) RECOMMND

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. 20 GEN- TRIBAL MONITORING EOT1 RECOMMND

As a result of information provided by the Pechanga Band of Luiseno Indians, it has been determined that tribal monitoring shall be made a condition of approval to address tribal interests.

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 Indians. This group shall be known as the 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

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Riverside County LMS
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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20

GEN- TRIBAL MONITORING EOT1 (cont.)

RECOMMND

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.

TRANS DEPARTMENT

60.TRANS. 2

USE-SBMT/APPVD GRDG PLN EOT1

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 - OBTAIN L&LMD APPL EOT1

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.9,19,23,24, and 90.TRANS.14.

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

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Parcel: 295-310-048

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 31 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

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Riverside County LMS
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PLOT PLAN:TRANSMITTED Case #: PP20699

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 31 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)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.
EOT1.

80.PLANNING. 32 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

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Riverside County LMS
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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 32 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.
EOT1.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 35 USE - LC LNDSCP INSPCT DEPOSIT 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 Planning Department shall clear this condition upon determination of compliance.
EOT1.

90.PLANNING. 36 USE - LC LNDSCP INSPCT REQMENTS 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

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Parcel: 295-310-048

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 36 USE - LC LNDSCP INSPCT REQMENTS (cont.) RECOMMND

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.
EOT1.

90.PLANNING. 37 GEN - 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 with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.
EOT1.

90.PLANNING. 38 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

FIRST EXTENSION OF TIME for PLOT PLAN No. 20699 - Applicant: Hogle Ireland - First Supervisorial District – March Zoning Area - Mead Valley Area Plan: Community Development - Light Industrial (CD-LI) (0.25-0.60) - Location: Northerly of Old Oleander Avenue, southerly of Nandina Avenue, easterly of Decker Road and westerly of Interstate 215 – 68.80 Gross Acres - Zoning: Manufacturing - Medium (M-M) and Industrial Park (I-P) - **APPROVED PROJECT DESCRIPTION:** The Parcel Map proposes a Schedule E subdivision of 68.80 gross acres into 5 parcels ranging in size from 5.71 gross acres to 28.23 gross acres. The Plot Plan proposes to develop five (5) industrial buildings ranging in size from 61,294 square feet to 592 - **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 20699**, extending the expiration date to June 25, 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**.



May 12, 2010

County of Riverside
Planning Department
4080 Lemon Street, 14th Floor
Riverside, Ca 92502

**RE: Extension of Time for Oleander Business Park – Plot Plan No. 20699
Letter of Authorization - Assessor Parcel Nos. 295-310-011, 048, and 052**

This letter is to confirm that ProLogis, owner of the subject properties located in the County of Riverside, California, hereby authorize Hogle-Ireland, Inc. to act as our agent when signing documents, submitting applications, and payments on our behalf.

Please call me if you have any questions or if you need further information.

Sincerely,

James Jachetta
Vice President
Catellus Operating Limited Partnership



ASSISTANT SECRETARY'S CERTIFICATE

I, Rondi J. Boroos, a duly elected and qualified Assistant Secretary of each of ProLogis, a Maryland real estate investment trust ("ProLogis"), and Palmtree Acquisition Corporation, a Delaware corporation (the "Company"), which is the general partner of Catellus Operating Limited Partnership, a Delaware limited partnership ("Property Owner"), do hereby certify as follows:

1. Pursuant to ProLogis Board of Trustees' resolutions adopting a Board Investment Committee Charter dated May 26, 2006 (the "Investment Policy"), the Chief Executive Officer of ProLogis, ProLogis' Internal Investment Committees, and the ProLogis Board of Trustees' Investment Committee were given authority to approve certain transactions on behalf of ProLogis or its subsidiaries without further approval by the ProLogis Board of Trustees.

2. The ProLogis North American Internal Investment Committee at a meeting on July 24, 2006, approved the acquisition of 69.41 gross acres of land located in the Inland Empire East Submarket, Moreno Valley, California (the "Transaction"). Such Transaction falls within the scope of the Investment Policy for approval by ProLogis' Internal Investment Committees.

3. James J. Jachetta is a duly qualified and elected Vice President of the Company, in its capacity as the general partner of the Property Owner, and as such is authorized to execute all documents related to the Transaction on behalf of the Company in its capacity as the General Partner of the Property Owner.

IN WITNESS WHEREOF, I have hereunto set my hand as Assistant Secretary of ProLogis and the Company as of this 24th day of April, 2008.

Rondi J. Boroos, Assistant Secretary



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY



George A. Johnson
Agency Director

| | | | | | |
|---|---|---|--|--|--|
| <i>Katherine Gifford</i> Director, Administrative Services Department | <i>Ron Goldman</i> Director, Planning Department | <i>Juan C. Perez</i> Director, Transportation Department | <i>Mike Lara</i> Director, Building & Safety Department | <i>John Boyd</i> Director, Code Enforcement Department | <i>Carolyn Syms</i> 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 Hogle-Ireland, Inc. hereafter "Applicant" and Catellus operating Limited Partners (ProLogis) "Property Owner".

Description of application/permit use:
Extension of Time on Plot Plan No. 20699

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): 295-310-011, 295-310-048, 295-310-052

Property Location or Address:

North of Old Oleander Ave, south of Nandina Ave, west of I-215, and
east of Decker Road

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Catellus operating Limited Partners
(ProLogis) Phone No.: 949-251-6100
 Firm Name: ProLogis Email: jjachetta@prologis.com
 Address: 4041 MacArthur Blvd, Suite 400
Newport Beach, CA 92660

3. APPLICANT INFORMATION:

Applicant Name: Deirdre McCollister Phone No.: 951-787-9222
 Firm Name: Hogle-Ireland, Inc. Email: dmccollister@hogleireland.com
 Address (if different from property owner)
1500 Iowa Avenue, Suite 110
Riverside, CA 92507

4. SIGNATURES:

Signature of Applicant: Deirdre McCollister Date: 5/18/10
 Print Name and Title: Deirdre McCollister, Project Manager, Hogle-Ireland

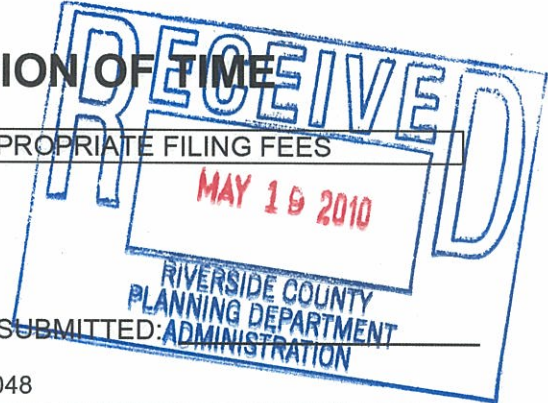
Signature of Property Owner: Jayme Jachetta Date: 5/12/10
 Print Name and Title: Jayme Jachetta Vice President

Signature of the County of Riverside, by DM Hill Date: 5/19/10
 Print Name and Title: Debbie M. Hill Land Use Tech

| FOR COUNTY OF RIVERSIDE USE ONLY | |
|----------------------------------|--------------------------------|
| Application or Permit (s)#: | <u>PP 20699 - Ext. of time</u> |
| Set #: | <u>5/19/10</u> |
| Application Date: | <u>5/19/10</u> |

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: PP20699 DATE SUBMITTED: _____

Assessor's Parcel Number(s): 295-310-011, 295-310-052, 295-310-048

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: July 29, 2008

Applicant's Name: Deirdre McCollister/Hogle-Ireland, Inc. E-Mail: dmmccollister@hogleireland.com

Mailing Address: 1500 Iowa Avenue, Suite 110
Riverside CA 92507
City State ZIP

Daytime Phone No: (951) 787-9222 Fax No: (951) 781-6014

Property Owner's Name: Catellus operating (ProLogis) Limited Partners E-Mail: jjachetta@prologis.com

Mailing Address: 4041 MacArthur Blvd., Suite 400
Newport Beach CA 92660
City State ZIP

Daytime Phone No: (949) 251-6100 Fax No: (949) 852-1679

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.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road
Murrieta, California 92563
· Fax (951) 600-6145

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.

Deirdre McCollister

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

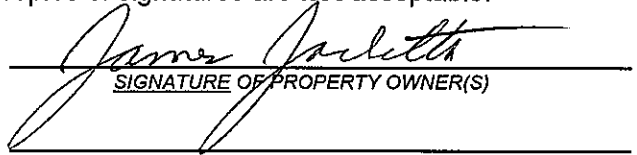
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

James Jachetta

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: Lake Mathews/Woodcrest
Zoning District: Woodcrest
Supervisorial District: First
Project Planner: Damaris Abraham
Planning Commission: November 3, 2010

Plot Plan No. 24594
E.A. Number: 42363
Applicant: Royal Street Communications
Engineer/Representative: Metro PCS

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
NOTICE OF DECISION STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas at 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area. The proposal includes painting, or cause to be painted, the existing monopole to a tan color (to match existing carport), replacing the existing chain-link fence surrounding the lease area with a split-face block wall to reduce noise, and upgrading the landscaping by planting five (5) additional eucalyptus trees that can reach up to 60'-75', shrubs, and vines around the lease area.

The project is located in the Lake Mathews/Woodcrest Area Plan, northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd, more specifically 15209 Wood Road, Riverside, CA.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on October 4, 2010.

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

ADOPTED a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42363**, 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. 24594, 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\PP24594\DH-PC-BOS Hearings\DH-PC\PC Cell Tower Receive and File Staff Report.PP24594.docx

Date Revised: 10/05/10

Agenda Item No.: 4.2
Area Plan: Lake Mathews/Woodcrest
Zoning District: Woodcrest
Supervisorial District: First
Project Planner: Damaris Abraham
Director's Hearing: October 4, 2010
Continued From: September 20, 2010

Plot Plan No. 24594
EA Number: 42363
Applicant: Royal Street Communications
Engineer/Representative: Metro PCS

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

Since the writing of the staff report, the following items have been revised:

1. The project description section has been updated to reflect the current proposal at the site:

The plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas at 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area. The proposal includes painting, or cause to be painted, the existing monopole to a tan color (to match existing carport), replacing the existing chain-link fence surrounding the lease area with a split-face block wall to reduce noise, and upgrading the landscaping by planting five (5) additional eucalyptus trees that can reach up to 60'-75', shrubs, and vines around the lease area.

2. The following letter has been received:

A letter dated September 29, 2010 from Crown Castle, owner of the wireless communication facility, was received agreeing to the proposed improvements (attached).

3. The following conditions of approval have been updated to reflect the current proposal at the site:

10. EVERY.1 PROJECT DESCRIPTION – modified to include the proposed improvements.

10. EVERY.3 DEFINITIONS and 80. PLANNING.1 ELEVATIONS & MATERIALS – revised to reflect the latest revised exhibits submitted.

4. The following conditions of approval have been added to the project:

80. PLANNING.3 PROJECT IMPROVEMENTS
80. PLANNING.4 LANDSCAPING BOND
90. PLANNING.6 PROJECT IMPROVEMENTS



510 Castillo Street
Suite 303
Santa Barbara, CA 93101

Tel 805.957.1637
Fax 805.957.1634
www.crowncastle.com

September 29, 2010

Gregory Neal, Deputy Planning Director
Riverside County Planning Department
4080 Lemon Street, Ninth Floor
Riverside, CA 92501

Re: Case No. PP24594, Planning Commission Hearing of October 4, 2010
Royal Street Communications Project at Wood Road Communications Facility

Dear Mr. Neal:

Crown Castle ("Crown") owns and operates the wireless communications facility that is the subject of the above referenced case, PP24594. The subject project is the request by Royal Street Communications ("Royal Street") to collocate on at our communications facility by installing six (6) panel antennas, one (1) microwave antenna and ancillary ground equipment. It is Crown's understanding that Royal Street's project was heard by the Planning Commission on September 20th and continued to their October 4th meeting.

According to John Beke, Royal Street's zoning representative who attended the hearing, the county and some surrounding neighbors expressed concern at the hearing regarding the appearance and upkeep of the communications facility. The purpose of this letter is to advise you that Crown has discussed these concerns with Mr. Beke and commits to bringing the communications facility into compliance with all conditions of approval previously imposed upon this facility by the county.

Additionally, it is our understanding that several new mitigation measures were discussed, specifically painting the tower a neutral color; constructing a split-face block wall around the site's compound; and planting a vine to attach to the new wall on the sides of the compound that are not now currently screened by existing landscaping. Crown has discussed these new mitigation measures with Mr. Beke and agrees to implement them as a condition of this permit.

Thank you for bringing these issues to our attention. I may be reached at (805) 957-1629 should you have any questions at this time.

Sincerely,

Crown Castle

Jon Dohm, AICP
Zoning Manager, West Area

Cc: John Beke, Royal Street Communications
Scott Crisler, Crown Castle
Kevin Klein, Crown Castle

Agenda Item No.: 4.2
Area Plan: Lake Mathews/Woodcrest
Zoning District: Woodcrest
Supervisory District: First
Project Planner: Damaris Abraham
Director's Hearing: October 4, 2010
Continued From: September 20, 2010

Plot Plan No. 24594
EA Number: 42363
Applicant: Royal Street Communications
Engineer/Representative: Metro PCS

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas at 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing.

The project is located in the Lake Mathews/Woodcrest Area Plan, northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd, more specifically 15209 Wood Road, Riverside, CA.

BACKGROUND:

The existing monopole was approved through PP15481 in 1999 and is currently permitted to be in operation. There are currently two sets of antenna panels (PP15481, PP15481S1 and PP15481S2) and this proposal would create a third set of antennas on the monopole.

ISSUES OF POTENTIAL CONCERN:

The Planning Department has received several requests for hearing from the surrounding neighbors regarding this project. One of the issues raised by the neighbors includes the aesthetic impact of the collocation proposal on the existing monopole.

Staff has researched the proposal in relation to potential alternatives:

Alternative 1: Build a new wireless telecommunication facility. This alternative would create a second wireless telecommunication facility at this site and would not maximize the use of the existing facility.

Alternative 2: Change the wireless telecommunication facility's color. Changing the color of the wireless telecommunication facility from grey to a dark green or neutral tan color can minimize the visual impact of the telecommunication facility.

FURTHER PLANNING CONSIDERATIONS:

September 20, 2010

The project was continued from the September 20, 2010 Director's Hearing to allow the applicant additional time to address concerns and provide improvements that includes upgrading the landscaping, painting the pole and building a block wall.

SUMMARY OF FINDINGS:

- Existing General Plan Land Use: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum)
- Surrounding General Plan Land Use: Rural Community: Very Low Density Residential

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| | (RC:VLDR) (1 Acre Minimum) to the north south, and west City of Riverside to the east |
| 3. Existing Zoning: | Light Agriculture – 1 Acre Minimum (A-1-1) |
| 4. Surrounding Zoning: | Light Agriculture – 1 Acre Minimum (A-1-1) to the north, south, and west City of Riverside to the east |
| 5. Existing Land Use: | Single family residence |
| 6. Surrounding Land Use: | Single family residences to the north, south, east and west |
| 7. Project Data: | Total Acreage: 1.57 Acres Lease Area: 180 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42363**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **PLOT PLAN NO. 24594**, 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 Rural Community: Very Low Density Residential (RC:VLDR) (1 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 – 1 Acre Minimum (A-1-1) 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 Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.

2. The proposed use, the collocation of six (6) panel antennas 82 feet high on an existing 88'-6" high monopole, is permitted use in the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north south, and west and the city of Riverside to the east.
4. The zoning for the subject site is Light Agriculture – 1 Acre Minimum (A-1-1).
5. The use, the collocation of six (6) panel antennas 82'-1" high on an existing 88'-6" high monopole, is proposed on a monopole that was in existence prior to the amendment of the development standards in the Light Agriculture – 1 Acre Minimum (A-1-1) zone (Ord. No. 348.3990, Amended 5-24-01 regulating wireless communication facilities and regulating the height of structures in all zones) and the development standards for wireless telecommunication facilities (Ord. No. 348.4090, Added 2004).
6. The project site is surrounded by properties which are zoned Light Agriculture – 1 Acre Minimum (A-1-1) to the north, south, and west and the city of Riverside to the east.
7. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
8. Environmental Assessment No. 42363 concluded that there are no potentially significant impacts from the project proposal.

INFORMATIONAL ITEMS:

1. As of this writing, eight requests for hearing were 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 Subsidence area.
 - f. A Liquefaction area.
3. The project site is located within:
 - a. An Airport Influence Area.
 - b. The city of Riverside Sphere of Influence.
 - c. The Stephens Kangaroo Rat Fee Area.
 - d. The Boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 280-150-009.
5. This project was filed with the Planning Department on 06/09/2010.
6. This project was reviewed by the Riverside County Information Technology and Planning Departments on 6/24/10.

7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$5,071.

DA:da

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Date Prepared: 07/21/10

Date Revised: 9/20/10

Agenda Item No.: 4.1
Area Plan: Lake Mathews/Woodcrest
Zoning District: Woodcrest
Supervisory District: First
Project Planner: Damaris Abraham
Director's Hearing: September 20, 2010

Plot Plan No. 24594
EA Number: 42363
Applicant: Royal Street Communications
Engineer/Representative: Metro PCS

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas at 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing.

The project is located in the Lake Mathews/Woodcrest Area Plan, northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd, more specifically 15209 Wood Road, Riverside, CA.

BACKGROUND:

The existing monopole was approved through PP15481 in 1999 and is currently permitted to be in operation. There are currently two sets of antenna panels and this proposal would create a third set of antennas on the monopole.

ISSUES OF POTENTIAL CONCERN:

The Planning Department has received several requests for hearing from the surrounding neighbors regarding this project. One of the issues raised by the neighbors includes the aesthetic impact of the collocation proposal on the existing monopole.

Staff has researched the proposal in relation to potential alternatives:

Alternative 1: Build a new wireless telecommunication facility. This alternative would create a second wireless telecommunication facility at this site and would not maximize the use of the existing facility.

Alternative 2: Change the wireless telecommunication facility's color. Changing the color of the wireless telecommunication facility from grey to a dark green or neutral tan color can minimize the visual impact of the telecommunication facility.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north south, and west City of Riverside to the east |
| 3. Existing Zoning: | Light Agriculture – 1 Acre Minimum (A-1-1) |
| 4. Surrounding Zoning: | Light Agriculture – 1 Acre Minimum (A-1-1) to the north, south, and west |

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|----------------------------|---|
| 5. Existing Land Use: | City of Riverside to the east Single family residence |
| 6. Surrounding Land Use: | Single family residences to the north, south, east and west |
| 7. Project Data: | Total Acreage: 1.57 Acres. Lease Area: 180 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42363**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **PLOT PLAN NO. 24594**, 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 Rural Community: Very Low Density Residential (RC:VLDR) (1 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 – 1 Acre Minimum (A-1-1) 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 Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, the collocation of six (6) panel antennas 82 feet high on an existing 88'-6" high monopole, is permitted use in the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation.

3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north south, and west and the city of Riverside to the east.
4. The zoning for the subject site is Light Agriculture – 1 Acre Minimum (A-1-1).
5. The use, the collocation of six (6) panel antennas 82'-1" high on an existing 88'-6" high monopole, is proposed on a monopole that was in existence prior to the amendment of the development standards in the Light Agriculture – 1 Acre Minimum (A-1-1) zone (Ord. No. 348.3990, Amended 5-24-01 regulating wireless communication facilities and regulating the height of structures in all zones) and the development standards for wireless telecommunication facilities (Ord. No. 348.4090, Added 2004).
6. The project site is surrounded by properties which are zoned Light Agriculture – 1 Acre Minimum (A-1-1) to the north, south, and west and the city of Riverside to the east.
7. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
8. Environmental Assessment No. 42363 concluded that there are no potentially significant impacts from the project proposal.

INFORMATIONAL ITEMS:

1. As of this writing, eight requests for hearing were 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 Subsidence area.
 - f. A Liquefaction area.
3. The project site is located within:
 - a. An Airport Influence Area.
 - b. The city of Riverside Sphere of Influence.
 - c. The Stephens Kangaroo Rat Fee Area.
 - d. The Boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 280-150-009.
5. This project was filed with the Planning Department on 06/09/2010.
6. This project was reviewed by the Riverside County Information Technology and Planning Departments on 6/24/10.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$5,071.

PP24594



Selected parcel(s):
280-150-009

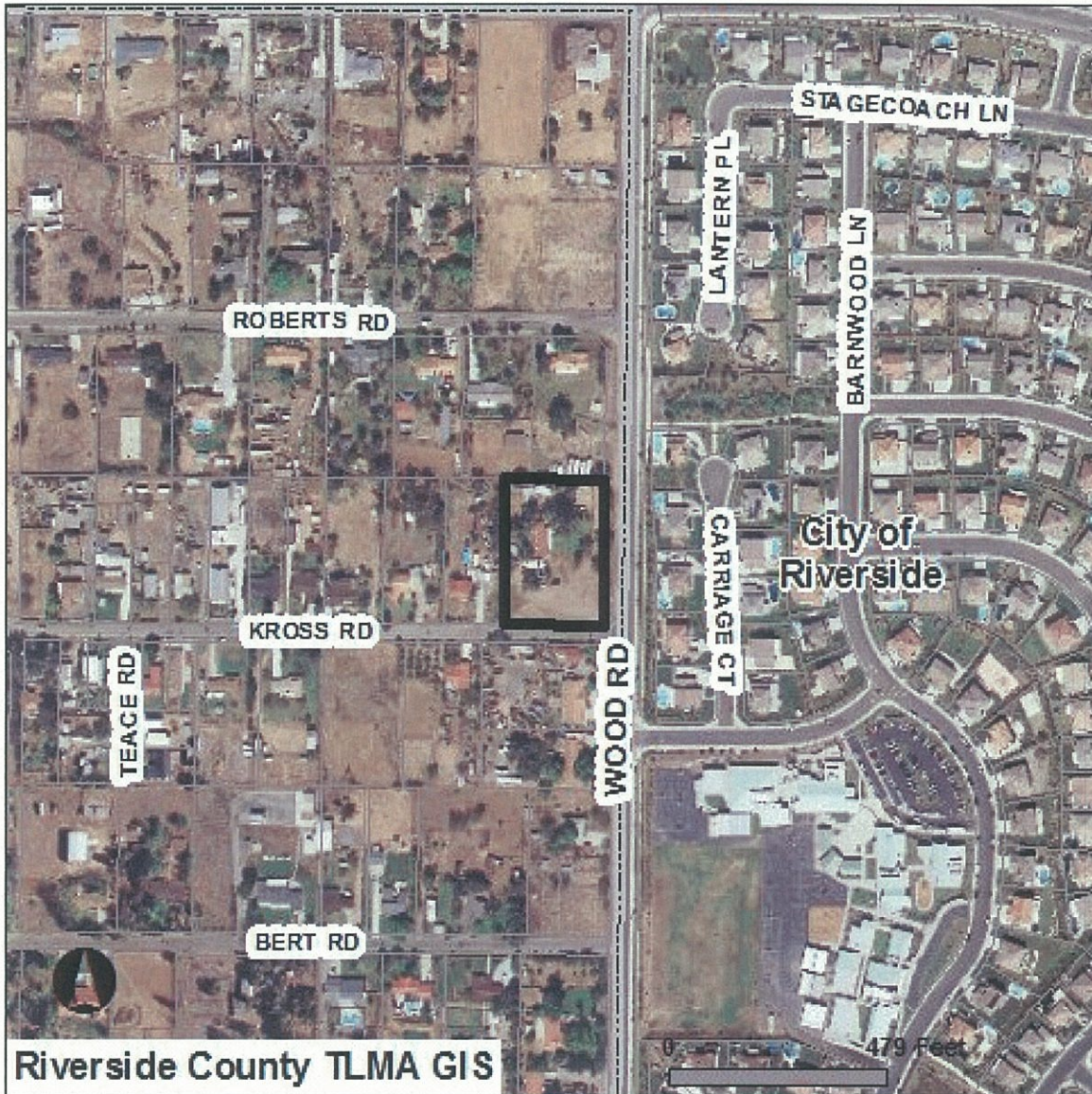
IMPORTANT

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

PP24594



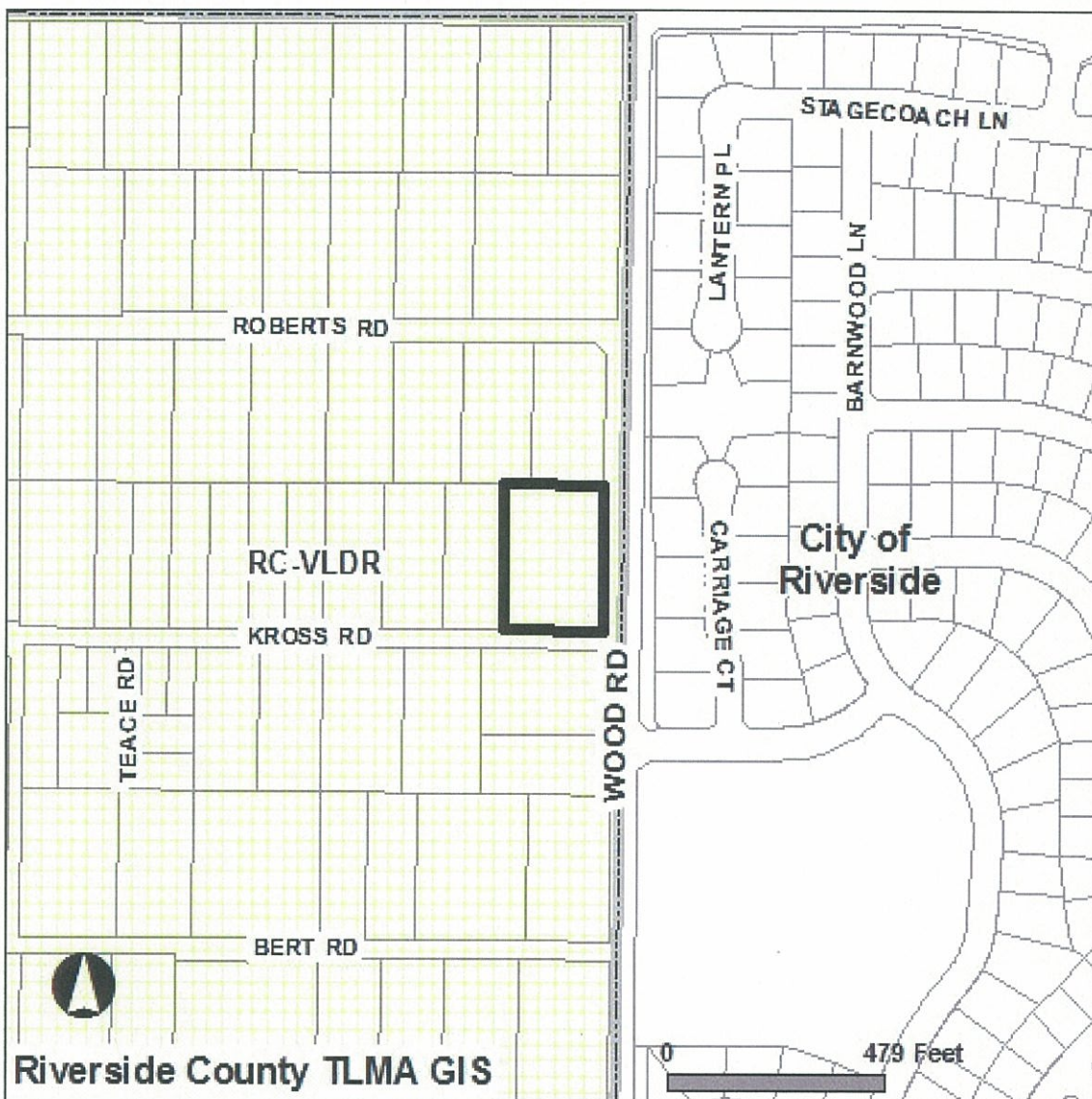
Selected parcel(s):
280-150-009

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



Selected parcel(s):
280-150-009

LAND USE

SELECTED PARCEL

PARCELS

INTERSTATES

HIGHWAYS

CITY

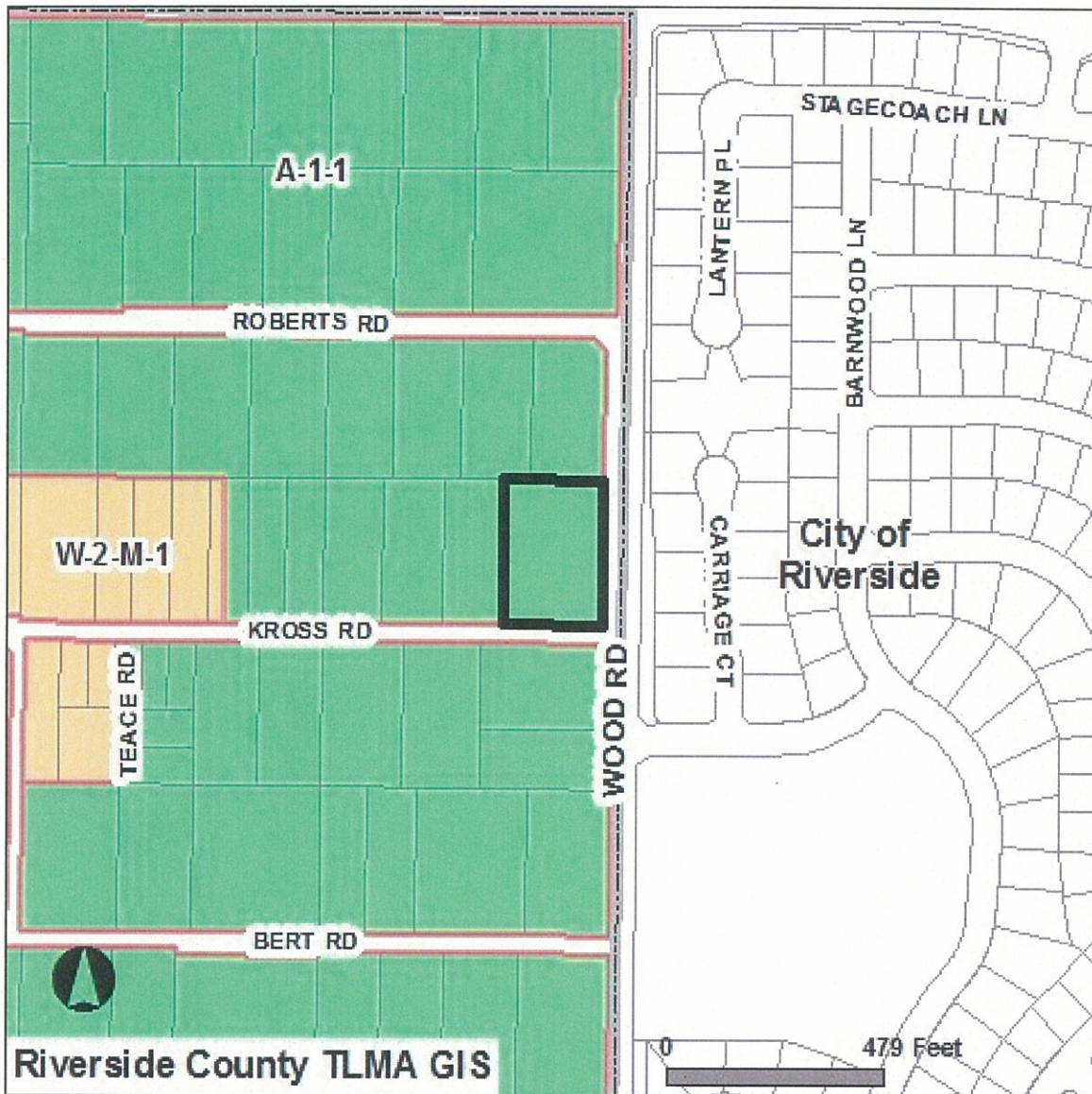
RC-VLDR - RURAL COMMUNITY
- VERY LOW DENSITY
RESIDENTIAL

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



Selected parcel(s):
280-150-009

ZONING

SELECTED PARCEL
 PARCELS

INTERSTATES
 ZONING BOUNDARY

HIGHWAYS
 A-1-1

CITY
 W-2-M-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...Thu Jul 29 13:43:16 2010
Version 100412

Royal Street
Communications
California, L.L.C.

LA5320A
WOOD ROAD

15209 WOOD ROAD RIVERSIDE CA 92508



VIEW 1



LOCATION

©2010 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM WOOD ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

Royal Street

Communications
California, L.L.C.

LA5320A

WOOD ROAD

15209 WOOD ROAD RIVERSIDE CA 92508



VIEW 2



LOCATION

©2010 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM ROBERTS ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

Royal Street
Communications
California, L.L.C.

LA5320A
WOOD ROAD

15209 WOOD ROAD RIVERSIDE CA 92508



VIEW 3



LOCATION

©2010 Google Maps



EXISTING



PROPOSED

LOOKING NORTHWEST FROM WOOD ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

Royal Street
Communications
California, L.L.C.

LA5320A
WOOD ROAD

15209 WOOD ROAD RIVERSIDE CA 92508

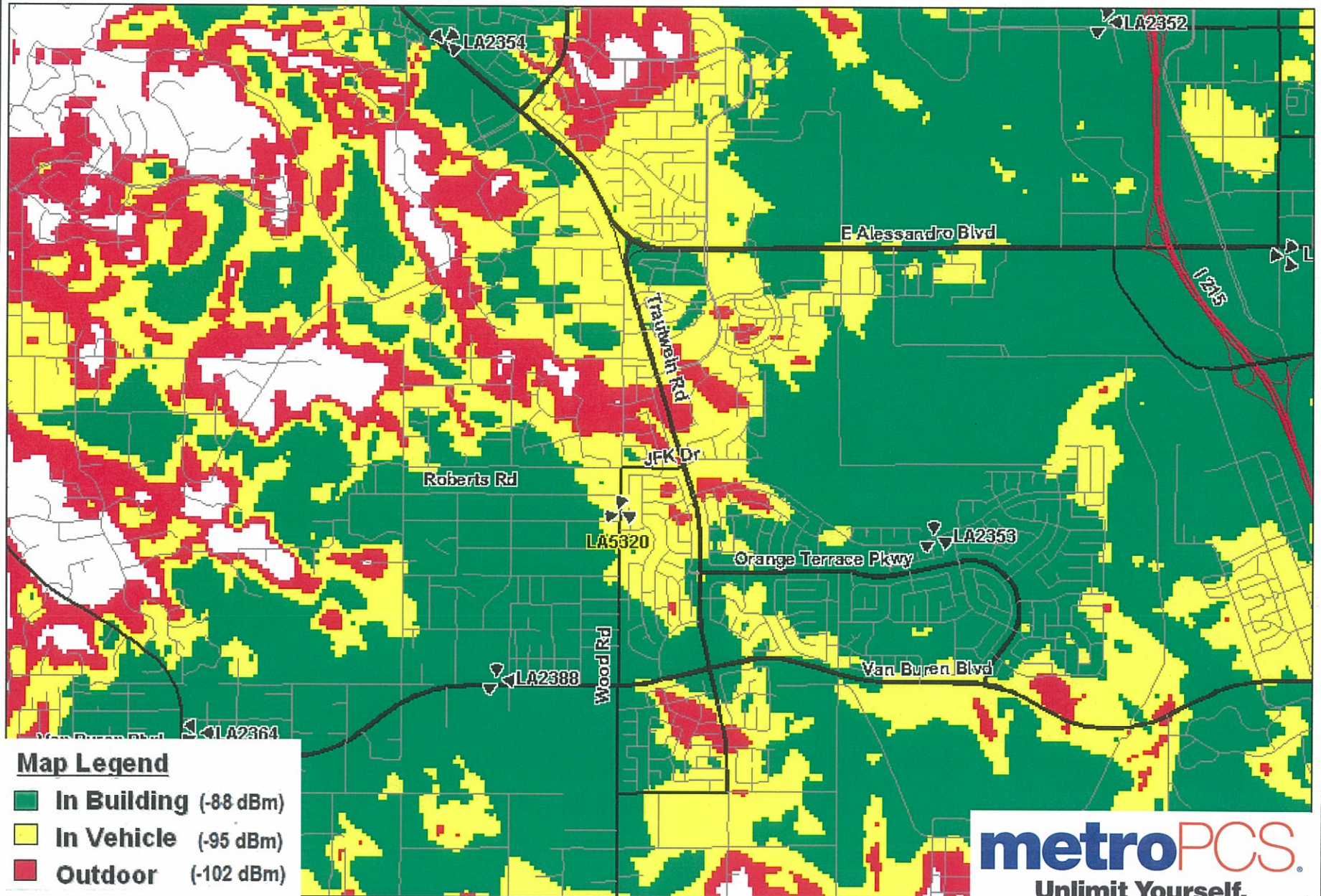


VIEW 4

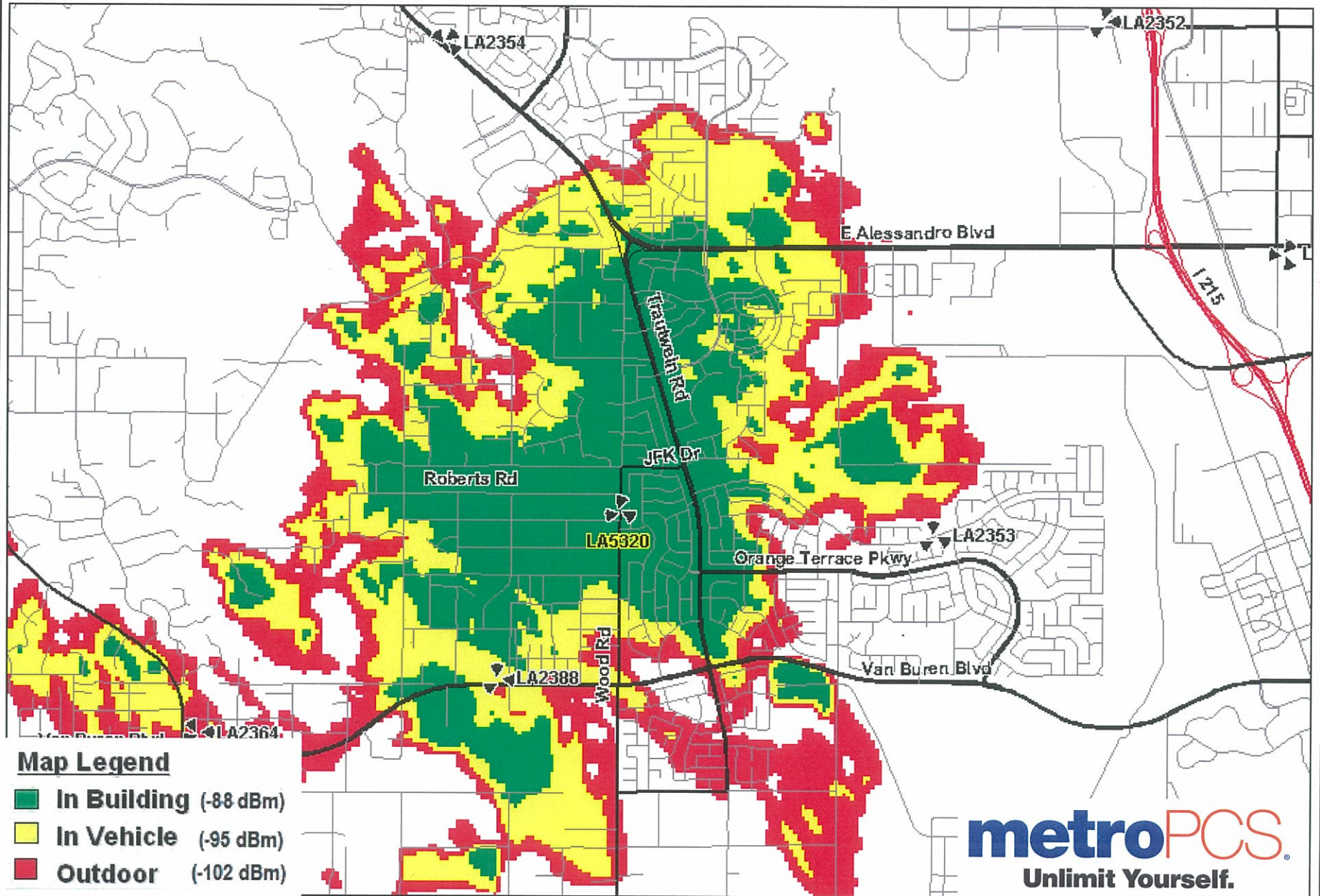


ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

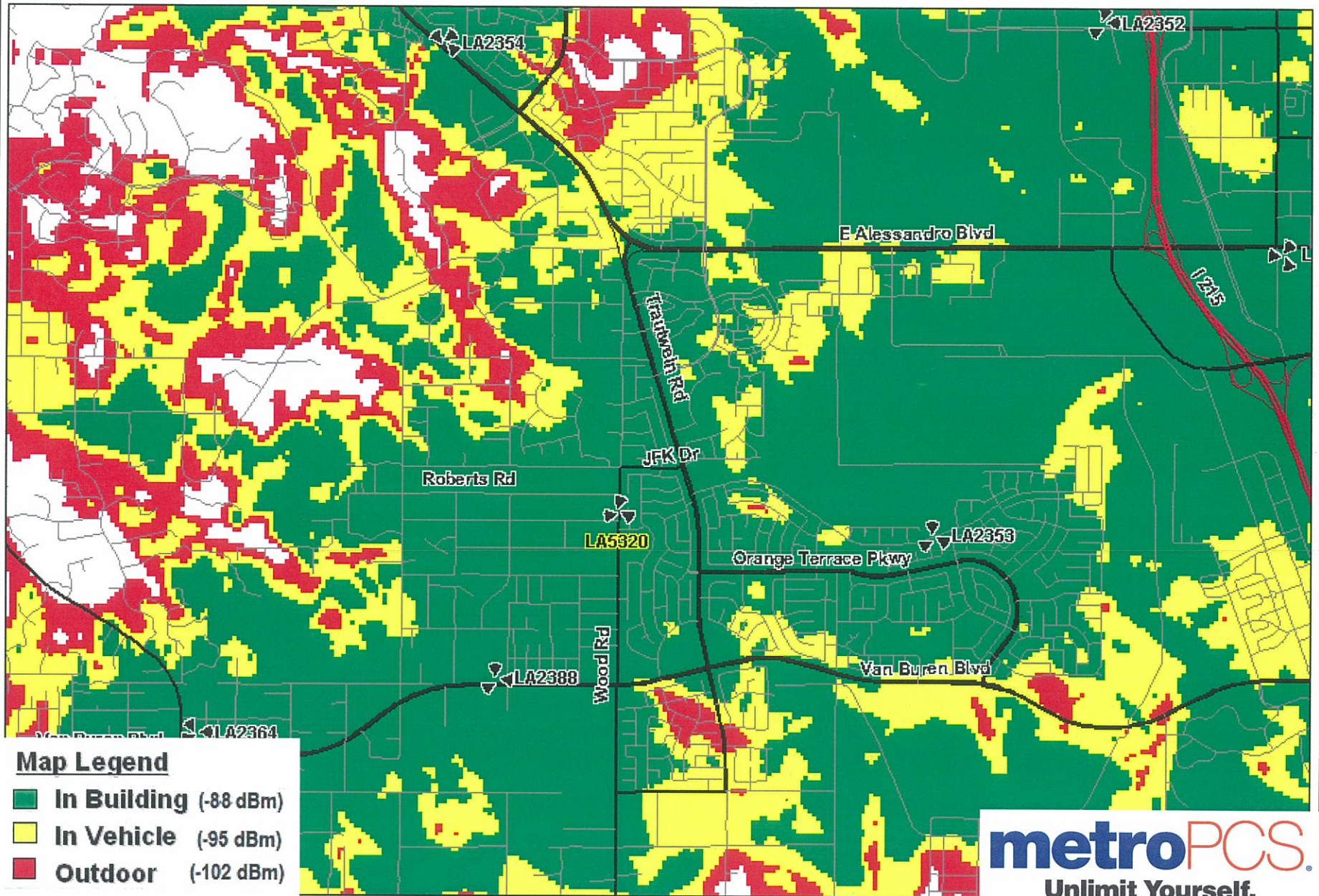
Predict Coverage w/o LA5320, Surrounding Sites



Predict Coverage of LA5320



Predict Coverage of LA5320 w/ surrounding sites



metroPCS
Unlimit Yourself.

Royal Street Communications California, LLC

PLOT PLAN FOR A "CO-LOCATED WIRELESS COMMUNICATION FACILITY"

**LA-5320A
WOOD RD
CROWN COLLO - 879850**

15209 WOOD RD
RIVERSIDE, CA 92508

- NOTE:**
- NO LAND OR RIGHTS-OF-WAY ARE TO BE DEDICATED TO PUBLIC OR OTHER USES.
 - LAND IS NOT SUBJECT TO LIQUEFACTION, GEOLOGIC HAZARD OR IN A SPECIAL STUDIES ZONE.
 - NO OVERFLOWS, INUNDATIONS, OR FLOOD HAZARDS EXIST.
 - LEASE AREA IS NOT IN A FEMA FLOODPLAIN OR FLOODWAY INCLUDING ZONE DESIGNATION.
 - NO OPEN CHANNEL EXIST.
 - EXISTING INGRESS/EGRESS IS VIA 12' WIDE DIRT ROAD.
 - EXISTING BUILDING TO REMAIN.
 - NO DWELLINGS OR BUILDINGS ARE PROPOSED.
 - FACILITIES ARE WELL WITHIN REQUIRED SETBACKS.
 - NO STRUCTURES OR PAVED AREAS PROPOSED.
 - NO PROPOSED LANDSCAPING OR PLANTERS EXIST.
 - ROYAL STREET COMMUNICATIONS CALIFORNIA LEASE AREA IS 180 SQ. FT.
 - A PLANTING PLAN IS NOT USED.
 - NOT WITHIN SPECIFIC PLAN.
 - NO SEPTIC SYSTEM PROPOSED.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- CALIFORNIA CODE OF REGULATIONS
- 2007 CALIFORNIA BUILDING CODE
- 2007 CALIFORNIA MECHANICAL CODE
- 2007 CALIFORNIA PLUMBING CODE
- 2007 CALIFORNIA ELECTRIC CODE
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 110, SECTION 11029.

PROJECT DESCRIPTION

THIS IS AN UNMANNED TELECOMMUNICATIONS FACILITY FOR ROYAL STREET COMMUNICATIONS NETWORK CONSISTING OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT.

- PROPOSED ROYAL STREET ANTENNAS MOUNTED ON EXISTING 33.5' HIGH MONOPOLE.
 - (6) PANEL ANTENNAS
 - (1) 2.5' MICROWAVE ANTENNA
 - (1) GPS ANTENNA
- ROYAL STREET IS ALSO PROPOSING TO INSTALL TWO (2) EQUIPMENT AND TWO (2) BATTERY CABINETS MOUNTED ON PROPOSED CONCRETE PAD WITHIN A 10'x18' LEASE AREA.
- THE EXISTING CHAINLINK FENCE WILL BE REPLACED WITH 6" HIGH SPLIT FACE CMU WALL.

DRIVING DIRECTIONS:

FROM METRO PCS OFFICE, IRVINE, CA

- START OUT DRIVING NORTHWEST ON EL CAMINO REAL TOWARD WEST DR.
- TURN RIGHT ONTO WYFORD RD.
- TURN RIGHT ONTO BRYAN AVE.
- TURN LEFT ONTO JANSOREE RD.
- TURN RIGHT ONTO IRVINE BLVD.
- MERGE ONTO CA-251 N VIA THE RAMP ON THE LEFT (PORTIONS TOLL).
- MERGE ONTO CA-241 N VIA THE EXIT ON THE LEFT (PORTIONS TOLL).
- MERGE ONTO CA-91 E VIA EXIT 35A TOWARD RIVERSIDE.
- TAKE THE EXIT TOWARD VAN BUREN BLVD/ARLINGTON.
- TURN LEFT ONTO INDIAN AVE.
- TURN RIGHT ONTO VAN BUREN BLVD.
- TURN LEFT ONTO WOOD RD/LS.
- 15209 WOOD RD IS ON THE LEFT

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWING:

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET INDEX

| SHEET | DESCRIPTION | REV. |
|-------|--|------|
| T-1 | TITLE SHEET, SITE INFORMATION AND VICINITY MAP | 1 |
| LS-1 | TOPOGRAPHIC SURVEY | 0 |
| LS-2 | TOPOGRAPHIC SURVEY | 0 |
| A-1 | SITE PLAN | 1 |
| A-2 | EQUIPMENT LAYOUT AND ANTENNA PLAN | 1 |
| A-3 | ELEVATIONS | 1 |
| A-4 | ELEVATIONS | 1 |
| A-5 | DETAILS | 1 |
| L-1 | IRRIGATION PLAN | 1 |
| L-2 | IRRIGATION DETAILS | 1 |
| L-3 | PLANTING PLAN | 1 |

APPROVALS

LANDLORD: _____
 CONSTRUCTION MANAGER: _____
 RF ENGINEER: _____
 SITE ACQUISITION MANAGER: _____
 ZONING MANAGER: _____
 UTILITY COORDINATOR: _____
 PROGRAM REGIONAL MANAGER: _____
 NETWORK OPERATIONS MANAGER: _____

PROJECT TEAM

ENGINEER:
 PDC CORPORATION
 13225 DANIELSON ST., SUITE 200
 POWAY, CA 92064
 PHONE: (619) 655-2828
 FAX: (619) 658-2827
 EMAIL: info@pdc.com
 CONTACT: SIOUAI SHAW, PE

SITE ACQUISITION

METRO PCS
 350 COMMERCE, SUITE 200
 IRVINE, CA 92602-1302
 PHONE: (949) 617-1727
 EMAIL: Royce@metropcs.com
 CONTACT: JERAMIC TAYLOR

RE-ENGINEER:

METRO PCS
 350 COMMERCE, SUITE 200
 IRVINE, CA 92602-1302
 PHONE: (949) 617-1727
 EMAIL: umofford@metropcs.com
 CONTACT: ULISES MOLINARD

APPLICANT/LESSEE:
 ROYAL STREET COMMUNICATIONS
 CALIFORNIA, LLC
 2913 EL CAMINO REAL, #581
 TUSTIN, CA 92782
 PHONE: (714) 730-3242
 EMAIL: info@royalstreet.com
 CONTACT: KEVIN KLEIN

ZONING MANAGER:

METRO PCS
 350 COMMERCE, SUITE 200
 IRVINE, CA 92602-1302
 PHONE: (949) 898-0345
 EMAIL: jehlers@metropcs.com
 CONTACT: JOHN BOEKE

CONSTRUCTION MANAGER:

METRO PCS
 350 COMMERCE, SUITE 200
 IRVINE, CA 92602-1302
 PHONE: (949) 821-2001
 EMAIL: john@metropcs.com
 CONTACT: JOHN ROGERS

PROJECT INFORMATION

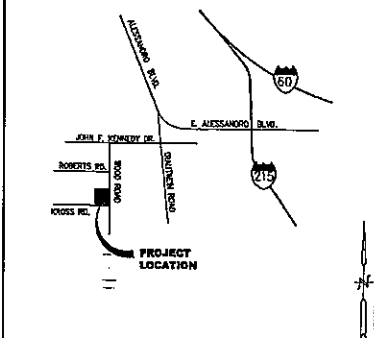
SITE ADDRESS: 15209 WOOD RD
 RIVERSIDE, CA 92508
APN: 280-150-009
TOWER OWNER: CROWN CASTLE
 50 EXECUTIVE PARK, SUITE 100
 IRVINE, CA 92614
 CONTACT: KEVIN KLEIN
 PHONE: (949) 930-4550
 CELL: (760) 402-8000
 EMAIL: kevin.klein@crowncastle.com

LAND OWNER: DALE & JANET JOHNSON
 15209 WOOD RD.
 RIVERSIDE, CA 92508

LATITUDE: 33° 53' 53" N
LONGITUDE: 117° 18' 55" W
GROUND ELEVATION: 1581.54 FT AMSL

ZONING: A-1-1 (AGRICULTURAL/RESIDENTIAL)
JURISDICTION: COUNTY OF RIVERSIDE
TELEPHONE: VERIZON
POWER: SCE

VICINITY MAP



**Royal Street
Communications
California, LLC**
 2913 EL CAMINO REAL, #581
 TUSTIN, CA 92782

PROJECT INFORMATION:

**LA-5320A
WOOD RD
CROWN COLLO - 879850**
 15209 WOOD RD
 RIVERSIDE, CA 92508

CURRENT ISSUE DATE:

09/28/10

ISSUED FOR:

100% ZONING DRAWING

REV. DATE DESCRIPTION BY:

| REV. | DATE | DESCRIPTION | BY: |
|------|----------|--|-----|
| A | 05/17/10 | 200% ZONING DRAWING | CC |
| 0 | 05/25/10 | 100% ZONING DRAWING | CC |
| 1 | 09/28/10 | REVISED ENCLOSURE TO CHAD WALL AND ADDED LANDSCAPING AND IRRIGATION PLAN | MI |

PLANS PREPARED BY:

PDC

13225 DANIELSON ST., SUITE 200
 POWAY, CA 92064
 TEL: (619) 655-2828
 FAX: (619) 658-2827

CONSULTANT:

DRAWN BY: CHK. APV.
CC DL SAS

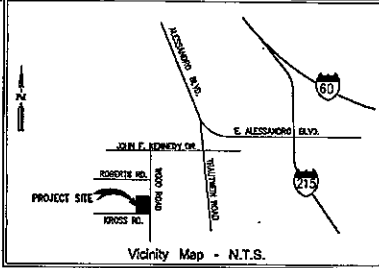
LICENSER:

SHEET TITLE:

TITLE SHEET

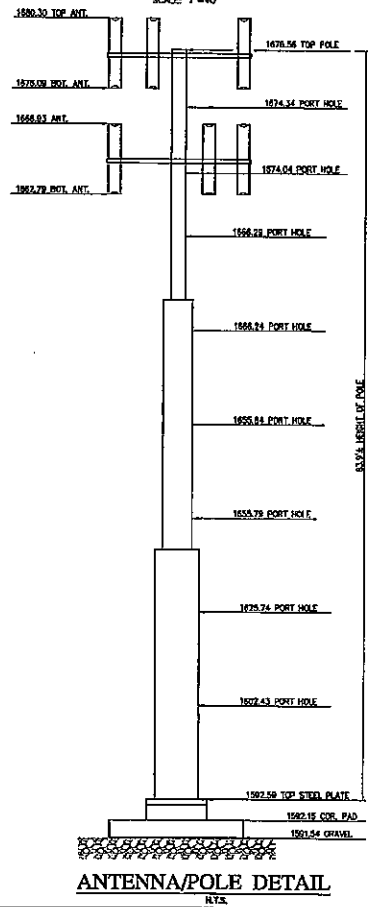
SHEET NUMBER:

T-1



Vicinity Map - N.T.S.

Boundary and Overall Site plan
SCALE: 1"=40'



Title Insurance Report

FORMED BY: TITLY INTERNATIONAL TITLE COMPANY
TITLE REPORT NO.: 10-2728944-50
DATE: MARCH 30, 2010

Assessor's Parcel No.

280-150-000

Legal Description

THE DIST 2 PART OF LOT 18 OF BLAKE GRANT PARCELS IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 81 OF MAPS, FRESNO COUNTY RECORDS.
WOOD & POLES BEING MEASURED FROM THE CENTERLINE OF WOOD ROAD AND CROSS STREET, EXCEPTING THEREFROM THOSE PORTIONS IN WOOD ROAD AND CROSS STREET.

Items - Schedule B

- AN UNRECORDED LEASE ENTITLED MEMORANDUM OF GROUND LEASE FOR INSTRUMENT NO. 28194 RECORDED JULY 17, 1946, O.R.
- AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES FOR INSTRUMENT NO. 147466, RECORDED APRIL 7, 1999, O.R.
- AN UNRECORDED LEASE ENTITLED MEMORANDUM OF GROUND LEASE FOR INSTRUMENT NO. 220-0756493 RECORDED OCTOBER 18, 2006, O.R.

Benchmark:

BASE ON CITY OF FRESNO B.M. NO. 02-F3 ELEVATION 1467.87 (MVD22)

Geographic Coordinates at Existing Monopole

1983 DIME LATITUDE 37° 53' 58" NORTH LONGITUDE 117° 10' 52" WEST

Date of Survey

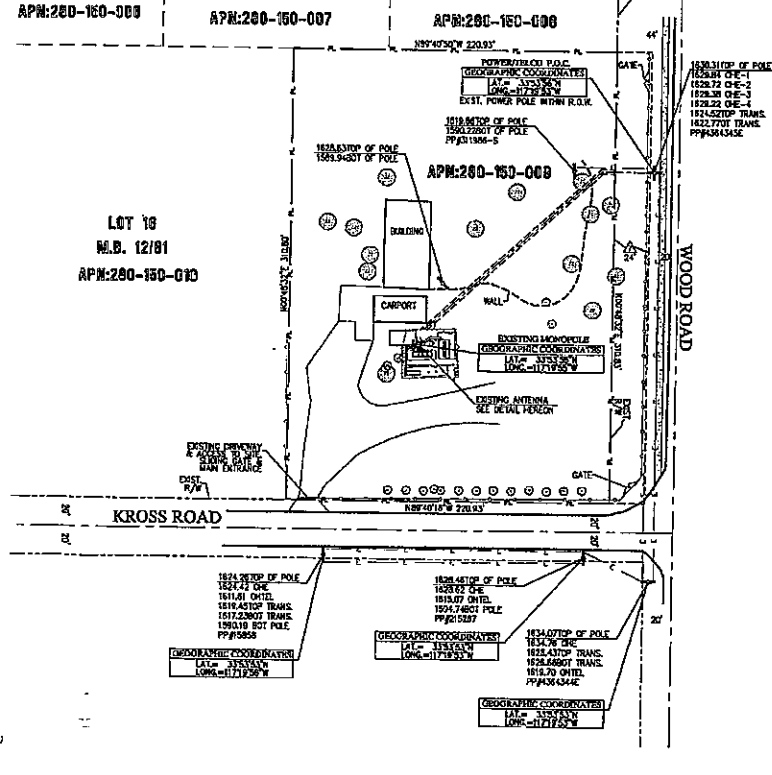
JULY 10, 2010

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM OF 1143 040 B.M. CALIFORNIA ZONE 3.

Surveyor Note

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORDED INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.



Symbols - Legend

| | | | | | |
|-----|-----------------------|-----|------------------------|-----|------------------------|
| FS | FRESH SURFACE | ROW | ROAD-OF-WAY | --- | ROW LINE |
| MR | MOISTURE GRADING | PR | POST ORIENT PILE/BLIND | --- | PROPERTY LINE |
| FL | FLOW LINE | DRG | DRAINAGE | --- | LOT LINE |
| LC | TOP OF CONCRETE | W | WATER | --- | OLD RECORD MAPS LINE |
| CC | CLUBHOUSE | Y | YARD | --- | CENTER LINE |
| TC | TOP OF CURB | ST | STEEL | --- | EDGE FINISH/OUT |
| TM | TOP OF WALL | FD | FIRE DRAIN | --- | CHAIN LINK FENCE |
| TO | TOP OF STRUCTURE | FR | FIRE RISK | --- | WOOD FENCE |
| OH | OVERHEAD | PO | POWER POLE | --- | IRON FENCE |
| OC | OVERHEAD CABLE | PL | PUMP | --- | ELECTRIC LINE |
| IL | IRREGULAR | ST | STANDARD LIGHT | --- | OVERHEAD ELECTRIC LINE |
| RE | ROOF ELEVATION | HA | HANDICAPPED | --- | TELECOM LINE |
| BS | BUILDING STRUCTURE | TR | TRUCK | --- | GIS LINE |
| AW | WALL | TR | TRUCK | --- | WATER LINE |
| MA | MANHOLE | TR | TRUCK | --- | SEWAGE SEWER LINE (S) |
| ANT | ANTENNA | TR | TRUCK | --- | STORM DRAIN LINE (SD) |
| POC | POINT OF CONNECTION | TR | TRUCK | --- | FIBER OPTIC CABLE LINE |
| POB | POINT OF BEGINNING | TR | TRUCK | --- | |
| EL | ELEVATION FIRST LEVEL | TR | TRUCK | --- | |
| PD | QUALITY FEDERAL | TR | TRUCK | --- | |
| CM | CITY | TR | TRUCK | --- | |
| LS | LOWER SIDE ELEVATION | TR | TRUCK | --- | |
| SL | SLIP/STOP OF SURF | TR | TRUCK | --- | |

Royal Street Communications California, LLC
2913 EL CAMINO REAL, #561
TUSTIN, CA 92782

PROJECT INFORMATION:
LA-5320A
WOOD ROAD
CROWN COLLO-879850
FRESNO, CA 92304

CURRENT ISSUE DATE:
05/13/10

ISSUED FOR:
FINAL SURVEY

| REV. | DATE | DESCRIPTION | BY |
|------|----------|-----------------|----|
| A | 05/13/10 | SUBMITTAL | RF |
| D | 05/27/10 | FINAL SUBMITTAL | RF |

PLANS PREPARED BY:
PDS CORPORATION
CPD
1228 DANFORTH ST. SUITE 200
FRESNO, CA 92304
TEL: (509) 846-8888
FAX: (509) 846-2827

CONSULTANT:
RF FRANCISCO & Associates
22054 TAMAR ROCK CT.
WILDMAR, CA 92393
TEL: (951) 973-5074

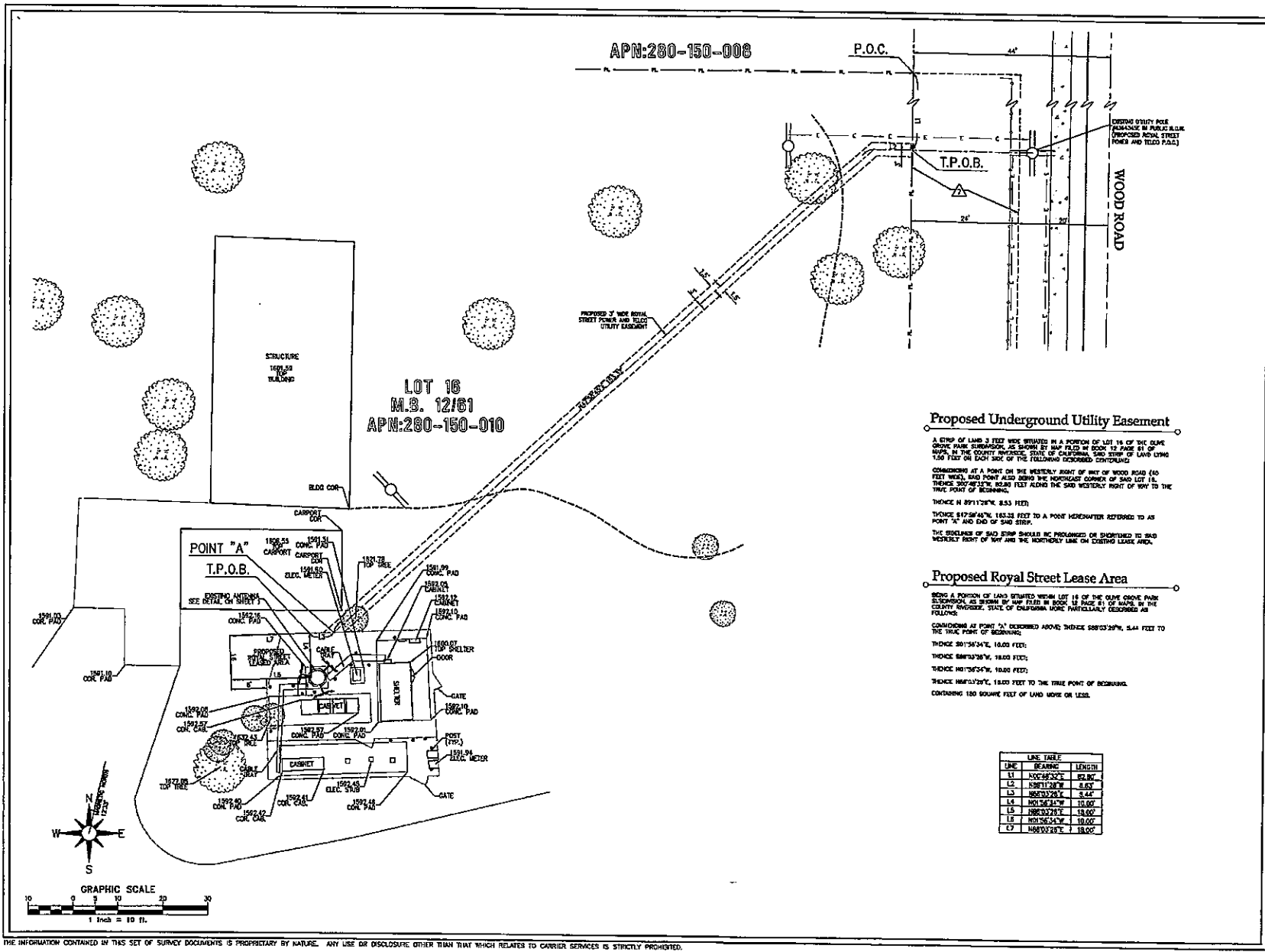
DRAWN BY: CHK: APV:
MAB FRR MV

LICENSER:

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-1
SHEET 1 OF 2

THE INFORMATION CONTAINED IN THIS SET OF SURVEY DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CURRENT SERVICES IS STRICTLY PROHIBITED.



APN:280-150-008

P.O.C.

T.P.O.B.

WOOD ROAD

LOT 16
M.B. 12/61
APN:280-150-010

POINT "A"
T.P.O.B.

Proposed Underground Utility Easement

A STRIP OF LAND 3 FEET WIDE BRIDGE IN A PORTION OF LOT 16 OF THE OLIVE GROVE TRACT SUBDIVISION AS SHOWN BY MAP FILED IN BOOK 12 PAGE 81 OF MAPS IN THE COUNTY OFFICE, STATE OF CALIFORNIA, SAID STRIP OF LAND BEING 1.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CORRIDOR:

COMMENCING AT A POINT ON THE WESTERN RIGHT OF WAY OF WOOD ROAD (50 FEET WIDE), SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 16.

THENCE S07°56'27"W, 10.00 FEET ALONG THE SAID WESTERN RIGHT OF WAY TO THE TRUE POINT OF BEGINNING.

THENCE N 89°11'28"W, 8.53 FEET.

THENCE S17°58'45"W, 183.28 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A" AND END OF SAID STRIP.

THE BOUNDARY OF SAID STRIP SHOULD BE PROLONGED OR SHORTENED TO SAID WESTERN RIGHT OF WAY AND THE NORTHERLY LINE ON EXISTING LEASE AREA.

Proposed Royal Street Lease Area

BEING A PORTION OF LAND SITUATED WITHIN LOT 16 OF THE OLIVE GROVE TRACT SUBDIVISION, AS SHOWN BY MAP FILED IN BOOK 12 PAGE 81 OF MAPS IN THE COUNTY OFFICE, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT "A" DESCRIBED ABOVE THENCE S07°56'27"W, 5.44 FEET TO THE TRUE POINT OF BEGINNING.

THENCE S01°54'34"E, 10.00 FEET;

THENCE S88°57'35"W, 18.00 FEET;

THENCE N47°05'25"E, 18.00 FEET;

THENCE N47°05'25"E, 18.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 100 SQUARE FEET OF LAND MORE OR LESS.

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N78°55'27"E | 12.82 |
| L2 | S88°57'35"W | 8.67 |
| L3 | N47°05'25"E | 5.44 |
| L4 | N01°54'34"E | 10.00 |
| L5 | S07°56'27"W | 18.00 |
| L6 | N78°55'27"E | 18.00 |
| L7 | N47°05'25"E | 18.00 |

Royal Street Communications California, LLC
2513 EL CAMINO REAL, #561
TUSTIN, CA 92782

PROJECT INFORMATION:
LA-5320A
WOOD ROAD
CROWN COLLO-879850
1258 WOOD ROAD
RIVERSIDE, CA 92506

CURRENT ISSUE DATE:
05/13/10


ISSUED FOR:
FINAL SURVEY

| REV. | DATE | DESCRIPTION | BY |
|------|----------|-----------------|----|
| A | 05/13/10 | SUBMITTAL | RF |
| D | 05/27/10 | FINAL SUBMITTAL | RF |

PLANS PREPARED BY:
PDS CORPORATION
CPD
1325 DANFORTH ST. SUITE 302
POMONA, CA 92666
TEL: (909) 866-2622
FAX: (909) 866-2627

CONSULTANT:
R.F. FRANCISCO & Associates
Civil Engineering, Surveying, Land Use Planning
22904 THURBER DRIVE, CT.
WILSONVILLE, OR 97148
TEL: (503) 973-8078

DRAWN BY: CHK - APV.
MAB FRR MV

LICENSER:

MICHAEL L. PETERSON
PE No. 12598, Exp. Date 12-31-10

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-2
SHEET 2 OF 2

THE INFORMATION CONTAINED IN THIS SET OF SURVEY DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

A.P.N: 280-150-007

ZONE: A-1-1 AGRICULTURAL

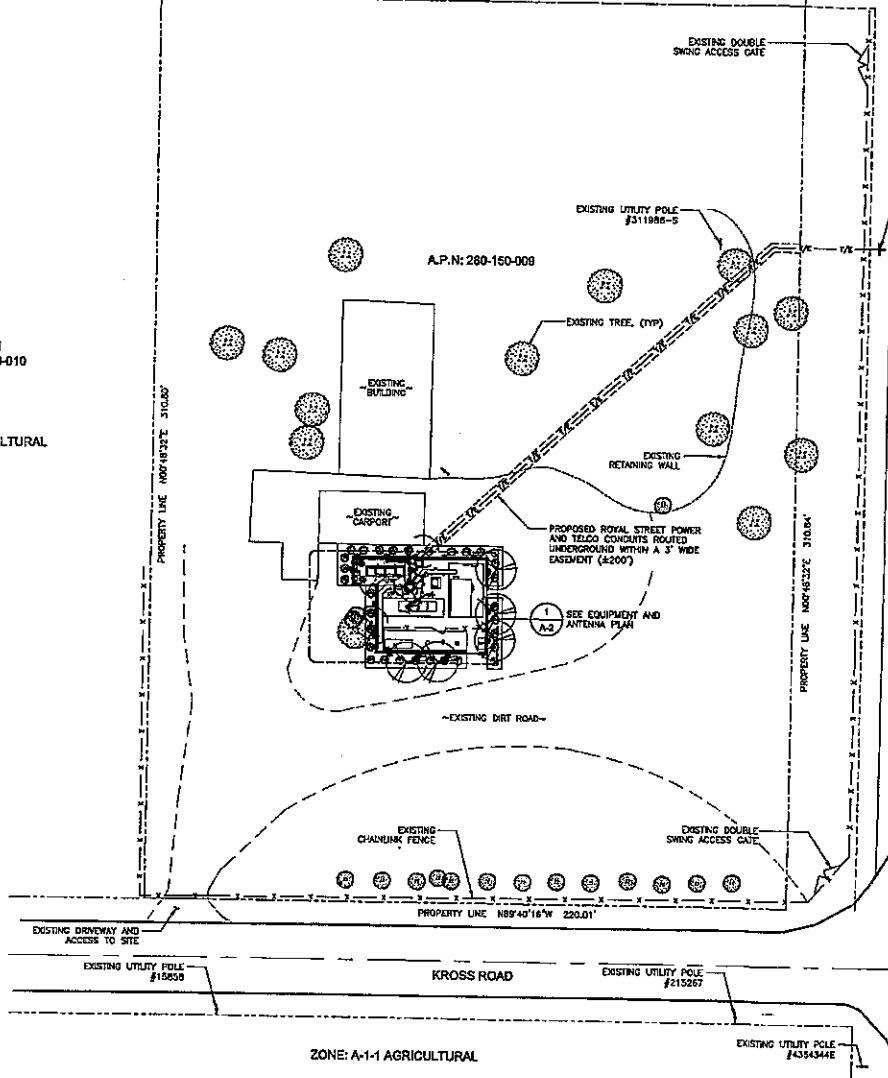
A.P.N: 280-150-008

PROPERTY LINE N85°40'50"W 220.01'

A.P.N: 280-150-009

LOT 16
M.B. 1281
A.P.N: 280-150-010

ZONE: A-1-1 AGRICULTURAL



EXISTING UTILITY POLE #4354344E IN PUBLIC R.O.W. (PROPOSED ROYAL STREET POWER AND TELCO P.O.C.)

WOOD ROAD

ZONE: R-1 (CITY OF RIVERSIDE)

| RF SCHEDULE | | | | | | | |
|-------------|------------------------|---------|--------------|------|-------------|------------|--|
| SECTOR | MODEL | AZIMUTH | CABLE LENGTH | SIZE | NO. OF COAX | COLOR CODE | |
| 1 | ALPHA HEX-33190S-VTM | 0° | ±110' | 7/8" | 2 | RED | |
| 2 | BETA HEX-33190S-VTM | 120° | ±110' | 7/8" | 2 | BLUE | |
| 3 | GAMMA HEX-33190S-VTM | 240° | ±110' | 7/8" | 2 | GREEN | |
| 4 | DELTA HEX-33190S-VTM | 60° | ±110' | 7/8" | 2 | YELLOW | |
| 5 | EPSILON HEX-33190S-VTM | 180° | ±110' | 7/8" | 2 | WHITE | |
| 9 | ZETA HEX-33190S-VTM | 300° | ±110' | 7/8" | 2 | PURPLE | |

* SEE CURRENT METRO PCS COAX LABELING AND RET ANTENNA SETUP GUIDELINES FOR DETAILS.

0 10' 20' SCALE 1" = 20'-0" 1

SITE PLAN



Royal Street Communications California, LLC
2913 E. CAMINO REAL #581
TUSTIN, CA 92782

PROJECT INFORMATION:

LA-5320A
WOOD RD
CROWN COLLO - 879850
15208 WOOD RD
RIVERSIDE, CA 92506

CURRENT ISSUE DATE:

09/28/10

ISSUED FOR:

100% ZONING DRAWING

REV. DATE: DESCRIPTION: BY:

| REV. DATE | DESCRIPTION | BY |
|------------|---|----|
| A 05/17/10 | 90% ZONING DRAWING | CC |
| 0 05/25/10 | 100% ZONING DRAWING | CC |
| 1 09/28/10 | REVISED ENCLOSURE TO GUY WIRE AND ADDED LANDSCAPING AND IRRIGATION PLAN | MR |

PLANS PREPARED BY:

PDC

13225 DANIELSON ST., SUITE 200
POWAY, CA 92564
TEL: (951) 688-2828
FAX: (951) 688-2827

CONSULTANT:

DRAWN BY: CHK: APV:
CC DL SAS

LICENSER:

SHEET TITLE:

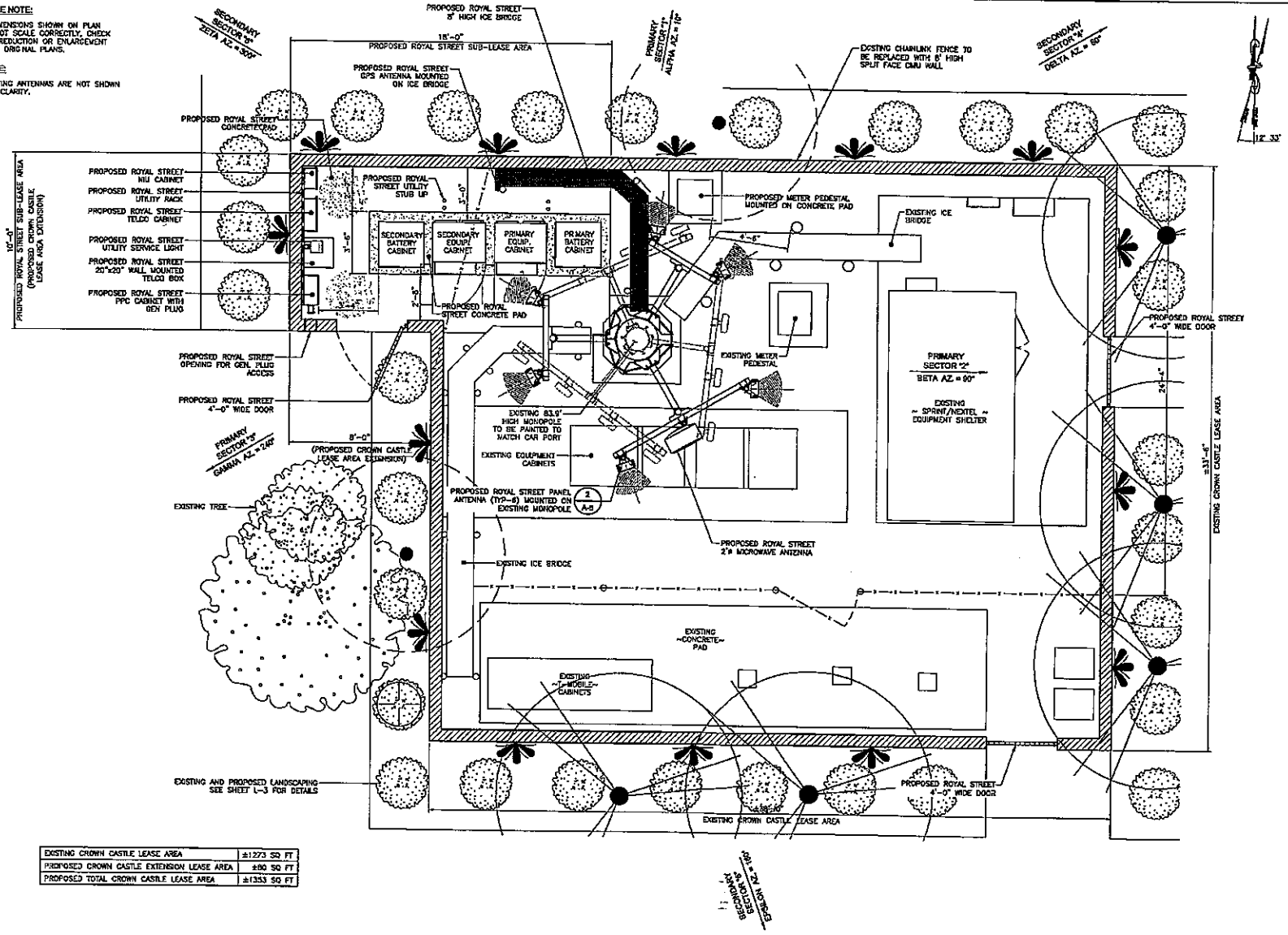
SITE PLAN

SHEET NUMBER:

A-1

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

NOTE:
EXISTING ANTENNAS ARE NOT SHOWN FOR CLARITY.



| | |
|--|---------------|
| EXISTING CROWN CASTLE LEASE AREA | ±1273 SQ. FT. |
| PROPOSED CROWN CASTLE EXTENSION LEASE AREA | ±80 SQ. FT. |
| PROPOSED TOTAL CROWN CASTLE LEASE AREA | ±1353 SQ. FT. |

EQUIPMENT LAYOUT AND ANTENNA PLAN

0 2' 4' SCALE
3/8" = 1'-0" 1

Royal Street Communications California, LLC
2913 CL CAMINO REAL #551
TUSTIN, CA 92782

PROJECT INFORMATION:
LA-5320A
WOOD RD
CROWN COLLO - 879850
15209 WOOD RD
RIVERSIDE, CA 92508

CURRENT ISSUE DATE:
09/28/10

ISSUED FOR:
100% ZONING DRAWING

| REV. | DATE | DESCRIPTION | BY |
|------|----------|--|----|
| A | 05/17/10 | 100% ZONING DRAWING | CC |
| 0 | 05/25/10 | 100% ZONING DRAWING | CC |
| 1 | 09/28/10 | REVISED ENCLOSURE TO GATE WALL AND ADDED LANDSCAPING AND IRRIGATION PLAN | JA |

PLANS PREPARED BY:
PDC
13223 DANIELSON ST., SUITE 200
POMONA, CA 92664
TEL: (951) 648-2828
FAX: (951) 648-2827

CONSULTANT:

DRAWN BY: CHK. APV.
CC DL SAS

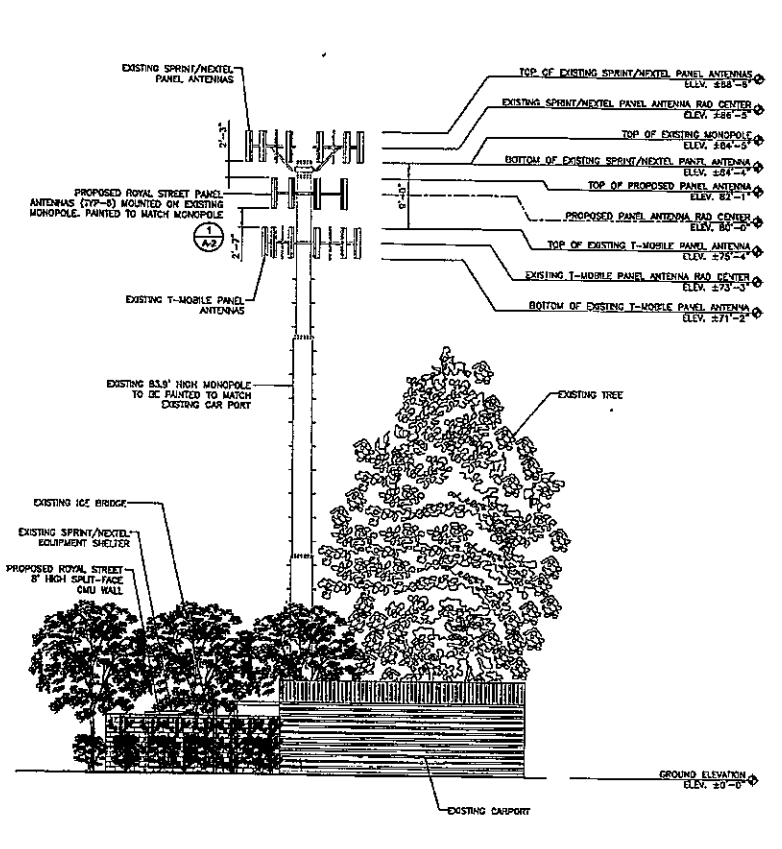
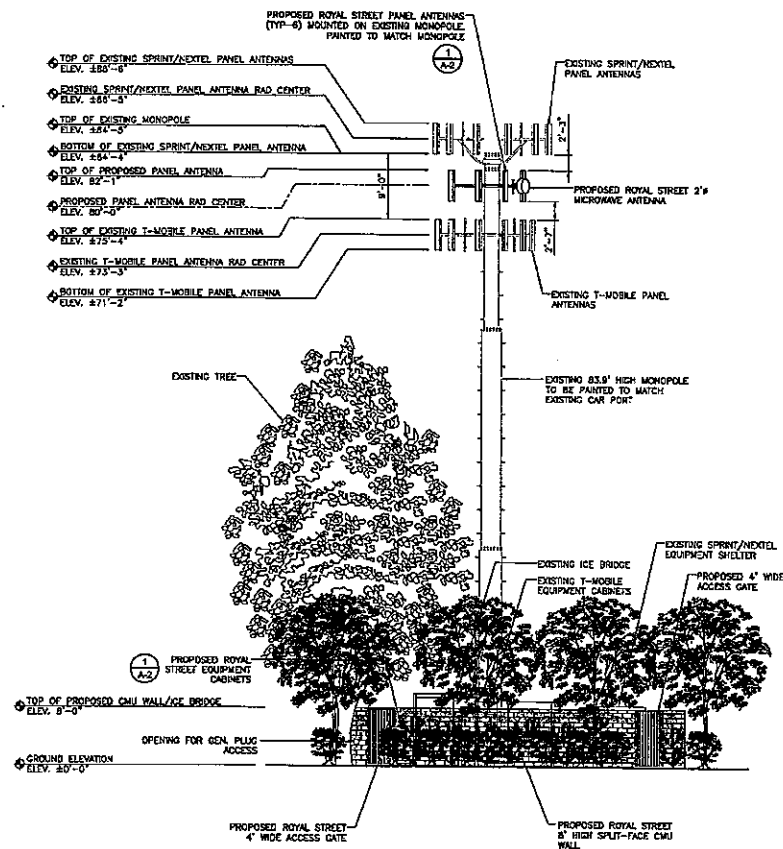
SCENER:

SHEET TITLE:
EQUIPMENT LAYOUT AND ANTENNA PLAN

SHEET NUMBER:
A-2

SCALE NOTE:

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



SOUTH ELEVATION

NORTH ELEVATION

Royal Street Communications California, LLC
2913 EL CAMINO REAL, #501
TUSTIN, CA 92782

PROJECT INFORMATION:
LA-5320A
WOOD RD
CROWN COLLO - 879850
16208 WOOD RD
RIVERSIDE, CA 92508

CURRENT ISSUE DATE:
09/28/10

ISSUED FOR:
100% ZONING DRAWING

| REV. | DATE | DESCRIPTION | BY |
|------|----------|---|----|
| A | 05/17/10 | BOX ZONING DRAWING | CC |
| 0 | 05/25/10 | TROOP ZONING DRAWING | CC |
| 1 | 09/28/10 | REVISED ENCLOSURE TO CMU WALL AND ADDED LANDSCAPING AND IRRIGATION PLAN | MI |

PLANS PREPARED BY:
PDC
13225 DANGLSON ST., SUITE 200
POWAY, CA 92064
TEL: (956) 668-2828
FAX: (956) 668-2827

CONSULTANT:
DRAWN BY: CC **CHK.:** DL **APV.:** SAS

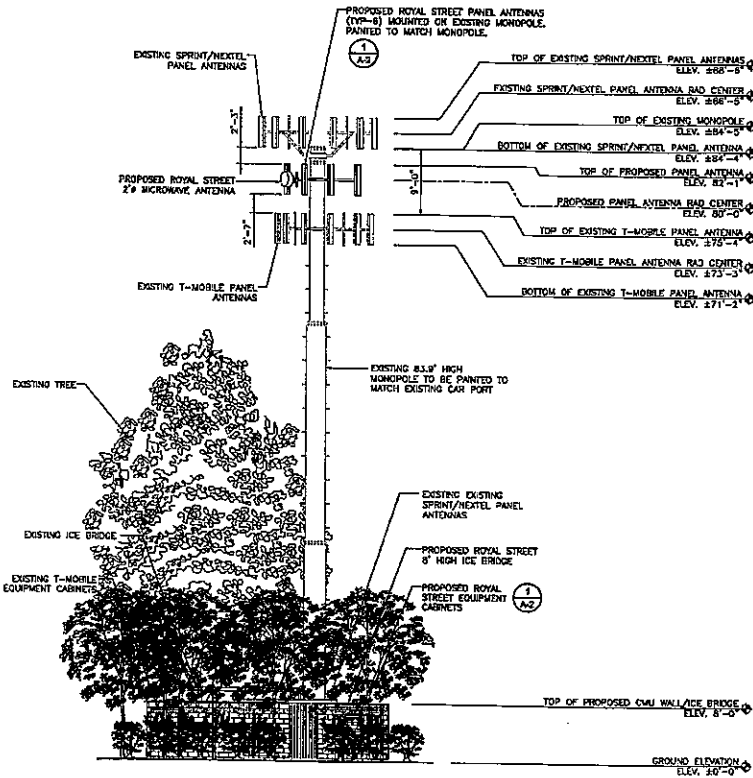
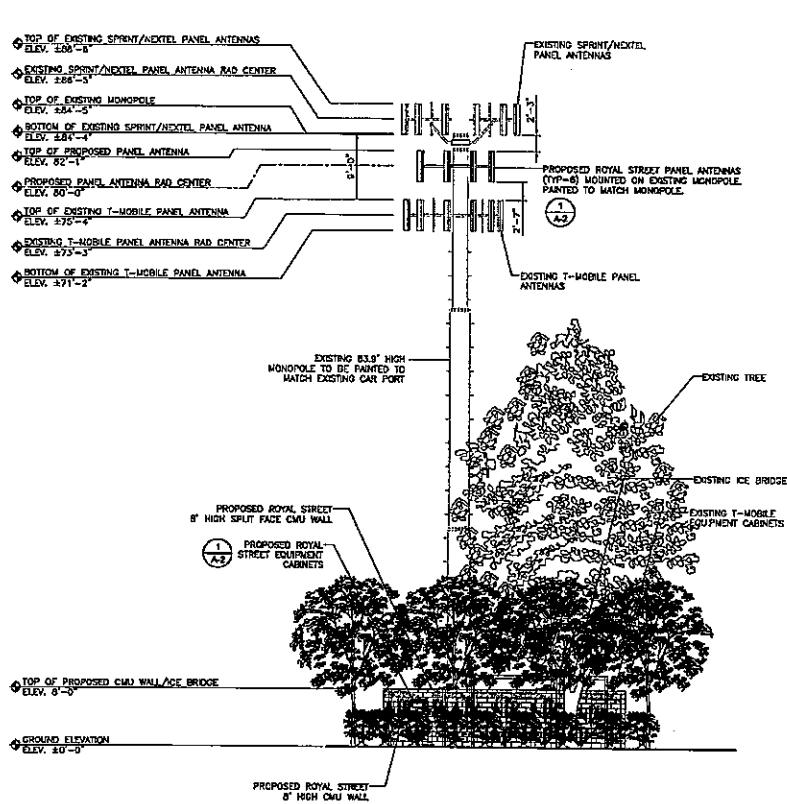
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SHEET TITLE:
ELEVATIONS

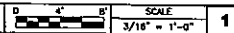
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A-3

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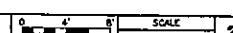
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



WEST ELEVATION



EAST ELEVATION



Royal Street Communications California, LLC
2913 EL CAMINO REAL, #561
TUSTIN, CA 92782

PROJECT INFORMATION:
LA-5320A
WOOD RD
CROWN COLLO - 879850
15208 WOOD RD
RIVERSIDE, CA 92508

CURRENT ISSUE DATE:
09/28/10

ISSUED FOR:

| REV. | DATE | DESCRIPTION | BY |
|------|----------|---|----|
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| 0 | 05/25/10 | 100% ZONING DRAWING | CC |
| 1 | 09/28/10 | REVISED ENCLOSURE TO CMU WALL AND ADDED LANDSCAPING AND IRRIGATION PLAN | MI |

PLANS PREPARED BY:

PDC
13225 DANIELSON ST., SUITE 200
POWAY, CA 92064
TEL: (951) 688-2828
FAX: (951) 688-2827

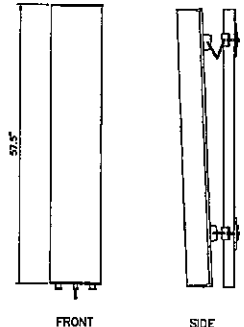
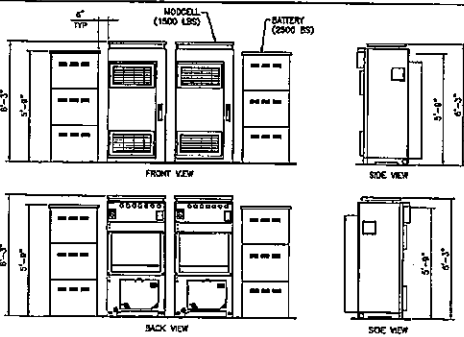
CONSULTANT:

DRAWN BY: CHK. APV.
CC DL SAS

LICENSER:

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4



| MODELL 4.0 SPECIFICATIONS | BATTERY CABINET SPECIFICATIONS |
|---|--|
| CABINET DIMENSIONS: | CABINET DIMENSIONS: |
| HEIGHT: 28 IN. (712 mm) | HEIGHT: 20 IN. (508 mm) |
| WIDTH: 23.4 IN. (595 mm) | WIDTH: 31 IN. (787 mm) |
| DEPTH: 40 IN. (1016 mm) | DEPTH: 30 IN. (762 mm) |
| APPROXIMATE WEIGHTS: | APPROXIMATE WEIGHT: |
| 131 lbs. (FS INSTALLED) | 428 lbs. (EMPTY) |
| CABINET OPERATING TEMPERATURE RANGE: | 2500 lbs. FULL BATT. LOAD (10 STRINGS) |
| -40C TO 46C - STANDARD MODEL | 2820 lbs. MAX WEIGHT W/ FULL BATT. LOAD (10 STRINGS) |
| -40C TO 32C - HIGH TEMP MODEL | CABINET OPERATING TEMPERATURE RANGE: |
| | -40C TO 46C |

MODEL # ANDREW HBX-3319DS-VTM
 FREQUENCY RANGE: 1710-1800 MHz
 1820-1850 MHz
 1920-2170 MHz

WEIGHT: 28 LBS
 STD. MOUNTING HARDWARE: E200039A-2
 COLOR: OFF WHITE

EQUIPMENT DETAIL

1

ANTENNA DETAIL

2

NOT USED

3

Royal Street Communications California, LLC

2913 EL CAMINO REAL, #301
 TUSTIN, CA 92782

PROJECT INFORMATION:

LA-5320A
WOOD RD
CROWN COLLO - 879850

15208 WOOD RD
 RIVERSIDE, CA 92508

CURRENT ISSUE DATE:

09/28/10

ISSUED FOR:

100% ZONING DRAWING

REV. DATE DESCRIPTION BY

| | | | |
|---|----------|---|----|
| A | 05/17/10 | 80% ZONING DRAWING | CC |
| D | 05/25/10 | 100% ZONING DRAWING | CC |
| 1 | 09/28/10 | REVISED ENCLOSURE TO CMU WALL AND REDES LANDSCAPING AND IRRIGATION PLAN | MI |

PLANS PREPARED BY:

PDC

13225 DANIELSON ST., SUITE 200
 POWAY, CA 92064
 TEL: (658) 669-2838
 FAX: (658) 669-2827

CONSULTANT:

DRAWN BY: _____ CHK: _____ APV: _____
 CC DL SAS

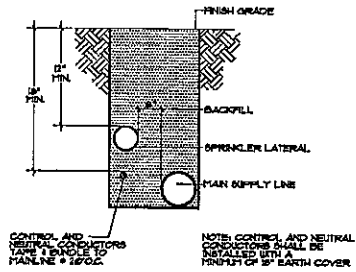
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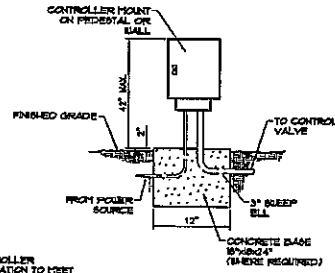
DETAILS

SHEET NUMBER:

A-5

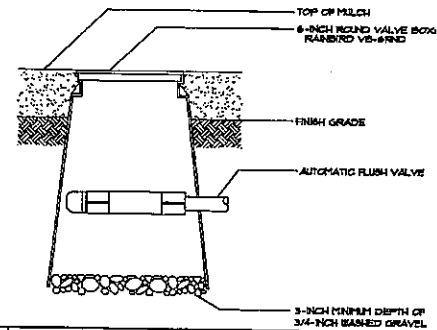


C TYPICAL IRRIGATION TRENCH DETAIL

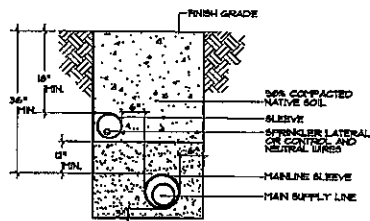


* CONTROLLER INSTALLATION TO MEET ALL LOCAL CODES

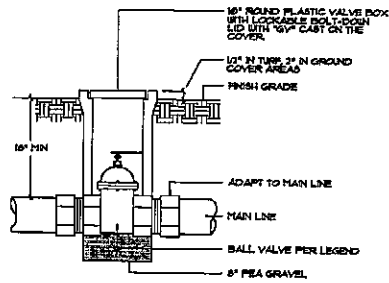
D TYPICAL CONTROLLER DETAIL



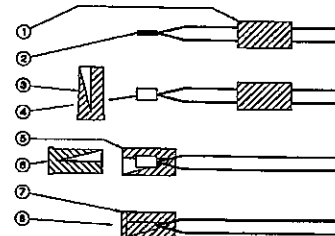
E LATERAL FLUSH VALVE



F SLEEVING



G BALL VALVE



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

H WIRE CONNECTION

Royal Street Communications California, LLC
2813 EL CAMINO REAL #541
TUSTIN, CA 92782

PROJECT INFORMATION:

LA-5320A
WOOD RD
CROWN COLLO - 878682
15209 WOOD RD
RIVERSIDE, CA 92508

CURRENT ISSUE DATE:

09/23/10

ISSUED FOR:

100% ZONING DRAWING

| REV. DATE | DESCRIPTION | BY |
|------------|--------------------------------|----|
| A 05/17/10 | 100% ZONING DRAWING | CC |
| 0 05/25/10 | 100% ZONING DRAWING | CC |
| 1 09/23/10 | REVISED ENCLOSURE TO CITY WALL | MI |
| 2 09/29/10 | LANDSCAPE PLAN SUBMITTAL | JE |

PLANS PREPARED BY:

PDC

13225 DANIELSON ST., SUITE 200
PO BOX 11, PERRY, CA 95864
TEL: (925) 966-2228
FAX: (925) 966-2227

CONSULTANTS:

21 BUSH CREEK APTS, INC.
ENGINEER
1000 WOOD AVENUE - 5
MILPITAS, CA 95035
TEL: (408) 942-1125

DRAWN BY: CHK, APV

CC DL SAS

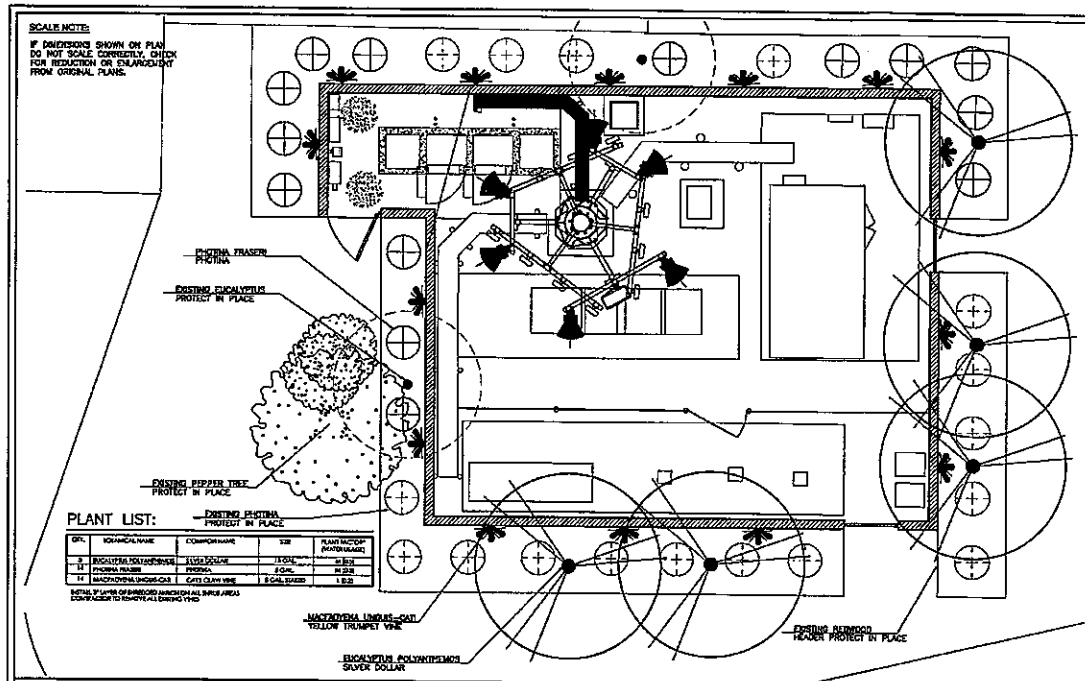
LICENSER:

SHEET TITLE:

IRRIGATION DETAILS

SHEET NUMBER:

L-2



SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

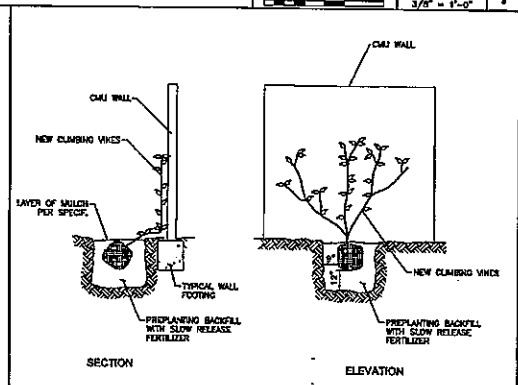
PLANT LIST:

| QTY | SCIENTIFIC NAME | COMMON NAME | SIZE | PLANT METHOD (PROPAGATION) |
|-----|------------------------|-------------|--------|----------------------------|
| 11 | MACADAMIA INTEGRIFOLIA | MACADAMIA | 10" DB | SEED |
| 11 | MACADAMIA INTEGRIFOLIA | MACADAMIA | 10" DB | SEED |
| 11 | MACADAMIA INTEGRIFOLIA | MACADAMIA | 10" DB | SEED |
| 11 | MACADAMIA INTEGRIFOLIA | MACADAMIA | 10" DB | SEED |
| 11 | MACADAMIA INTEGRIFOLIA | MACADAMIA | 10" DB | SEED |
| 11 | MACADAMIA INTEGRIFOLIA | MACADAMIA | 10" DB | SEED |
| 11 | MACADAMIA INTEGRIFOLIA | MACADAMIA | 10" DB | SEED |
| 11 | MACADAMIA INTEGRIFOLIA | MACADAMIA | 10" DB | SEED |
| 11 | MACADAMIA INTEGRIFOLIA | MACADAMIA | 10" DB | SEED |
| 11 | MACADAMIA INTEGRIFOLIA | MACADAMIA | 10" DB | SEED |

LANDSCAPE PLAN @ EQUIPMENT AREA

- SUBCONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWING BEFORE SUBMITTING A BID.
- SUBCONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.
- SUBCONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR THROUGHOUT THE TYPE OF WORK AND THE CONTRACT DOCUMENTS ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.
- SUBCONTRACTOR SHALL BE RESPONSIBLE FOR SECURING PERMITS WITH ALL UNDERGROUND UTILITIES, CHANGE AND REPLACEMENT OF SANITARY UNDERGROUND UTILITIES.
- SUBCONTRACTOR SHALL REMOVE ALL NECESSARY PERMITS AND LICENSES AND ASSURE THAT ALL WORK TO BE PERFORMED MEETS OR EXCEEDS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION BETWEEN LOWER TIER SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PERMITS, CONSENTS, REVIEWS, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
- ALL PROGRESS INSPECTIONS CALLED FOR IN THE GENERAL CONDITIONS OF APPROVAL OR INDIVIDUAL SUB-SPECIFICATIONS SHALL BE COMPLETED BEFORE PROCEEDING WORK IS STARTED. ANY WORK COVERED BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPEDITED FOR REVIEW AT THE SUBCONTRACTOR'S EXPENSE.

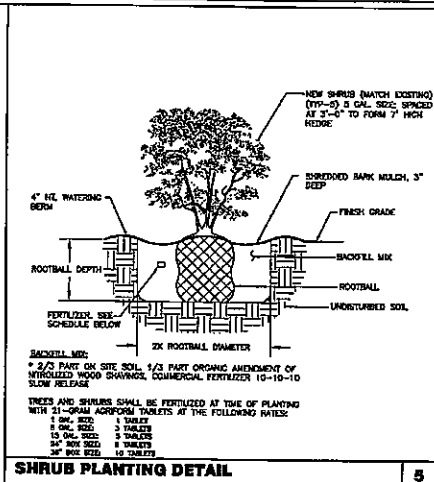
- THE SCOPE OF LANDSCAPE WORK BELIEVED ALL NECESSARY DEMOLITION AND CLEAN-UP, NEW PLANTINGS, GRADING, IRRIGATION SYSTEM AND ALL SITE RESTORATION DUE TO THE INSTALLATION OF COMMERCIAL EQUIPMENT AT THE LEASE AREA.
- RESTORE ALL ELEVATIONS, ROUGH AND FINE GRADING, SLOPE ANY FROM ALL STRUCTURES.
- EXISTING PLANT MATERIAL AT COMMERCIAL SITE SHALL BE REMOVED WITH DIRECTION OF POWER SPECIFICALLY NOTED ON PLAN.
- APPLY HERBICIDE PER MFG. RECOMMENDATIONS AT LEASE AREA OR AS NOTED.
- REMOVE WEEDS, GRASSES AND ROOTS (6" BELOW GROUND, FINE GRASS AND 1/2" BELOW ADJACENT PANELS REMOVE OFF SITE ALL DEBRIS.
- FOLLOWING PLANT INSTALLATION BEGIN A SCHEDULED ROUTING OF WEED AMENDMENT AT LEASE AREA.
- SOIL CONDITIONING PROGRAMS BY INTRODUCING 10-10-10 RELEASE FERTILIZER, (4) OIL YOL. OF METALLIZED WOOD SHAVINGS PER 1000 SQFT. AND 100 YOL. OF STYRENE PER 1000 SQFT.
- FOLLOWING PLANT INSTALLATION "TRUST" ALL PLANTED AREAS WITH WOOD SHAVINGS.
- MAINTENANCE BEGIN (90 DAY PERIOD OF SCHEDULED WEEKLY SITE VISITS TO PREVENT PLANTING, REPLACE IMMEDIATELY ALL DAMAGED, DEAD OR MISSING PLANTS.
- A FINAL INSPECTION AND APPROVAL BY OWNER AND LOCAL JURISDICTION SHALL OCCUR AT END OF 90 DAY MAINTENANCE.
- LONG TERM MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- CONTRACTOR SHALL VERIFY LOCAL JURISDICTIONS LANDSCAPE REGULATIONS AND DETAILS FOR LANDSCAPE INSTALLATION.



GENERAL NOTES

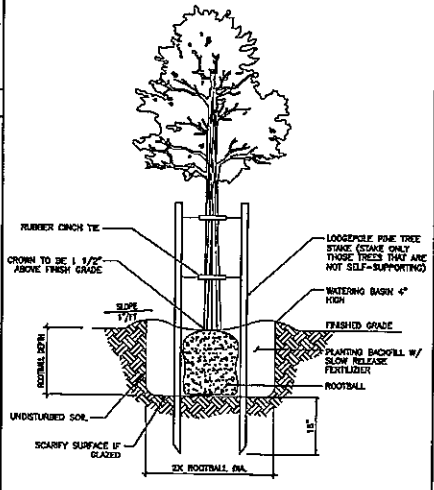
SITE SPECIFIC PLANTING NOTES

VINE PLANTING DETAIL



SHRUB PLANTING DETAIL

- BACKFILL MIX:**
 2/3 PART ON SITE SOIL 1/3 PART ORGANIC AMENDMENT OF METALLIZED WOOD SHAVINGS, COMMERICAL FERTILIZER 10-10-10 SLOW RELEASE
 1 GAL. SOIL 1 TABLET
 10 GAL. SOIL 3 TABLETS
 15 GAL. SOIL 3 TABLETS
 20" SOIL SOIL 4 TABLETS
 30" SOIL SOIL 10 TABLETS



TYPICAL TREE PLANTING DETAIL

Royal Street Communications California, LLC
 2813 E. GARDEN REAL, #561
 TUSTIN, CA 92780

PROJECT INFORMATION:
LA-5320A
WOOD RD
CROWN COLLO - 875850
 15208 WOOD RD
 RIVERSIDE, CA 92508

CURRENT ISSUE DATE:
 09/23/10

ISSUED FOR:
100% ZONING DRAWING

| REV. | DATE | DESCRIPTION | BY |
|------|----------|-------------------------------|----|
| A | 05/17/10 | ISSUE ZONING DRAWING | CC |
| B | 05/25/10 | 100% ZONING DRAWING | CC |
| 1 | 09/23/10 | REVISED ENCLOSURE TO CHU WALL | MI |
| 2 | 09/23/10 | LANDSCAPE PLAN SUBMITTAL | JE |

PLANS PREPARED BY:

PDC
 13225 DANIELSON ST., SUITE 200
 FORTYNA, CA 92604
 TEL: (951) 668-2825
 FAX: (951) 668-2827

CONSULTANT:
 THE DESIGN CONSULTING, INC.
 3000 W. 15TH AVE. #5
 WICKLIFFE, IL 60157-7819
 781-936-9200

DRAWN BY: CHK / APV
 CC DL SAS

LICENSER:

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
L-3

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42363
Project Case Type (s) and Number(s): Plot Plan No. 24594
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: Royal Street Communications
Applicant's Address: 2913 El Camino Real, #561, Tustin, CA 92782
Engineer's Name: Metro PCS
Engineer's Address: 2280 Market Street, #320, Riverside, CA 92501

I. PROJECT INFORMATION

A. Project Description: The plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas at 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area. The proposal includes painting, or cause to be painted, the existing monopole to a tan color (to match existing carport), replacing the existing chain-link fence surrounding the lease area with a split-face block wall to reduce noise, and upgrading the landscaping by planting five (5) additional eucalyptus trees that can reach up to 60'-75', shrubs, and vines around the lease area.

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

C. Total Project Area: 180 square feet on a 1.57 acre parcel

| | | | |
|--|----------------|-------------------------------|------------------------------------|
| Residential Acres: | Lots: 1 | 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: 180 square foot lease area | | | |

D. Assessor's Parcel No(s): 280-150-009

E. Street References: Northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 3 South, Range 4 West, Section 19

G. Brief description of the existing environmental setting of the project site and its surroundings: The site has an existing single family residence and a wireless telecommunication facility operating at the site. The site is surrounded by single family residences to the north, south, east and west.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) 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): Lake Mathews/Woodcrest

C. Foundation Component(s): Rural Community (RC)

D. Land Use Designation(s): Very Low Density Residential (VLDR)

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 Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, and west and the city of Riverside to the east.

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: Light Agriculture – 1 Acre Minimum (A-1-1)

J. **Proposed Zoning, if any:** Not Applicable

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Light Agriculture – 1 Acre Minimum (A-1-1) to the north, south, and west and the city of Riverside to the east.

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 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

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

August 16, 2010

Date

Damaris Abraham

For Carolyn Syms Luna, Director

Printed Name

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 type="checkbox"/> | <input checked="" 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 project site will not substantially damage scenic resources, including rock outcroppings and unique landmark features, or obstruct any prominent scenic vista. The site has an existing monopole operating at the site. There are two (2) sets of antennas located on the monopole. The impact of an additional set of antennas will have a less than significant impact on the view of the public.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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 type="checkbox"/> | <input checked="" 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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

a) According to GIS database, the project site is located 46.03 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?

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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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 surrounded by agriculturally zoned land (Light Agriculture). However, due to the small size and limited development of the project site, 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 Lake Mathews/Woodcrest 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

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

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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"/> |
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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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: GIS database, WRC-MSHCP and/or CV-MSHCP

Findings of Fact:

a) The project site has been fully developed for the existing telecommunications facility on site and is not anticipated to have biological impacts. The project will have less than significant impact.

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

b-c) The project site has been fully developed for the existing telecommunications facility on site and is not anticipated to have adverse effect on any endangered or threatened species. The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

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 proposed site has been previously disturbed for the use of the existing wireless telecommunications facility on site. And the project does not propose to alter or destroy a historic site or 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Source: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred from grading for the use of the wireless telecommunications 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.16) 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.15) 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?

Source: GIS database

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. In addition, the proposed site has been previously disturbed for the use of the existing wireless telecommunications facility on site. 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?

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

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

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, 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 General Plan Figure S-3 "Generalized Liquefaction", GIS Database

Findings of Fact:

a) According to GIS database, the project site is not located within an area subject to liquefaction. The project will have no impact.

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)

Findings of Fact:

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

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"

Findings of Fact:

a) The project site has been previously disturbed for the use of the existing wireless telecommunication facility on site. In addition, no further information is provided to suggest that the project would be located on unstable soil. 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"

Findings of Fact:

a) According to GIS, the project site is not located in an area susceptible to subsidence. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

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

Source: Project Application Materials

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

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?

Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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 collocation of antennas on an existing 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?

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) The proposed site has been previously disturbed for the use of the existing wireless telecommunication facility on site and is not located in the vicinity of a stream or lake. The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. The project will have no impact.

b) The proposed site has been previously disturbed for the use of the existing wireless telecommunication facility on site and is not likely to increase in water erosion either on or off site. The project will have less than significant impact.

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:

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

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 additional antennas on an existing monopole within a 180 square foot lease area. The installation of the additional antennas 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 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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

- a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project is located within one-quarter mile of an existing school. However, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project will have less than significant impact.
- e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

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 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 | <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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

people residing or working in the project area?

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

a-b) The project site is located within the March Air Reserve Base Airport Influence area. However, the project is for the installation of additional antennas on an existing monopole and will not require a review by the Airport Land Use Commission and will not result in an inconsistency with an Airport Master Plan. The project will have less than significant impact.

c-d) The project site is located within the March Air Reserve Base Airport Influence area. However, the project 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 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 which permits have been granted)?

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a) Due to the 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 considered less than significant.
- d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant
- e) The project site is not located within a 100 year flood zone. And no housing is proposed with this project. 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 will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.
- g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins,

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Changes in absorption rates or the rate and amount of surface runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Changes in the amount of surface water in any water body? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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," 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 project site is not located in a 100-year flood plain. The proposed project proposes less than 180 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 site is not located in a 100-year flood plain. 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.

d) The project site is not located in a 100-year flood plain. 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.

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

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?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) in the Lake Mathews/Woodcrest 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 located within the city of Riverside sphere of influence. However, the proposed site has been fully developed for the wireless telecommunication facility on site and is not anticipated to affect land use within a city sphere of influence and/or within adjacent city or county boundaries. Therefore, the impact is considered less than significant.

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?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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

Findings of Fact:

a-b) The project will be consistent with the site's existing zoning of Light Agriculture – 1 Acre Minimum (A-1-1). The project is surrounded by properties which are zoned Light Agriculture – 1 Acre Minimum (A-1-1) to the north, south, and west and the city of Riverside to the east. The project will have no impact.

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

c) The site has an existing wireless telecommunication facility that has been designed as a monopole and this proposal will add additional antennas designed to blend in with the existing monopole. 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:

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

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

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 the March Air Reserve Base Airport Influence area. However, the project 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

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.

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

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: The 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 <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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? | <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 is a collocation of six (6) panel antennas at 82 feet high on an existing 88'-6" foot high monopole with four (4) equipment cabinets enclosed in a 180 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.

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.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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d) 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.

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

Source: Riverside County General Plan Safety Element

The project area is serviced by the Riverside County Fire Department. The project will not directly physically alter existing governmental facilities or result in the construction of new governmental facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 37. Sheriff Services | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: RCIP

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 38. Schools | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside Unified School District correspondence, GIS database

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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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 Riverside 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.

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: RCIP

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?

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

c) Is the project located within a Community Service

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <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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|--------------------------------|--|------------------------------|-----------|

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 collocation on an existing monopole and four equipment cabinets within a 180 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.

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?

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

Source: 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.

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.

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

Monitoring: No monitoring measures are required.

| | | | | |
|------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 44. Bike Trails | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

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

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

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

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

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 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?

b) Natural gas?

c) Communications systems?

d) Storm water drainage?

e) Street lighting?

f) Maintenance of public facilities, including roads?

g) Other governmental services?

Source: RCIP

Findings of Fact:

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

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?

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

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

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

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 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

PLOT PLAN: TRANSMITTED Case #: PP24594

Parcel: 280-150-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for Royal Street Communications to collocate six (6) panel antennas at 82'-1" high, along with one (1) microwave antenna, on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within the 180 square foot lease area. The project includes painting, cause to be painted, the existing monopole to a tan color (to match existing carport), replacing the existing chain-link fence surrounding the lease area with a split-face block wall to reduce noise, and upgrading the landscaping by planting five (5) additional eucalyptus trees that can reach up to 60'-75', shrubs, and vines around the lease area.

(MODIFIED PER DIRECTOR'S HEARING ON OCTOBER 4, 2010)

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 PP24594. 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. 24594 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24594, Exhibit A (Sheets 1-11), dated September 30, 2010.

(MODIFIED PER DIRECTOR'S HEARING ON OCTOBER 4, 2010)

PLOT PLAN:TRANSMITTED Case #: PP24594

Parcel: 280-150-009

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 4 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 5 USE - MAX HEIGHT RECOMMND

The proposed antenna array to be located on the existing monopole within the property shall not exceed a height of 82'-1".

10.PLANNING. 7 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

PLOT PLAN: TRANSMITTED Case #: PP24594

Parcel: 280-150-009

10. GENERAL CONDITIONS

10.PLANNING. 7 USE - FUTURE INTERFERENCE (cont.) RECOMMND

Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

10.PLANNING. 10 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN: 280-150-009 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 11 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 antenna array shall match the color of the existing monopole in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 13 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

PLOT PLAN:TRANSMITTED Case #: PP24594

Parcel: 280-150-009

10. GENERAL CONDITIONS

10.PLANNING. 14 USE - CAUSES FOR REVOCATION

RECOMMND

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

10.PLANNING. 15 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. 16 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

PLOT PLAN: TRANSMITTED Case #: PP24594

Parcel: 280-150-009

10. GENERAL CONDITIONS

10.PLANNING. 16 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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.

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.

10/05/10
14:14

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP24594

Parcel: 280-150-009

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.)

RECOMMND

Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

The collocation facility shall cease operation at the time the wireless telecommunication facility/base station expires and/or is no longer permitted to operate.

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.

PLOT PLAN:TRANSMITTED Case #: PP24594

Parcel: 280-150-009

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A (Sheets 1-11), dated September 30, 2010.

(MODIFIED PER DIRECTOR'S HEARING ON OCTOBER 4, 2010)

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

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

80.PLANNING. 3 USE - PROJECT IMPROVEMENTS RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to verify conformance with the all the improvements shown on APPROVED EXHIBITS of PP24594. Improvements include painting, or cause to be painted, the existing monopole to a tan color (to match existing carport), replacing the existing chain-link fence surrounding the lease area with a split-face block wall to reduce noise, and upgrading the landscaping by planting five (5) additional eucalyptus trees that can reach up to 60'-75', shrubs, and vines around the lease area.

(ADDED PER DIRECTOR'S HEARING ON OCTOBER 4, 2010)

80.PLANNING. 4 USE - LANDSCAPING BOND RECOMMND

A bond or other appropriate and sufficient security in amounts to be determined by the Director of Building and Safety to guarantee the installation and maintenance of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety and shall be in place for five (5) years after the issuance of building permits.

(ADDED PER DIRECTOR'S HEARING ON OCTOBER 4, 2010)

PLOT PLAN:TRANSMITTED Case #: PP24594

Parcel: 280-150-009

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 5 USE - SIGNAGE REQUIREMENT

RECOMMND

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

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

If a co-located facility (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.

90.PLANNING. 6 USE - PROJECT IMPROVEMENTS

RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP24594 have been met; specifically that the monopole has been painted tan color(to match the existing carport), a block wall has been constructed surrounding the lease area to reduce noise, and the landscaping around the lease area has been upgraded with the planting of five (5) additional eucalyptus trees, shrubs, and vines in accordance with the APPROVED EXHIBITS of PP24594.

10/05/10
14:14

Riverside County LMS
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90. PRIOR TO BLDG FINAL INSPECTION

90. PLANNING. 6 USE - PROJECT IMPROVEMENTS (cont.)

RECOMMND

(ADDED PER DIRECTOR'S HEARING ON OCTOBER 4, 2010)

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 16, 2010

TO:

Riv. Co. Information Tech. - John Sarkissian

PLOT PLAN NO. 24594 – This project is a proposal for Royal Street Communications to collocate six (6) panel antennas at 82’ high on an existing 90’ high monopole, one (1) GPS antenna, and four (4) equipment cabinets in a 180 square foot lease area surrounded by a chain link fence enclosure. – APN: 280-150-009.

Please provide all comments or clearance. Should you have any questions regarding this item, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at dabraham@rcplma.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.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> PLOT PLAN | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> VARIANCE |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 24594 DATE SUBMITTED: 6/9/2010

APPLICATION INFORMATION

Applicant's Name: Royal Street c/o Jeffrey Clarke E-Mail: jclarke@metropcs.com

Mailing Address: 2913 El Camino Real #561
Tustin Street 92782
City State ZIP

Daytime Phone No: (714) 730-3242 Fax No: (714) 730-3201

Engineer/Representative's Name: MetroPCS c/o John Beke E-Mail: jbeke@metropcs.com

Mailing Address: 2280 Market Street #320
Riverside Street 92501
City State ZIP

Daytime Phone No: (909) 896-0945 Fax No: (951) 684-1979

Property Owner's Name: Dale & Janet Jensen E-Mail: _____

Mailing Address: 15209 Wood Road
Riverside Street 92508
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

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.

John G. Beke

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.

Dale Jensen

PRINTED NAME OF PROPERTY OWNER(S)

see attached letter of authorization

SIGNATURE OF PROPERTY OWNER(S)

Janet Jensen

PRINTED NAME OF PROPERTY OWNER(S)

see attached letter of authorization

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): 280-150-009

Section: 19 Township: 3S Range: 4W

Approximate Gross Acreage: 1.57

General location (nearby or cross streets): North of Kross Road, South of Roberts Road, East of Dauchy Avenue, West of Wood Road.

Thomas Brothers map, edition year, page number, and coordinates: 2004 746 D-1

NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. 24594 – Intent to Adopt Negative Declaration – Applicant: Royal Street Communications – Engineer/Representative: Metro PCS - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd, more specifically 15209 Wood Road, Riverside, CA – 1.57 Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** This plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing. - APN: 280-150-009. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: September 20, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
1ST FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Damaris Abraham, at 951-955-5719 or e-mail dabraham@rcplma.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 negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 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:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. 24594 – Intent to Adopt Negative Declaration – Applicant: Royal Street Communications – Engineer/Representative: Metro PCS - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd, more specifically 15209 Wood Road, Riverside, CA – 1.57 Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** This plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high mono-pole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 100 square foot lease area surrounded by chain-link fencing. - APN: 280-150-009. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: September 20, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
1ST FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

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.

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Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/29/2010,

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

APN (s) or case numbers PP24594 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

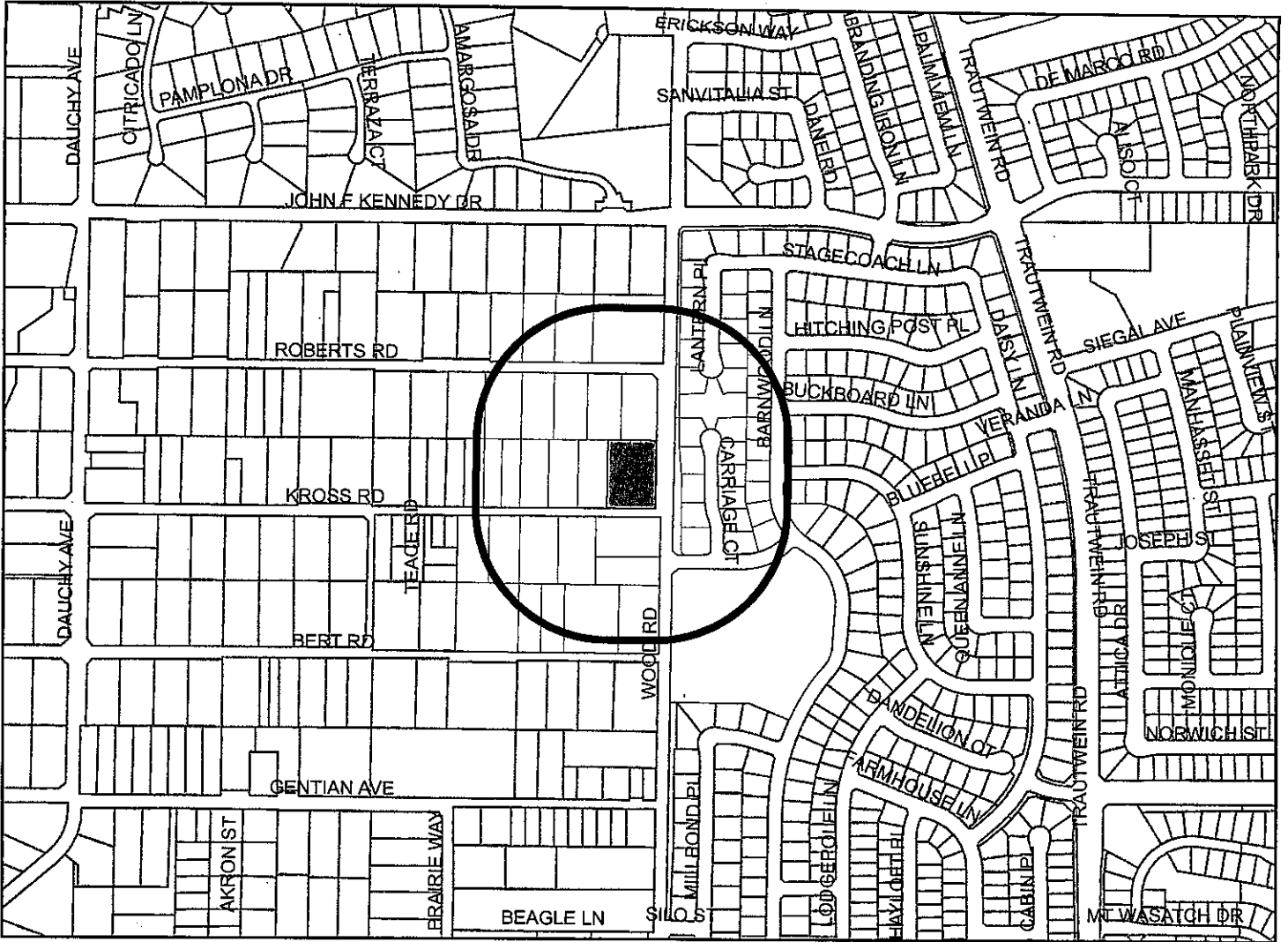
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

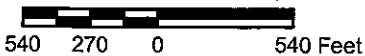
✓ 6/30/10 
EXPIRES: 12/30/10

600 feet buffer



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 280-170-017 | 280-150-004 | 280-170-013 | 284-350-018 | 284-350-022 | 284-323-005 | 284-350-007 | 280-150-009 | 284-323-004 | 284-305-006 |
| 280-150-005 | 284-350-023 | 284-350-025 | 280-170-016 | 280-150-010 | 284-350-014 | 280-170-019 | 280-130-009 | 284-303-002 | 284-303-005 |
| 284-303-001 | 284-350-008 | 284-350-006 | 284-350-012 | 280-130-011 | 280-170-010 | 280-170-018 | 280-170-011 | 280-150-013 | 284-350-017 |
| 284-350-024 | 284-350-011 | 284-350-016 | 284-303-008 | 280-170-014 | 280-150-012 | 280-170-015 | 280-150-008 | 280-150-011 | 284-350-019 |
| 280-170-009 | 284-350-009 | 284-303-006 | 284-350-015 | 284-302-012 | 284-350-020 | 284-350-013 | 284-303-007 | 284-350-010 | 284-350-001 |
| 284-303-004 | 280-170-012 | 280-150-003 | 280-150-014 | 284-305-005 | 280-130-010 | 284-140-006 | 280-130-012 | 284-350-021 | 284-303-003 |
| 284-302-011 | 280-150-007 | 280-150-006 | 280-150-015 | | | | | | |



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: 280170017, ASMT: 280170017
ALAN SCOTT FREILICH, ETAL
271 COTTONWOOD AVE
RIVERSIDE CA 92506

APN: 280150009, ASMT: 280150009
DALE R JENSEN, ETAL
15209 WOOD RD
RIVERSIDE CA. 92508

APN: 280150004, ASMT: 280150004
AMARJIT SINGH, ETAL
5385 BRAE BURN PL
BUENA PARK CA 90621

APN: 284323004, ASMT: 284323004
DAVID BRYDON, ETAL
8255 BARNWOOD LN
RIVERSIDE CA. 92508

APN: 280170013, ASMT: 280170013
CARL ZAMORA, ETAL
15257 WOOD RD
RIVERSIDE CA. 92508

APN: 284305006, ASMT: 284305006
DAVID H HUFF, ETAL
8336 BARNWOOD LN
RIVERSIDE CA. 92508

APN: 284350018, ASMT: 284350018
CESAR P JURILLA, ETAL
8336 CARRIAGE CT
RIVERSIDE CA. 92508

APN: 280150005, ASMT: 280150005
DAVID J ROGALIA, ETAL
18891 ROBERTS RD
RIVERSIDE CA. 92508

APN: 284350022, ASMT: 284350022
CHRISTINA HEIDER AKMAKJIAN
2225 DA VINCI AVE
RIVERSIDE CA 92506

APN: 284350023, ASMT: 284350023
DAVID M RAMIREZ, ETAL
8270 LANTERN PL
RIVERSIDE CA 92508

APN: 284323005, ASMT: 284323005
CHRISTOPHER C YANG, ETAL
8269 BARNWOOD LN
RIVERSIDE CA. 92508

APN: 284350025, ASMT: 284350025
DENNIS LEE WENSEL, ETAL
8242 LANTERN PL
RIVERSIDE CA. 92508

APN: 284350007, ASMT: 284350007
CHRISTOPHER GUTIERREZ, ETAL
8241 LANTERN PL
RIVERSIDE CA 92508

APN: 280170016, ASMT: 280170016
DIANNE GOETZ
1475 5TH ST
NORCO CA 92860

APN: 280150010, ASMT: 280150010
FREDDIE C DIAZ, ETAL
18924 KROSS RD
RIVERSIDE CA. 92508

APN: 284350008, ASMT: 284350008
GREGORY JON STOWE, ETAL
8255 LANTERN PL
RIVERSIDE CA 92508

APN: 284350014, ASMT: 284350014
GARY C MISKELL, ETAL
8317 CARRIAGE CT
RIVERSIDE CA. 92508

APN: 284350006, ASMT: 284350006
JEFFERY L GEROME, ETAL
8229 LANTERN PL
RIVERSIDE CA 92508

APN: 280170019, ASMT: 280170019
GARY D HIRDLER, ETAL
18810 BERT RD
RIVERSIDE CA. 92508

APN: 284350012, ASMT: 284350012
JERRY CHAVEZ, ETAL
8309 CARRIAGE CT
RIVERSIDE CA. 92508

APN: 280130009, ASMT: 280130009
GARY DAVID LEE, ETAL
7197 BROCKTON AVE
RIVERSIDE CA 92506

APN: 280130011, ASMT: 280130011
JIMMIE L TISON, ETAL
18840 ROBERTS RD
RIVERSIDE CA. 92508

APN: 284303002, ASMT: 284303002
GEORGE F GASTELUM, ETAL
8335 BARNWOOD LN
RIVERSIDE CA. 92508

APN: 280170010, ASMT: 280170010
JOEL BARTON MCGREGOR, ETAL
18813 KROSS RD
RIVERSIDE CA. 92508

APN: 284303005, ASMT: 284303005
GEORGE K PETERS, ETAL
8311 BARNWOOD LN
RIVERSIDE CA. 92508

APN: 280170011, ASMT: 280170011
JOHN PIO PICO, ETAL
18830 BERT RD
RIVERSIDE CA 92508

APN: 284303001, ASMT: 284303001
GEORGE L MCCARVER
8343 BARNWOOD LN
RIVERSIDE CA. 92508

APN: 280150013, ASMT: 280150013
JOHN W STEELE, ETAL
18812 KROSS RD
RIVERSIDE CA. 92508

APN: 284350017, ASMT: 284350017
JOSEPH J DURKIN, ETAL
8348 CARRIAGE CT
RIVERSIDE CA. 92508

APN: 280170015, ASMT: 280170015
LEO H CORTEZ, ETAL
15317 WOOD RD
RIVERSIDE CA. 92508

APN: 284350024, ASMT: 284350024
JOSH ROSEN
8256 LANTERN PL
RIVERSIDE CA 92508

APN: 280150008, ASMT: 280150008
LEONARD BAHLER, ETAL
18995 ROBERTS RD
RIVERSIDE CA. 92508

APN: 284350011, ASMT: 284350011
JULIE NELSON, ETAL
8301 CARRIAGE CT
RIVERSIDE CA. 92508

APN: 280150011, ASMT: 280150011
LEONARD E PICO, ETAL
18916 KROSS RD
RIVERSIDE CA. 92508

APN: 284350016, ASMT: 284350016
KEITH A BOUCHER, ETAL
8345 CARRIAGE CT
RIVERSIDE CA. 92508

APN: 284350019, ASMT: 284350019
LEONARD F BERZ, ETAL
8328 CARRIAGE CT
RIVERSIDE CA. 92508

APN: 284303008, ASMT: 284303008
KEN H SHIN, ETAL
8283 BARNWOOD LN
RIVERSIDE CA. 92508

APN: 280170009, ASMT: 280170009
LLOYD G ANDERSON, ETAL
18809 KROSS RD
RIVERSIDE CA. 92508

APN: 280170014, ASMT: 280170014
LACEY RISNER, ETAL
15295 WOOD RD
RIVERSIDE CA. 92508

APN: 284350009, ASMT: 284350009
LUCY AREVALO
8269 LANTERN PL
RIVERSIDE CA. 92508

APN: 280150012, ASMT: 280150012
LENINE K LAROCHE, ETAL
20726 VERTA ST
PERRIS CA 92570

APN: 284303006, ASMT: 284303006
MARIA CHINAKA
8301 BARNWOOD LN
RIVERSIDE CA. 92508

APN: 284350015, ASMT: 284350015
MARK S HESS, ETAL
8333 CARRIAGE CT
RIVERSIDE CA. 92508

APN: 280150014, ASMT: 280150014
RAUL M MUCINO, ETAL
18810 KROSS RD
RIVERSIDE CA. 92508

APN: 284302012, ASMT: 284302012
MICHAEL J CANNELL, ETAL
8302 SUNSHINE LN
RIVERSIDE CA. 92508

APN: 284305005, ASMT: 284305005
REGINALD LEONARD HAYNES, ETAL
8301 SUNSHINE LN
RIVERSIDE CA. 92508

APN: 284350020, ASMT: 284350020
MONROW A MABON, ETAL
8318 CARRIAGE CT
RIVERSIDE CA. 92508

APN: 280130010, ASMT: 280130010
REMEY LARSON, ETAL
18860 ROBERTS RD
RIVERSIDE CA. 92508

APN: 284350001, ASMT: 284350001
ORANGECREST COUNTRY COMMUNITY ASSN
C/O ACTION PROP MGMT
29 TECHNOLOGY DR STE B100
IRVINE CA 92618

APN: 284140006, ASMT: 284140006
RIVERSIDE UNIFIED SCHOOL DIST. REFUGEE CENTER
C/O JANET DIXON
3070 WASHINGTON ST
RIVERSIDE CA 92504

APN: 284303004, ASMT: 284303004
PAUL D CHEW, ETAL
8319 BARNWOOD LN
RIVERSIDE CA. 92508

APN: 280130012, ASMT: 280130012
SADOTT BARRERA
18822 ROBERTS RD
RIVERSIDE CA. 92508

APN: 280170012, ASMT: 280170012
PHILIP A MEDINA, ETAL
18935 KROSS RD
RIVERSIDE CA. 92508

APN: 284350021, ASMT: 284350021
SCOTT ROBERT BARLOW
2287 SWIFT FOX CT
SIMI VALLEY CA 93065

APN: 280150003, ASMT: 280150003
RAMIRO D RUIZ, ETAL
18815 ROBERTS RD
RIVERSIDE CA. 92508

APN: 284303003, ASMT: 284303003
SHAHROKH AZEDI, ETAL
8327 BARNWOOD LN
RIVERSIDE CA. 92508



APN: 284302011, ASMT: 284302011
STEVEN E MCDONNOLD, ETAL
19147 BUCKBOARD LN
RIVERSIDE CA. 92508

APN: 280150007, ASMT: 280150007
TERRYLEE MILAM, ETAL
18949 ROBERTS RD
RIVERSIDE CA. 92508

APN: 280150006, ASMT: 280150006
L VIRGINIA CAMPBELL
18921 ROBERTS RD
RIVERSIDE CA. 92508

APN: 280150015, ASMT: 280150015
WILLIAM ANTHONY RUFF, ETAL
18808 KROSS RD
RIVERSIDE CA. 92508

28015001

28015002

DW

28015003

AL

Easy Peel Labels
Use Avery® Template 5160®

Feed Paper **PP24594 8 7/16** Send along line to expose Pop-Up Edge™



Applicant:
Royal Street/Jeffery Clarke
2913 Camino Real Ste. 561
Tustin, CA 92782

Eng-Rep:
Metro PCS/John Beke
2280 Market St., Ste. 320
Riverside, CA 92501

Owner:
Dale R. Jensen
15209 Wood Rd.
Riverside, CA 92508

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 24594

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Urban Regional Planner III Date: August 16, 2010

Applicant/Project Sponsor: Royal Street Communications Date Submitted: March 29, 2010

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42363 ZCFG5726 \$2,074.25
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1008622

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: ROYAL STREET/ JEFFERY CLARKE \$2,074.25
paid by: RC 596855
CFG FOR EA42363
paid towards: CFG05726 CALIF FISH & GAME - NEG DECL
at parcel: 15209 WOOD RD RIV
appl type: CFG1

By _____ Aug 04, 2010 09:26
AKAMPER posting date Aug 04, 2010

| Account Code | Description | Amount |
|--------------------|-------------------------|------------|
| 658353120100208100 | CF&G TRUST | \$2,010.25 |
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$64.00 |

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502-1409

This is to notify you that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

If you wish to comment on this application, please submit written comments to the Planning Department at the above address no later than 5:00 P.M. on July 19, 2010. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

Plot Plan No. 24594, is an application submitted by Royal Street Communications, LLC for property located in the Woodcrest Zoning District, Lake Mathews/Woodcrest Area Plan, First Supervisorial District, and more generally located northerly of Kross Road, southerly of Roberts Road, and westerly of Wood Rd; and pursuant to Ordinance No. 348, Riverside County Land Use Ordinance, proposes to add six (6) panel antennas at 82 feet high along with one (1) microwave antenna on an existing 90' monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing.

For further information regarding this project, please contact Damaris Abraham, Urban Regional Planner at (951) 955-5719 or e-mail dabraham@rcplma.org. 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. If you have any comments to submit or wish to request a public hearing, please complete and return the bottom portion sheet to this office by the above-mentioned date.

.....
Plot Plan No. 24594, (DA)

- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*
- I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

The current tower is an eyesore and should be
moved NOT expanded.

I understand that I will be notified of the time and date if public hearing is requested.

Keith Boucher
PRINTED NAME
8345 Carriage Court
PRINT STREET ADDRESS

Keith Boucher
SIGNATURE
Riverside, CA 92508
PRINT CITY/STATE/ZIP

Plot Plan No. 24594, (DA)

- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. (Please attach comments on separate sheet).
- I am requesting that a public hearing be held on this case for the following reasons (Comments may be on separate sheet):

Health issues, noise, unsightly, school nearby & health issues

I understand that I will be notified of the time and date if public hearing is requested.

Leonard + Noma BATTLE
PRINTED NAME

Noma O Balla
SIGNATURE

18995 Roberts Rd
PRINT STREET ADDRESS

Riverside, CA 92508
PRINT CITY/STATE/ZIP

Resident - 37 years at this address

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502-1409

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Plot Plan No. 24594, (DA)

I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. (Please attach comments on separate sheet).

I am requesting that a public hearing be held on this case for the following reasons (Comments may be on separate sheet):

The number one and most important reason is the Health Risk to my family. 2, Adversely affect our Property Value. 3, Noise Produced by the Motors (it's constantly humming). 4. It's a huge unsightly eye sore, and a nuisance. 5. School, My home Very Very close.

I understand that I will be notified of the time and date if public hearing is requested.

200

Gary Miskell

PRINTED NAME

8317 Carriage Ct.

PRINT STREET ADDRESS



SIGNATURE

Riverside, CA 92508

PRINT CITY/STATE/ZIP

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502-1409

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Plot Plan No. 24594, (DA)

I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*

I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

see attached dated 7-13-2010 Plot plan No 24594

I understand that I will be notified of the time and date if public hearing is requested.

RONALD E. RICHMOND
PRINTED NAME
15027 BROADEN LAVE
PRINT STREET ADDRESS

Ronald E. Richmond
SIGNATURE
RIVERSIDE CA 92508
PRINT CITY/STATE/ZIP

FAX 955-3157

From: Ronald Richmond
To: dabraham@rctlma.org
Cc: Compass
Date: 7/13/2010 10:27:24 PM
Subject: Plot Plan No. 24594

Dear Riverside County Planning Department:

% Damaris Abraham
Urban Regional Planner
951-955-5719

The following is a request for a public hearing concerning the construction of additional communication equipment proposed by Royal Street Communications at the location northerly of Kross Road, southerly of Roberts Road and westerly of Wood Road pursuant to Ordinance No. 348, Riverside County Land Use Ordinance.

As a resident of the area, 15027 Broaden Lane, a six panel antenna at 82 feet high and one microwave antenna on the existing 90 foot monopole is unacceptable. The already existing pole is out of place for the neighborhood and an eyesore. This is a residential area. Although this is a profit making adventure for the owner, it is a complete disregard for the neighborhood and neighbors.

In addition, I am especially concerned about the powerful microwave antenna and the possible harm it may cause to those living close by.

I am requesting that a public hearing be held on this case for the above reasons. I understand that I will be notified of the time and date of the public hearing.

Respectfully yours,

Drs. Ron and Karla Richmond
15027 Broaden Lane
Riverside, CA 92508
951-780-4805

Thank you for your consideration.

Ron Richmond D.P.A.
compass5@earthlink.net

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502-1409

This is to notify you that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

If you wish to comment on this application, please submit written comments to the Planning Department at the above address no later than 5:00 P.M. on July 19, 2010. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

Plot Plan No. 24594, is an application submitted by Royal Street Communications, LLC for property located in the Woodcrest Zoning District, Lake Mathews/Woodcrest Area Plan, First Supervisorial District, and more generally located northerly of Kross Road, southerly of Roberts Road, and westerly of Wood Rd; and pursuant to Ordinance No. 348, Riverside County Land Use Ordinance, proposes to add six (6) panel antennas at 82 feet high along with one (1) microwave antenna on an existing 90' monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing.

For further information regarding this project, please contact Damaris Abraham, Urban Regional Planner at (951) 955-5719 or e-mail dabraham@rctlma.org. 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. If you have any comments to submit or wish to request a public hearing, please complete and return the bottom portion sheet to this office by the above-mentioned date.

.....
Plot Plan No. 24594, (DA)

I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. (Please attach comments on separate sheet).

I am requesting that a public hearing be held on this case for the following reasons (Comments may be on separate sheet):

I OBJECT TO THIS PROJECT. IT'S NOISY,
UNATTRACTIVE, AND NOT SURE ABOUT THE
MICROWAVES AND THE PHYSICAL RESULTS.

I understand that I will be notified of the time and date if public hearing is requested.

LEONARD BERZ
PRINTED NAME
8328 CARRIAGE CT.
PRINT STREET ADDRESS

Leonard Berz
SIGNATURE
RIVERSIDE CA 92508
PRINT CITY/STATE/ZIP

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502-1409

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Plot Plan No. 24594, (DA)

- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*
- I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

I do NOT WANT THIS TO HAPPEN. IF LAKE MATHEWS WANTS THIS, THEY SHOULD CONSTRUCT THIS CLOSER TO THEIR AREA. I DO NOT WANT THE INCREASE RISK NEXT TO MY RESIDENCE.

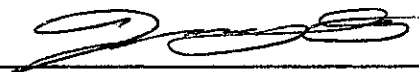
I understand that I will be notified of the time and date if public hearing is requested.

JERRY CHAVEZ

PRINTED NAME

8309 CARRIAGE CT

PRINT STREET ADDRESS



SIGNATURE

RIVERSIDE CA 92508

PRINT CITY/STATE/ZIP

To: Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502

From: Terry & Carol Milam
18949 Roberts Road
Riverside CA 92508
tmilam@pacbell.net

Re: Plot Plan No. 24594

Date: July 12, 2010


We request a public hearing to be held on this case for the following reasons:

1. This application will result in a decline in property value due the neighborhood looking like an industrial area instead of a rural area.
2. It will contribute to the unsightly view from our backyard and neighborhood.

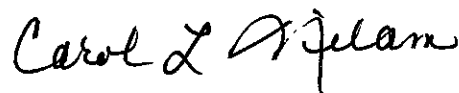
We still are amazed that the Riverside Planning Department allowed the monopole to be located in a residential neighborhood across the street from the City of Riverside boundary. When monopoles are built in other areas, they are disguised to blend in with the surrounding environment. This monopole is so tall it stands out from afar and destroys a beautiful view. When you walk by on Wood Road, there is noise emitted by the equipment. By allowing the company to add more items to the monopole, it will result in it looking more of an eyesore plus it will lead to future requests to add more items or monopoles! The only people who benefit from this are the homeowners who are leasing their property and the Royal Street Communications.

We feel that this is a necessary hearing so that homeowners in the area of this monopole can voice their objection and/or opinions to this equipment.

Thank You.



Terry L. Milam
Area Homeowner for 36 years.



Carol L. Milam
Area Homeowner for 36 years.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department

Carolyn Syms Luna · Director

Memorandum

DATE: September 20, 2010
TO: Riverside County Planning Director
FROM: Damaris Abraham, Urban Regional Planner
RE: **Agenda Item No. 4.1 (PP24594)**

Since the writing of the staff report, the attached letter of opposition with petitions was received.

SEP 13 2010

September 13, 2010

TO: Carolyn Sims Luna
Director of Planning, County of Riverside

CC: Bob Buster
Supervisor First District, County of Riverside

FROM: Woodcrest and Orangecrest Residents

SUBJECT: Objection with the County of Riverside's Planning Report to adopt a negative declaration on Plot Plan No 24594, to expand an existing wireless communication facility located at 15209 Wood Road, Woodcrest area of Riverside County

The enclosed petitions and photos summarize the concerns of residents regarding the expansion of an existing communications center, Plot Plan No. 24594, located in the Woodcrest Community of Riverside County at 15209 Wood Rd. A hearing is scheduled by the Planning Director on Monday, September 20, 2010. A small committee from the Woodcrest/Orangecrest area will attend this hearing.

The concerns are from both Riverside County and Riverside City residents.

This document was prepared by Woodcrest and Orangecrest community residents based upon interviews with residents with parcels who received notification from the Riverside County Planning Department of Plot Plan No. 24594.

For any additional information, please contact Terry /Carol Milam, 18949 Roberts Road, Riverside CA 92508, Phone (951) 780-8477 or Connie Pico, 18916 Kross Road, Riverside, Ca 92508, Phone (951) 780-3454.

Sincerely,

WOODCREST/ORANGECREST RESIDENTS

September 13, 2010

TO: Carolyn Sims Luna
Director of Planning, County of Riverside

CC: Bob Buster
Supervisor First District, County of Riverside

FROM: Woodcrest and Orangecrest Residents (see attached petitions)

SUBJECT: Objection with the County of Riverside's Planning Report to adopt a negative declaration on Plot Plan No 24594, to expand an existing wireless communication facility located at 15209 Wood Road, Woodcrest area of Riverside County

Background

In 1999, the Planning Department approved construction of a wireless communication's facility to include an 88 foot monopole tower and ground support equipment in a semi-rural area of Woodcrest. Today Woodcrest residents share the area surrounding the tower with the heavily populated area of Orangecrest, a City of Riverside community.

Petitions have been signed by 59 residents in the immediate area of the facility and expressed the following concerns:

1. **Health Concerns:** The tower emits radio frequency microwave radiation to transmit wireless signals. This non-thermal radiation is a concern of residents that it may result in current or future health issues. Since the tower has been built, an elementary school has been built less than one block away.
2. **Noise:** The ground equipment generates a humming noise clearly heard by residents near the tower, and equipment expansion would increase the level of noise.
3. **Aesthetics:** The current tower is so tall and loaded with equipment that it is a monstrosity. No attempt has been made to neither conceal nor blend the facility into the surrounding environment. Equipment cabinet colors were required to be earth tones and a eucalyptus tree screen was to be planted and maintained for the life of the project. None of these items were completed.
4. **Property Values:** The proposed expansion wireless facility has no positive impact for our neighborhood. In fact, they are only negative! The results of research show that prices of property decreased after a tower was built. With property values decreasing because of the economy, any other negative impact is tragic to owners.

Conclusion:

The above serious concerns do have a negative impact and does affect the area. We feel this should provide the necessary data to the County of Riverside. A facility of this size has no place in this Woodcrest/Orangecrest neighborhood. Residents request that the expansion be ceased and that existing problems be corrected in order to reduce the negative impact on our neighborhood

PETITION Roberts Road

"We, the undersigned, strongly oppose the installation of any additional antennas and ground equipment to the existing 88'6" monopole at 15209 Wood Rd. (Plot #24594), Riverside CA. We strongly oppose any further expansion on this site due to the following concerns: THE CLOSE PROXIMITY TO THE CHILDREN AT JOHN F. KENNEDY ELEMENTARY SCHOOL; HEALTH ISSUES; NOISE LEVELS; THE THREAT OF DECREASED PROPERTY VALUES; AND THE CHRONIC FAILURE OF ROYAL STREET COMMUNICATIONS TO PROPERLY MAINTAIN THE PROMISED LANDSCAPING OF THE LEASED SITE."

| PRINT NAME/SIGNATURE | ADDRESS | DATE |
|---|--|---------|
| Terry L. Milam <i>Terry L. Milam</i> | 18949 Roberts Road Riverside CA. 92508 | 9/5/10 |
| Virginia Campbell <i>Virginia Campbell</i> | 18921 Roberts Rd Riverside Ca 92508 | 9/5/10 |
| Penny L. Rogalia <i>Penny L. Rogalia</i> | 18891 Roberts Rd Riverside CA 92508 | 9/7/10 |
| Socorro Arellano Rafael DIAZ Antonio Arellano | 18815 Roberts Rd. RUSD, CA 92508 | 9/8/10 |
| Celina Navarro Antonio Navarro | 18800 Roberts Rd Riverside CA 92508 | 9/7/10 |
| Maria Zamora | 18822 Roberts Rd Riverside CA 92508 | 9/7/10 |
| NOMA BAHLER <i>Noma Bahler</i> | 18995 Roberts Rd, Riverside 92508 | 9/7/10 |
| JOHN LISA Boucher | Vacant Lot corner Roberts + Wood Road Roberts Rd. Riverside 92508 | 9/7/10 |
| Judy + Jim Tison <i>Judy + Jim Tison</i> | 18840 Roberts Rd Riv 92508 | 9-8-10 |
| ROMNEY FARRAR <i>Romney Farrar</i> | 18860 Roberts Rd Riv 92508 | 9/12/10 |
| CAROL L. MILAM <i>Carol L Milam</i> | 18949 Roberts Road Riverside CA 92508 | 9/11/10 |

PETITION Bert and Wood Road

"We, the undersigned, strongly oppose the installation of any additional antennas and ground equipment to the existing 88'6" monopole at 15209 Wood Rd. (Plot #24594), Riverside CA. We strongly oppose any further expansion on this site due to the following concerns: THE CLOSE PROXIMITY TO THE CHILDREN AT JOHN F. KENNEDY ELEMENTARY SCHOOL; HEALTH ISSUES; NOISE LEVELS; THE THREAT OF DECREASED PROPERTY VALUES; AND THE CHRONIC FAILURE OF ROYAL STREET COMMUNICATIONS TO PROPERLY MAINTAIN THE PROMISED LANDSCAPING OF THE LEASED SITE."

| PRINT NAME/SIGNATURE | ADDRESS | DATE |
|--|------------------------------------|-----------|
| John Pico <i>Trust of John Pico</i> | 18830 Bert Rd Riv Ca 92508 | 9-6-10 |
| Doiores Buonauro <i>Trust of John Pico</i> | 18830 Bert Rd Riv Ca 92508 | 9/6/10 |
| Leonard E. Pico <i>Trust of John Pico</i> | 18830 Bert Rd Riv Ca 92508 | 9-7-10 |
| Connie L Pico <i>Spouse</i> | 18830 Bert Rd Riv Ca 92508 | 9-7-10 |
| Deon Lien | 15091 Wood Rd Riverside Ca 92508 | 9/12/10 |
| Bobby Burgess | 15081 Wood rd. Riverside CA. 92508 | 9/12/2010 |
| Chie Foster | 15295 Wood Rd Riv. 92508 | 9/13/2010 |
| Lacy Wisner | 15295 WOOD RD RIV. 92508 | 9/13/10 |
| | | |
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| | | |

PETITION Kross Road

"We, the undersigned, strongly oppose the installation of any additional antennas and ground equipment to the existing 88'6" monopole at 15209 Wood Rd. (Plot #24594), Riverside CA. We strongly oppose any further expansion on this site due to the following concerns: THE CLOSE PROXIMITY TO THE CHILDREN AT JOHN F. KENNEDY ELEMENTARY SCHOOL; HEALTH ISSUES; NOISE LEVELS; THE THREAT OF DECREASED PROPERTY VALUES; AND THE CHRONIC FAILURE OF ROYAL STREET COMMUNICATIONS TO PROPERLY MAINTAIN THE PROMISED LANDSCAPING OF THE LEASED SITE."

| PRINT NAME/SIGNATURE | ADDRESS | DATE |
|---|--|----------|
| John Pico <i>John Pico</i> | owner's vacant lot across from 18916 Kross Road. | 9-6-10 |
| Dolores Buonauro <i>Dolores Buonauro</i> | " " " | |
| LEONARD E. PICO <i>Leonard E. Pico</i> | 18916 Kross Rd Riv Ca 92508 | 9-7-10 |
| <i>Connie Pico</i> | 18916 Kross Rd Riv Ca 92508 | 9-7-10 |
| <i>Magaly Laroché</i> | 18890 Kross Rd. Riv. CA 92508 | 9-7-10 |
| <i>Leon Laroché</i> | 18890 Kross Rd. Riv. CA 92508 | 9-7-2010 |
| CINDY Mc GREGOR <i>Cindy Mc Gregor</i> | 18813 Kross Riv CA 92508 | 9-7-2010 |
| <i>Rosalba F. Diaz</i> | 18924 Kross Rd - Riv - Ca 92508 | 9-7-2010 |
| <i>Freddie C. Diaz</i> | 18924 Kross rd - ca 92508 | 9-7-2010 |
| <i>Freddie C. Diaz</i> | | |
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PETITION Barnwood Lane

"We, the undersigned, strongly oppose the installation of any additional antennas and ground equipment to the existing 88'6" monopole at 15209 Wood Rd. (Plot #24594), Riverside CA. We strongly oppose any further expansion on this site due to the following concerns: THE CLOSE PROXIMITY TO THE CHILDREN AT JOHN F. KENNEDY ELEMENTARY SCHOOL; HEALTH ISSUES; NOISE LEVELS; THE THREAT OF DECREASED PROPERTY VALUES; AND THE CHRONIC FAILURE OF ROYAL STREET COMMUNICATIONS TO PROPERLY MAINTAIN THE PROMISED LANDSCAPING OF THE LEASED SITE."

| PRINT NAME/SIGNATURE | ADDRESS | DATE |
|--|---|---------|
| <i>David H.K. Huff</i> <i>David H.K. Huff</i> | 8336 Barnwood Lane Riverside, CA 92508 | 9/12/10 |
| <i>George & Silvia Gastelund</i> | 8335 Barnwood Lane Riverside, CA 92508 | 9/12/10 |
| <i>George McCarter & Yolanda McCarter</i> | 8343 Barnwood Lane | 9/12/10 |
| <i>Rhoda Azedi</i> | 8327 Barnwood Lane Riverside, CA 92508 | 9/12/10 |
| <i>PAUL CHEN</i> <i>Alba Chen</i> | 8319 BARNWOOD LN Riverside | 9/12/10 |
| <i>Rhonda Neugebauer</i> <i>Rhonda Neugebauer</i> | 8327 Barnwood Ln Riverside CA 92508 | 9-12-10 |
| <i>Maria P. Chinulka</i> <i>Maria P. Chinulka</i> | 8301 Barnwood Lane Riverside, CA 92508 | 9-12-10 |
| <i>David Byrbo</i> | 8255 BARNWOOD LN. Riverside, CA. 92508 | 9-12-10 |
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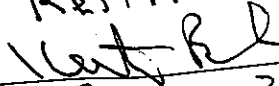



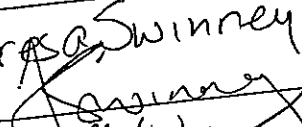
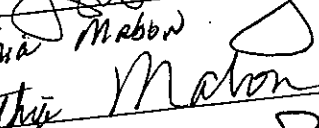

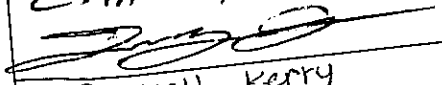
PETITION ⁴Lantern Place

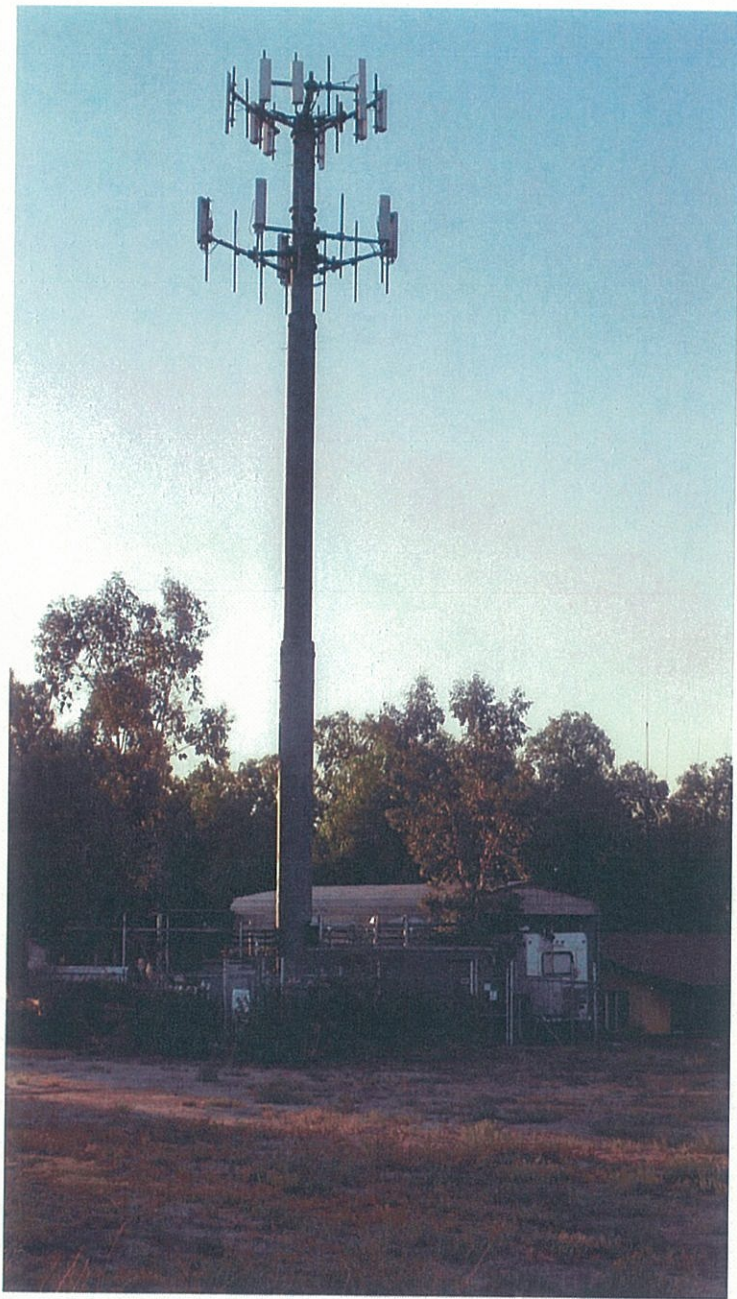
"We, the undersigned, strongly oppose the installation of any additional antennas and ground equipment to the existing 88'6" monopole at 15209 Wood Rd. (Plot #24594), Riverside CA. We strongly oppose any further expansion on this site due to the following concerns: THE CLOSE PROXIMITY TO THE CHILDREN AT JOHN F. KENNEDY ELEMENTARY SCHOOL; HEALTH ISSUES; NOISE LEVELS; THE THREAT OF DECREASED PROPERTY VALUES; AND THE CHRONIC FAILURE OF ROYAL STREET COMMUNICATIONS TO PROPERLY MAINTAIN THE PROMISED LANDSCAPING OF THE LEASED SITE."

| PRINT NAME/SIGNATURE | ADDRESS | DATE |
|--|---|---------|
| Barbara J. Stowe Barbara Stowe | 8255 Lantern Pl. Riverside | 9-11-10 |
| CHRIS GUTIERREZ | 8241 LANTERN PL, RN, 92508 | 9/11/10 |
| Tyler Jerome | 8229 lantern pl | 9/11/10 |
| Imelda Santana | 8215 Lantern Pl Riv CA ⁹²⁵⁰⁸ | 9/11/10 |
| Emie de Jore | 8214 LANTERN PL. Riv. CA 92508 | 9/11/10 |
| Tom Bayler | 8232 LANTERN PL. Riverside, CA ⁹²⁵⁰⁸ | 9/11/10 |
| Dennis Wenger Dennis Wenger | 8242 LANTERN PL Riv ⁹²⁵⁰⁸ | 9/11/10 |
| Lisa Ramirez | 8270 Lantern Pl. Riverside ⁹²⁵⁰⁸ | 9/11/10 |
| | | |
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PETITION Carriage Court

"We, the undersigned, strongly oppose the installation of any additional antennas and ground equipment to the existing 88'6" monopole at 15209 Wood Rd. (Plot #24594), Riverside CA. We strongly oppose any further expansion on this site due to the following concerns: THE CLOSE PROXIMITY TO THE CHILDREN AT JOHN F. KENNEDY ELEMENTARY SCHOOL; HEALTH ISSUES; NOISE LEVELS; THE THREAT OF DECREASED PROPERTY VALUES; AND THE CHRONIC FAILURE OF ROYAL STREET COMMUNICATIONS TO PROPERLY MAINTAIN THE PROMISED LANDSCAPING OF THE LEASED SITE."

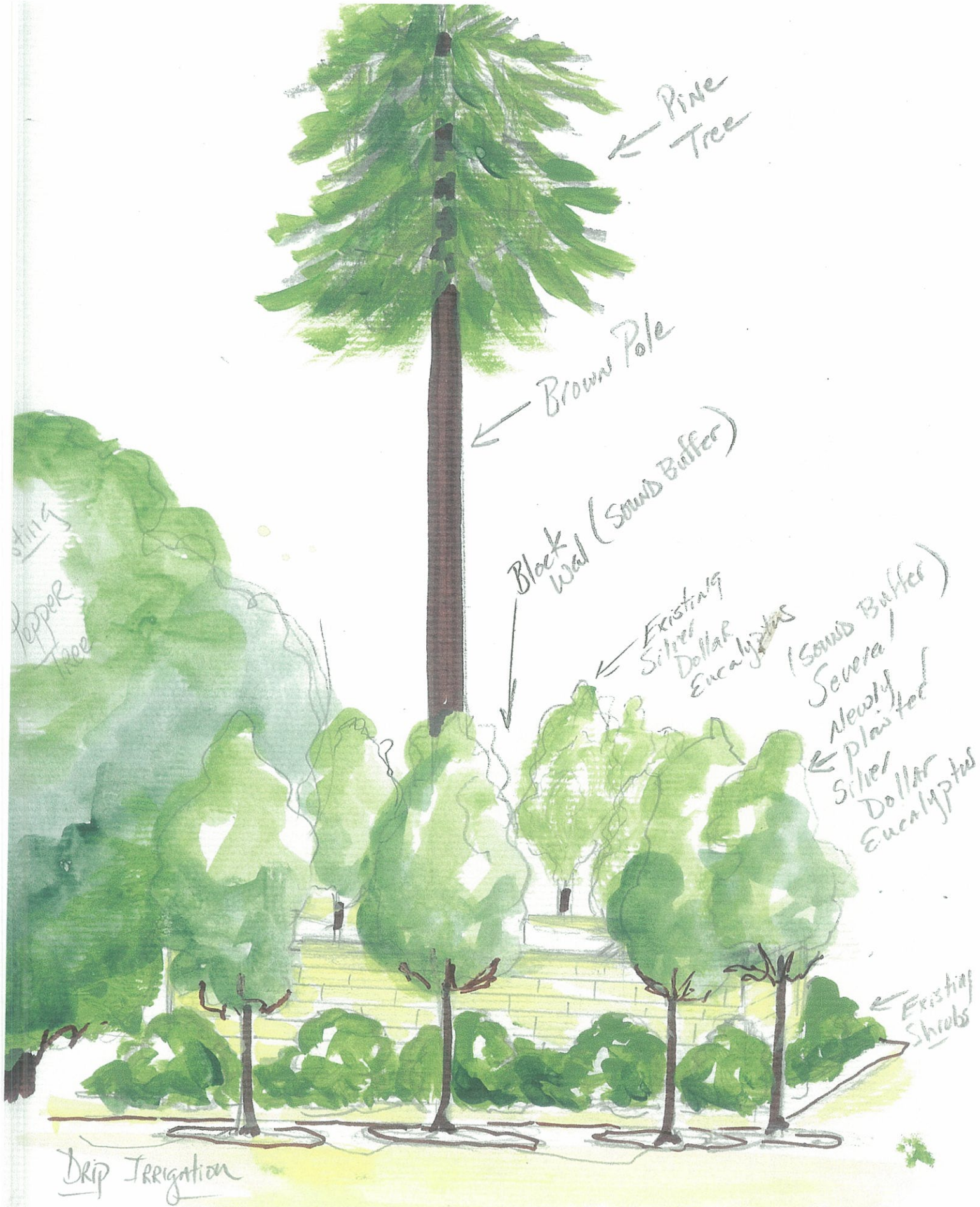
| PRINT NAME/SIGNATURE | ADDRESS | DATE |
|---|-------------------------------------|----------|
| Keith Boucher  | 8345 Carriage Ct Riverside CA 92508 | 9/7/2010 |
| Patricia Boucher  | 8345 Carriage Ct. Riverside 92508 | 9/7/10 |
| Lenny Berz 8328 Carriage Ct  | 8328 Carriage Ct Riv 92508 | 9/7/10 |
| Beth White  | 8302 Carriage Ct Riv 92508 | 9/7/10 |
| Theresa Swinney  | 8310 Carriage Ct. Riv 92508 | 9-10-11 |
| Cynthia Mabon  | 8318 Carriage Ct. Riv. 92508 | 9-10- |
| Joe Dorkin  | 8348 Carriage Ct. Riv 92508 | 9-11-1 |
| CHAVEZ, JERRY  | 8309 CARRIAGE CT | 9-12- |
| Miskell, Kerry Kerry Miskell | 8317 Carriage Ct | 9/12/11 |
| | | |
| | | |
| | | |











← Pine Tree

← Brown Pole

← Black Wall (Sound Buffer)

← Existing Silver Dollar Eucalyptus

(Sound Buffer) Severa / Newly planted

← Silver Dollar Eucalyptus

← Existing Shrubs

← Existing Pepper Tree

Drip Irrigation

NOTICE OF PUBLIC HEARING

Health

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. 24594 – Intent to Adopt Negative Declaration – Applicant: Royal Street Communications – Engineer/Representative: Metro PCS - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd, more specifically 15209 Wood Road, Riverside, CA – 1.57 Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** This plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing. - APN: 280-150-009. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: September 20, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
1ST FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

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 negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 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:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

Please Help STOP
the expansion of this

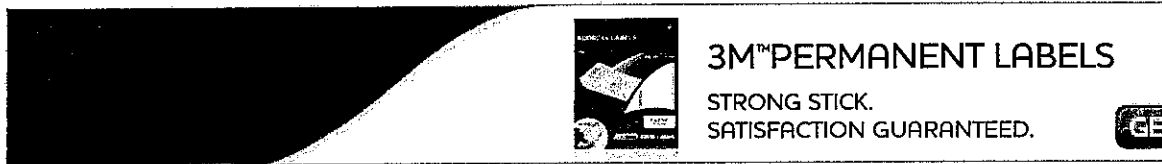
Contact us @

len_connie_lynn@yahoo.com
tmilam@pacbell.net

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The effect of distance to cell phone towers on house prices in Florida.

By Sandy Bond | Appraisal Journal - Fall, 2007

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ABSTRACT

This article outlines the results of a study carried out in Florida in 2004 regarding the effect that cell phone tower proximity has on residential property prices. The study involved an analysis of residential property sales transaction data. Both GIS and multiple regression analysis in a hedonic framework were used to determine the effect of linear distance of homes to towers on residential property prices. The results of the research show that prices of properties decreased by just over 2%, on average, after a tower was built. This effect generally diminished with distance from the tower and was almost negligible after about 656 feet.

The siting of cellular phone transmitting antennas, their base stations, and the towers that support them (towers) is a public concern due to fears of potential health hazards from the electromagnetic fields that these devices emit. Negative media attention to the potential health hazards has only fueled the perception of uncertainty over the health effects. Other regularly voiced concerns about the siting of these towers are the unsightliness of the structures and fear of lowered property values. However, the extent to which such attitudes are reflected in lower property values affected by tower proximity is controversial.

This article outlines the results of a cell phone tower study carried out in Florida in 2004 to show the effect that distance to a tower has on residential property prices. It follows on from several New Zealand (NZ) studies conducted in 2003. (1) The first of the NZ studies examined residents' perceptions toward living near towers, while the most recent NZ study adopted GIS to measure the impact that distance to a tower has on residential property prices using multiple

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regression analysis in a hedonic pricing framework. The study presented in this article was conducted to determine if homeowners in the United States make price adjustments that are similar to those of NZ homeowners when buying properties near towers, and hence, whether the results can be generally applied.

The article commences with a brief literature review of the previous NZ studies for the readers' convenience. The next section describes the research data and methodology used. The results are then discussed. The final section provides a summary and conclusion.

Literature Review

Property Value Effects

First, an opinion survey by Bond and Beamish (2) was used to investigate the current perceptions of residents towards living near towers in the case study city of Christchurch, New Zealand, and how this proximity might affect property values. Second, a study by Bond and Wang (3) that analyzed property sales transactions using multiple regression analysis was conducted to test the results of the initial opinion survey. It did this by measuring the impact of proximity to towers on residential property prices in four case study areas. The Bond and Xue (4) study refined the previous transaction-based study by including a more accurate variable to account for distance to a tower.

The city of Christchurch was selected as the case study area for all the NZ studies due to the large amount of media attention this area had received in recent years relating to the siting of towers. Two prominent court cases over the siting of towers were the main cause for this attention. (5) Dr. Neil Cherry, a prominent and vocal local professor, brought negative attention to towers by regularly publishing the possible health hazards relating to these structures. (6) This media attention had an impact on the results of the studies outlined next.

The Opinion Survey

The Bond and Beamish opinion survey study included residents in ten suburbs: five case study areas (within 100 feet of a cell phone tower) and five control areas (over 0.6 of a mile from a cell phone tower). Eighty questionnaires (7) were distributed in each of the ten suburbs in Christchurch (i.e., 800 surveys were delivered in total). An overall response rate of 46% was achieved.

The survey study results were mixed, with responses from residents ranging from having no concerns to being very concerned about proximity to a tower. In both the case study and control areas, the impact of proximity to towers on future property values is the issue of greatest concern for respondents. If purchasing or renting a property near a tower, over one-third (38%) of the control group respondents would reduce the price of their property by more than 20%. The perceptions of the case study respondents were less negative, with one-third of them saying they would reduce price by only 1%-9%, and 24% would reduce price by between 10% and 19%.

Transaction-Based Market Study

The Bond and Wang market transaction-based regression study included 4283 property sales, in four suburbs, that occurred between 1986 and 2002 (approximately 1000 sales per suburb). The sales data from before a tower was built was compared to sales data after a tower had been built to determine any variance in price, after accounting for all the relevant independent variables.

Interestingly, the effect of a tower on price (a decrease of between 20.7% and 21%) was very similar in the two suburbs where the towers were built in 2000, after the negative media publicity given to towers following the two legal cases outlined above. In the other two suburbs, the results indicated a tower was either insignificant or increased prices by around 12%, where the towers had been built in 1994, prior to the media publicity.

The main limitation affecting this study was that there was no accurate proximity measure included in the model. A subsequent study was performed using GIS analysis to determine the impact that distance to a tower has on residential property prices. The results from that study are outlined next.

Proximity Impact Study

The Bond and Xue study conducted in 2004 involved analysis of the residential transaction data using the same hedonic framework as the previous Bond and Wang study. It also included the same data as the previous study, but added six suburbs to give a total of ten suburbs: five suburbs with towers located in them and five control suburbs without towers. In addition, the geographical (x, y) coordinates that relate to each property's absolute location were included. A total of 9,514 geocoded property sales were used (approximately 1000 sales per suburb).

In terms of the effect that proximity to a tower has on price the overall results indicate that this is statistically significant and negative. Generally, the closer a property is to the tower, the greater the decrease in price. The effect of proximity to a tower reduces price by 15% on average. This effect is reduced with distance from the tower and is negligible after 1000 feet.

The study reported here, outlined next, adds to the growing body of evidence and knowledge from around the world on property value effects from cell phone towers.

Florida Market Study

The Data

Part of the selection process was to find case study areas where a tower had been built that had a sufficient number of property sales to provide statistically reliable and valid results. Sales were required both before and after the tower was built to study the effect of the existence the tower had on the surrounding property's sale prices.

Case study areas were selected using both GIS maps that showed the location of cellular phone towers, and sale price and descriptive data about each property located in Orange County. The maps and sales data were obtained from the Florida Geographic Data Library (FGDL). (8)

Approximately 60% of the towers located in Orange County were constructed between the years 1990 and 2000. Additionally, frequency distributions of properties sold during that period indicate that twenty of the towers have the greatest potential for impact on the price of residential properties, based on the greatest number of residential properties close to each tower. These twenty towers were selected to construct a data set for the study.

Parcel data recorded in the FGDL was collected from the Office of the Property Appraiser for Orange County, Florida. (9) Residential properties that sold between 1990 and 2000 (the years the towers were constructed) and that are closest to the twenty towers were selected. Areas close to Interstate 4 and limited access roads were avoided to ensure sale prices (i.e., home buyers' choices) were not affected by highway access or traffic noise variables. Similarly, properties south of Colonial Drive were avoided due to the lower socioeconomic nature of that location. The final areas were selected after site visits had been made to verify that each mapped tower existed, to confirm the location of the homes to the tower, and to ensure nonselected towers were not located near the homes that might impact on the study results. Overall, 5783 single-family, residential properties were selected from northeast Orange County (see the Location Map in the Appendix).


Variables


The study investigates the potential impact of proximity to a tower on the price of residential property, as indicated by the dependant variable SALE_PRICE. (10) The study controls for site and structural characteristics by assessing the impact of various independent variables. The independent data set was limited to those available in the data set and known to be related to property price, based on other well-tested models reported in the literature and from valuation theory. The independent variables selected include lot size in square feet (LOT), floor area of the dwelling in square feet (SQFT), age of the dwelling in years (AGE), the time of construction (AFTER_TWR), the closest distance of each home to the associated tower (DISTANCE), and the dwelling's absolute location is indicated by the Cartesian coordinates (XCOORD) and (YCOORD). (11)

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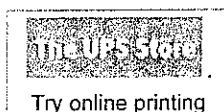
 Weekly Updates

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NOTE: All illustrations and photos have been removed from this article.

Marketplace



Cell Towers Are Dangerous. We Believe You Have the Right to Know.



Cell Towers

Millions love their cell phones, but are uninformed of their real dangers. [Learn the Truth @ DiscoverRealAnswers.com](http://DiscoverRealAnswers.com)

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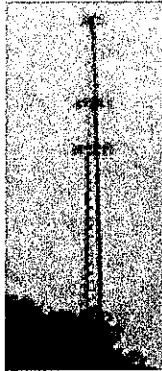
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Outside Radiation Sources are Making Millions Sick!

Cell Towers are Extremely Dangerous.

Unfortunately, whether you're a cell phone user or not you are under constant attack, being bombarded by radiofrequency microwave (RF/MW) radiation that's emitted into the environment from distant and nearby cell towers, other people's cell phones, other wireless devices, satellite, even radar. This non-thermal form of radiation is thought by many to be much more detrimental to human health than thermal radiation, which is used to cook microwave ovens.

The Human Body operates on electrical impulses and is electrically sensitive to outside influences. Radiofrequency microwave (RF/MW) radiation, which is used to transmit wireless signals and is emitted from cell towers, influences and interfere with the body's natural functioning. Dr. Henry Lai, leading researcher in this field and head of Washington University's bioengineering department states, "There is no question that radiofrequency radiation affects functions and living organisms."

Scientists and researchers have been studying the effects of RF/MW radiation long before cell phones or cell towers ever existed. As early as the late 1960s, studies have repeatedly shown that **even small doses**

- Open the Blood-Brain Barrier which allows dangerous toxins into the brain which can lead to headaches, increased intracranial pressure, irreversible brain damage.
- Heat the Head.
- Damage Brain Tissue.
- Disrupt Brain Activity.
- Alter Brain Waves.
- Distort Brain Chemistry.
- Damage DNA.
- Reverse Cell Membrane Polarity.

Since then, over 15,000 published scientific studies have shown that radiation exposure adversely affects people physically, mentally, and emotionally by disrupting the fundamental operation of the neurological, gastrointestinal, cardiovascular, reproductive, respiratory, and immune systems. Studies have also confirmed that cellular radiation exposure at the microwave level causes DNA damage, significantly increases cancer risk, and accelerates cancer growth. [For more information visit proven illnesses.](#)

The environment has never been as polluted as it is today with this harmful form of radiation. Cell towers are one of the primary contributors of the radiation being released into our environment. The competition between phone companies is fierce; hundreds of towers are being erected each day.

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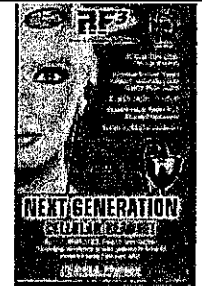
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RF/MW radiation is globally entering the brain and damaging sensitive areas while offering just the comfort and convenience of a wired headset. The Next Generation Earpiece Headset is also closer to your ear than a cell phone. Virtually Eliminates All Dangerous Cell Phone Radiation.

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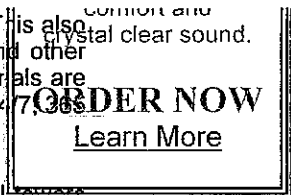
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keep up with the high demand for service and to eliminate dropped calls. This also means that the RF/MW radiation which is used to transmit cell phone and other wireless signals is constantly being emitted from these towers. These signals are exposing everyone within a five mile radius on a constant, uninterrupted, 24/7, 365 days a year operating schedule.



The invisible rays from the RF/MW radiation being emitted from these cell towers secretly invades the human body and is affecting the health and lives of numerous people without them even being aware of the source of their ailments. Western doctors are also uniformed of the disease which the rest of the world recognizes and has appropriately labeled Microwave Sickness. Since October 2002, more than one hundred German doctors have signed a document stating they've noticed a tremendous increase in patients with health concerns related to cell phone and chronic cell tower radiation exposure (Microwave Sickness).

Multiple studies worldwide have been conducted on people who work, reside, or attend school in close proximity of cell towers. Although adverse health effects have been observed in individuals living as far as five miles away from active cell towers, those who live, work, or attend school closest to the radiating towers experience the highest degree of exposure which corresponds to increased evidence of adverse health effects.

Students who attend schools where cell towers are placed nearby, have a significant slowing of reaction time, difficulty concentrating and learning, mood swings, and reduced memory.

Germany's Bavarian State Government funded a study on cell towers, their placement, and the effects of their emissions. They reported a significant drop in yield and "extraordinary behavior disorders" in dairy cattle shortly after nearby cell towers were erected and transmitting signals. Both abnormalities returned to normal after the cattle were relocated to an area away from the cell towers!

Close range exposure to microwaves from cell phone towers has evoked symptoms of Microwave Sickness in humans shortly after signal transmissions began. Radiation exposure is significantly increased with each additional panel, lobe, or cone that's attached to its mast. Sensitivity and response to the RF/MW radiation signals vary among individuals. Adverse health effects are cumulative and worsen over time with increased exposure; permanent, irreversible damage can take place in as little as 5 years.

Microwave Sickness is the universal term for those who become ill from radiofrequency microwave (RF/MW) radiation exposure from cell phones, cell towers, radar, satellite, other wireless devices, or a combination. Symptoms begin innocent enough and at first, usually with headaches and fatigue, which are easily attributed to stress. Unfortunately, it doesn't take long before these acute irritants turn into a debilitating, chronic illness. The only way to effectively relieve the symptoms of Microwave Sickness is to eliminate all sources of exposure and with active towers placed every few miles this can be extremely difficult to do...if not impossible. Since RF/MW radiation weakens the body's immune system, drugs may only help for a short time. Symptoms of Microwave Sickness are cumulative and intensify in effect and frequency with continued exposure.

Common Symptoms of Microwave Sickness resulting from RF/MW radiation exposure include:

- Fatigue
- Headache
- Anxiety
- Irritability
- Aggressive Behavior

- Attention Deficit; Concentration Difficulties
- Confusion
- Learning Difficulties
- Weakening of the Immune System
Making it more difficult to fight illness and disease on your own.
Reduces the effectiveness of prescription drugs.
- Depression
- Dizziness
- Decrease in Libido
- Short Term Memory Loss
- Slowed Reaction Time
- Reduction Physical Performance & Endurance
- Changes in Blood Pressure
- Calcium Ions Alterations
Calcium Ions cause the heart to contract.
- Melatonin Reduction
Melatonin regulates our wake/sleep cycle, our heart beat, and is our most powerful naturally produced anti-oxidant, a vital cancer-preventing hormone.

A reduction of melatonin...

- Disrupts sleep/wake cycle leading to significant sleep disturbance and insomnia.
- Kills cells.
- Damages DNA.
- Promotes premature aging.
- Causes neurological damage
- Provokes reproductive disorders
- Increases cancer risk
- Disrupts the normal functioning of vital organs such as the brain, heart, lungs, reproductive organs and the immune system.
- Since melatonin regulates the heart beat and calcium ions cause the heart to contract, interference of either function greatly increases the risk of heart disease and heart attack.
- Melatonin levels increase when exposure is eliminated.

- Increased Cancer Risk

- A significantly elevated risk of cancer and leukemia in those who live, work, or attend school within 1km of a cell tower.
- Studies completed in San Francisco, Australia, Hawaii, Italy, Great Britain, and the U.K., all confirm similar results.
- Exposure accelerates cancer growth.
- Childhood leukemia mortality rate is higher in a 5 mile radius of cell towers.
- Cancer risk declines with distance.

Unlike cell phones, which direct its harmful radiation straight into your ear canal and into your brain, cell tower emissions irradiate your entire body. The good news is that it's easier for your body as a whole to dissipate the radioactive energy, rather than having it focused at any one area. The bad news is that cell tower emissions are much more intense and as mentioned earlier, the constant bombardment of its microwaves has, and continues to, debilitate the health and livelihood of millions throughout the world.

And if the Permanent Damage
Resulting from Microwave Sickness and
the Acceleration of Cancer isn't Bad Enough,
Consider This...

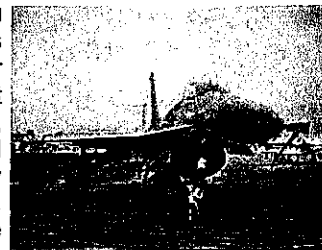
As a way to overcome any potential problems that may interrupt the steady and rapid erection of cell towers throughout the nation, the cellular industry established **The 1996 Telecommunications Act (Law)**. This act **limits the ability of local communities and residents to resist the placement of cell towers due to health concerns.**

Remember our government does not govern the cellular industry, they have been given the authority by our government to govern themselves. Therefore, if tower placement benefits the cell company, we don't have a leg to stand on, our concerns simply don't matter. Now what happened to freedom of speech? And if these towers weren't hazardous to our health, why would such a Law be necessary?

If Radiofrequency Microwave Radiation Isn't Harmful...
then why have the Japanese, the Russians,
and Now the Americans
Employed it in their Military Weapons?

*How Can Something Be Classified as A Weapon
if it's Not Harmful?*

Knowing that someone has the ability to cook you alive, change your behavior, or get you to do things you would otherwise never do, without your knowledge or consent is frightening. Realizing that it is also possible for someone to project sounds, voices, thoughts, and feelings into your head without your knowledge or awareness is seriously disturbing. This is no longer a futuristic possibility, these tactics are being used in warfare around the world today.



Radiofrequency microwave (RF/MW) radiation, like that which is used to transmit signals from cell towers to and from your cell phone are so powerful and destructive that they are being implemented into today's military weapons. By directing this non-thermal radiation at enemy troops the aggressor has the ability to easily impose confusion, headaches, fatigue, and anxiety. Inaudible, yet understood voice messages to promote behavior changes can also be projected into the minds of the enemy. This was even a consideration to be employed on sect leader David Koresh in Waco, TX to make him release his hostages.

Employing this type of military weapon would be debilitating to any enemy and certainly has the capability of driving them mad. The History Channel recently ran a segment about how the Japanese developed their "Death Ray" using radiofrequency microwaves in the 1950s. I was informed that the Russians used this technology in war time on the Afghanistan people to control their behavior. Remember no heating or discomfort is ever detected with RF/MW radiation, therefore victims are completely unaware of the danger they're faced with.

In 1985 CNN TV ran a special segment on Russian Electromagnetic Weapons. They discussed the awesome power and the unparalleled degree of destruction that can be achieved by directing RF/MW radiation at various targets. If the target is people...this energy could "cook" them to death as if they were in a microwave oven. Computers, communication devices, airplanes, missiles, and other electronic equipment can easily become disabled. This radiation, like that emitted from cell phones and aimed directly at your head with every use, also has the capability to produce explosions just as powerful and devastating as a nuclear explosion without the radioactivity!

Late 1994 the U.S. government began testing their HAARP project in Alaska. It is one of the most powerful radar system's in the world. Its capabilities include heating the ionosphere to change its altitude, by sending out electromagnetic signals and having them return to any part of the world they choose. The frequencies used are those which have been proven to affect the human nervous system and HAARP does have the capability to influence and control the human mind. Although the U.S. government insists that its purpose is strictly scientific, many factors point to its potential for military use.

RF/MW radiation is powerful and dangerous, yet the cellular giants continue to brainwash us into believing it's all safe.?

[Click Here for References and More on Weapons Using RF/MW Radiation](#)

[Click Here for More Resources about Cell Towers](#)

The realization of this tragedy is truly frightening. In a very short period of time we will no longer be able to run or hide from dangerous cell tower emissions and the devastating effects that have been shown to occur just a few short years after they become active. One must ponder, "What will become of us?" Worse yet, "What will become of our children?"

Remember most of what you hear about cell phone dangers is directly from an industry that wants to keep their secrets hidden and their bank accounts full.

We encourage you to read through this entire web site, check out our [safety products](#), our 600+ [resources](#), and [safety tips](#).

We know you won't give up your phone, we don't want you to. We simply want you to be informed and be safe - You Have A Right to Know! If you value what you've learned, please share this web site with a friend.

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Agenda Item No.: 2.1
Area Plan: Lake Mathews/Woodcrest
Zoning District: Mead Valley
Supervisory District: First
Project Planner: Damaris Abraham
Planning Commission: November 3, 2010

Plot Plan No. 24327
EA Number: 42238
Applicant: AT&T Mobility
Engineer/Representative: BDI-Derra Design

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan is a proposal for AT&T Mobility to remove and replace the existing 55' high monopalm (built by Sprint/Nextel) with a new wireless telecommunications facility disguised as a 65' high pine tree. The project also includes for AT&T Mobility to install nine (9) panel antennas located on three (3) sectors at 59' high. Sprint/Nextel antennas will remain at the original height of 50 feet. The 240 square foot lease area surrounded by 6' high wrought iron fence enclosure will contain four (4) equipment cabinets and two (2) GPS antennas. In addition, two (2) live trees will also be planted in the project area.

The project is located in the Lake Mathews/Woodcrest Area Plan, northeasterly of Markham Street and southerly of Oleander Avenue, more specifically 18175 Northstar Avenue, Riverside, CA.

BACKGROUND:

This project was approved at the May 17, 2010 Director's Hearing and on June 2, 2010, the project was scheduled on the Planning Commission agenda as a Receive and File item. However, the Planning Commission assumed jurisdiction and requested that additional trees be planted in the project area. The applicant has since revised the exhibits to include two additional live trees that will be planted in the project area.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acres Minimum) |
| 2. Surrounding General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acres Minimum) and Open Space: Conservation (OS:C) to the north Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the south and east Rural: Rural Residential (R:RR) (5 Acres Minimum) to the west |
| 3. Existing Zoning: | Light Agriculture – 10 Acres Minimum (A-1-10) |
| 4. Surrounding Zoning: | Light Agriculture – 2 and ½ Acres Minimum (A-1-2 ½) and Controlled Development Areas (W-2) to the north Light Agriculture – 10 Acres Minimum (A-1-10) to the east and west Rural Residential – ½ Acre Minimum (R-R-1/2) to the south |
| 5. Existing Land Use: | Single family residence |
| 6. Surrounding Land Use: | Scattered single family residences to the north, |

W

7. Project Data: south, and west
Vacant to the east
Total Acreage: 5.5 Acres
Lease Area: 240 Square Feet
8. Environmental Concerns: See Attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42238**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **PLOT PLAN NO. 24327**, 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 Rural: Rural Residential (5 Acres 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 – 10 Acres Minimum (A-1-10) 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 Rural: Rural Residential (5 Acres Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, a wireless telecommunication facility disguised as a 65 foot high pine tree, is permitted use in the Rural: Rural Community (R:RR) (5 Acres Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acres Minimum) and Open Space: Conservation (OS:C) to the north, Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the south and east, and Rural: Rural Residential (R:RR) (5 Acres Minimum) to the west.
4. The zoning for the subject site is Light Agriculture – 10 Acres Minimum (A-1-10).

5. The proposed use, a wireless telecommunication facility disguised as a 65 foot high pine tree is a permitted use, subject to approval of a plot plan in the Light Agriculture – 10 Acres Minimum (A-1-10) zone.
6. The proposed use, a wireless telecommunication facility disguised as a 65 foot high pine tree, is consistent with the development standards set forth in the Light Agriculture – 10 Acres Minimum (A-1-10) zone.
7. The project site is surrounded by properties which are zoned Light Agriculture – 2 and ½ Acres Minimum (A-1-2 ½) and Controlled Development Areas (W-2) to the north, Light Agriculture – 10 Acres Minimum (A-1-10) to the east and west, and Rural Residential – ½ Acre Minimum (R-R-1/2) to the south.
8. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 42238 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 High Fire area.
 - b. An Airport Influence area.
 - c. A Fault Zone
 - d. A Flood Zone.
 - e. A Subsidence area
 - f. A Liquefaction area
3. The project site is located within:
 - a. The Stephens Kangaroo Rat Fee Area.
 - b. The Boundaries of the Val Verde Unified School District.
 - c. The County Service Area No. 117.
 - d. City of Riverside Sphere of Influence.
4. The subject site is currently designated as Assessor's Parcel Number 321-310-015.
5. This project was filed with the Planning Department on 11/19/2009.
6. This project was reviewed by the Land Development Committee one time on the following date 1/21/2010.

7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$12,951.96.

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Agenda Item No.: 1.2
Area Plan: Lake Mathews/Woodcrest
Zoning District: Mead Valley
Supervisorial District: First
Project Planner: Damaris Abraham
Planning Commission: June 2, 2010

Plot Plan No. 24327
E.A. Number: 42238
Applicant: AT&T Mobility
Engineer/Representative: BDI-Derra Design

COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan is a proposal for an AT&T Mobility wireless communication facility disguised as a 65' high pine tree with nine (9) panel antennas located on three (3) sectors at 59' high. The 240 square foot lease area surrounded by 6' high wrought iron fence enclosure will contain four (4) equipment cabinets and two (2) GPS antennas. The project also includes removing and replacing the existing 55' high monopalm built by Sprint/Nextel with the new 65' high monopine. Sprint/Nextel antennas will remain at 50' top of antenna height.

The project is located in the Lake Mathews/Woodcrest Area Plan, northeasterly of Markham Street and southerly of Oleander Avenue, more specifically 18175 Northstar Avenue, Riverside, CA.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on May 17, 2010.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42238**, 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. 24327, 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\PP24327\DH-PC-BOS Hearings\DH-PC\PC Cell Tower Receive and File Staff Report.PP21164.docx

Date Revised: 05/17/10



Agenda Item No.: 3.1
Area Plan: Lake Mathews/Woodcrest
Zoning District: Mead Valley
Supervisory District: First
Project Planner: Damaris Abraham
Director's Hearing: May 17, 2010

Plot Plan No. 24327
EA Number: 42238
Applicant: AT&T Mobility
Engineer/Representative: BDI-Derra Design

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan is a proposal for an AT&T Mobility wireless communication facility disguised as a 65' high pine tree with nine (9) panel antennas located on three (3) sectors at 59' high. The 240 square foot lease area surrounded by 6' high wrought iron fence enclosure will contain four (4) equipment cabinets and two (2) GPS antennas. The project also includes removing and replacing the existing 55' high monopole built by Sprint/Nextel with the new 65' high monopole. Sprint/Nextel antennas will remain at 50' top of antenna height.

The project is located in the Lake Mathews/Woodcrest Area Plan, northeasterly of Markham Street and southerly of Oleander Avenue, more specifically 18175 Northstar Avenue, Riverside, CA.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acres Minimum) |
| 2. Surrounding General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acres Minimum) and Open Space: Conservation (OS:C) to the north Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the south and east Rural: Rural Residential (R:RR) (5 Acres Minimum) to the west |
| 3. Existing Zoning: | Light Agriculture – 10 Acres Minimum (A-1-10) |
| 4. Surrounding Zoning: | Light Agriculture – 2 and ½ Acres Minimum (A-1-2 ½) and Controlled Development Areas (W-2) to the north Light Agriculture – 10 Acres Minimum (A-1-10) to the east and west Rural Residential – ½ Acre Minimum to the south |
| 5. Existing Land Use: | Single family residence |
| 6. Surrounding Land Use: | Scattered single family residences to the north, south, and west Vacant to the east |
| 7. Project Data: | Total Acreage: 5.5 Acres Lease Area: 240 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

Handwritten signature and date: 4/14

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42238**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **PLOT PLAN NO. 24327**, 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 Rural: Rural Residential (5 Acres 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 – 10 Acres Minimum (A-1-10) 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 Rural: Rural Residential (5 Acres Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, a wireless telecommunication facility disguised as a 65 foot high pine tree, is permitted use in the Rural: Rural Community (R:RR) (5 Acres Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acres Minimum) and Open Space: Conservation (OS:C) to the north, Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the south and east, and Rural: Rural Residential (R:RR) (5 Acres Minimum) to the west.
4. The zoning for the subject site is Light Agriculture – 10 Acres Minimum (A-1-10).
5. The proposed use, a wireless telecommunication facility disguised as a 65 foot high pine tree is a permitted use, subject to approval of a plot plan in the Light Agriculture – 10 Acres Minimum (A-1-10) zone.
6. The proposed use, a wireless telecommunication facility disguised as a 65 foot high pine tree, is consistent with the development standards set forth in the Light Agriculture – 10 Acres Minimum (A-1-10) zone.

7. The project site is surrounded by properties which are zoned Light Agriculture – 2 and ½ Acres Minimum (A-1-2 ½) and Controlled Development Areas (W-2) to the north, Light Agriculture – 10 Acres Minimum (A-1-10) to the east and west, and Rural Residential – ½ Acre Minimum to the south.
8. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 42238 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 High Fire area.
 - b. An Airport Influence area.
 - c. A Fault Zone
 - d. A Flood Zone.
 - e. A Subsidence area
 - f. A Liquefaction area
3. The project site is located within:
 - a. The Stephens Kangaroo Rat Fee Area.
 - b. The Boundaries of the Val Verde Unified School District.
 - c. The County Service Area No. 117.
 - d. City of Riverside Sphere of Influence.
4. The subject site is currently designated as Assessor's Parcel Number 321-310-015.
5. This project was filed with the Planning Department on 11/19/2009.
6. This project was reviewed by the Land Development Committee one time on the following date 1/21/2010.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$12,951.96.

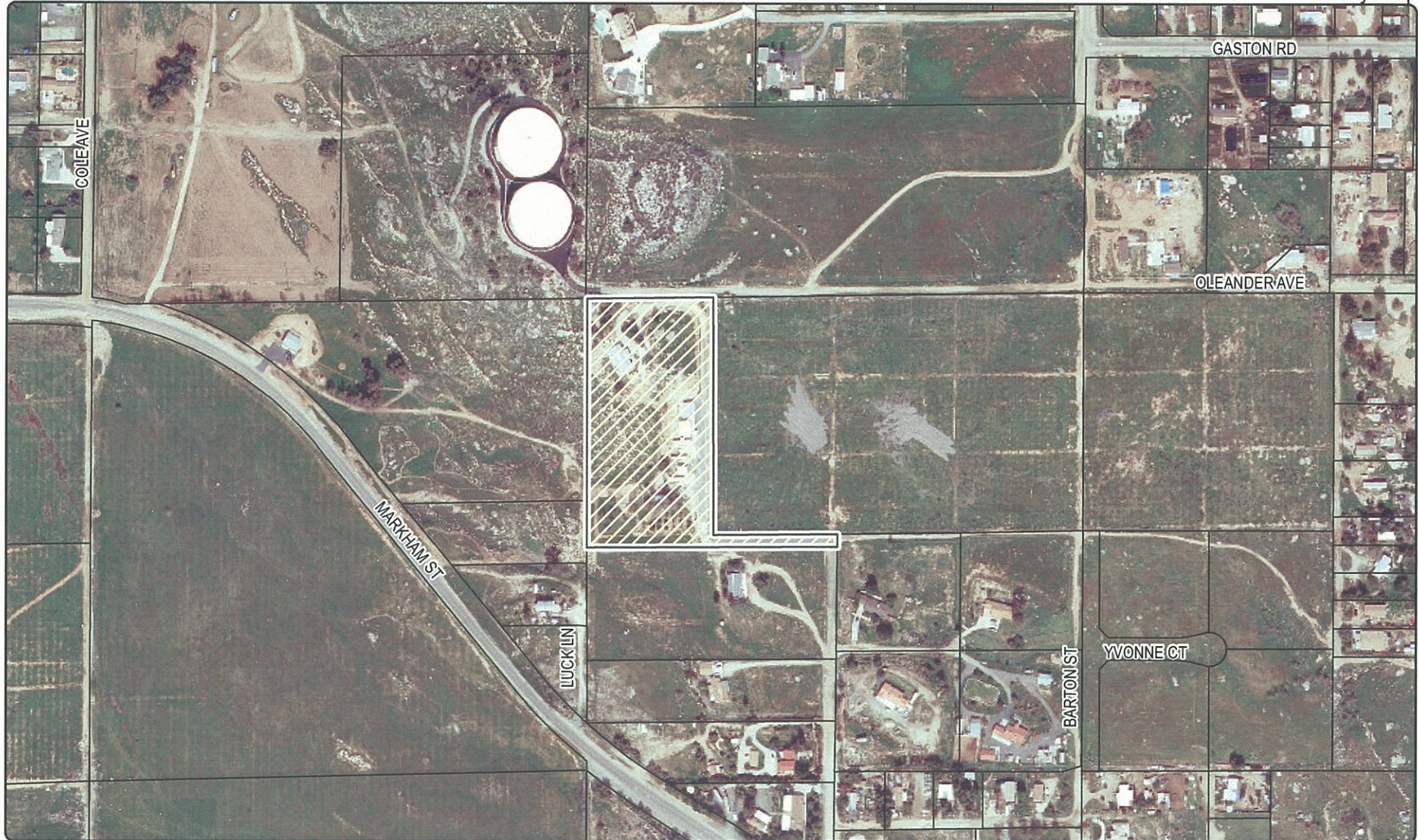
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP24327

VICINITY/POLICY AREAS

Supervisor Buster
District 1

Date Drawn: 9/16/10
Vicinity Map



Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 5

Assessors Bk. Pg. 321-14
Thomas Bros. Pg. 746 F7
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>



RIVERSIDE COUNTY PLANNING DEPARTMENT

PP24327

LAND USE

Supervisor Buster
District 1

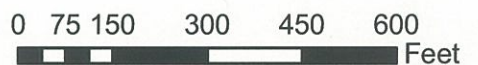
Date Drawn: 9/16/10

Exhibit 1



Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 5

Assessors Bk. Pg. 321-14
Thomas Bros. Pg. 746 F7
Edition 2009



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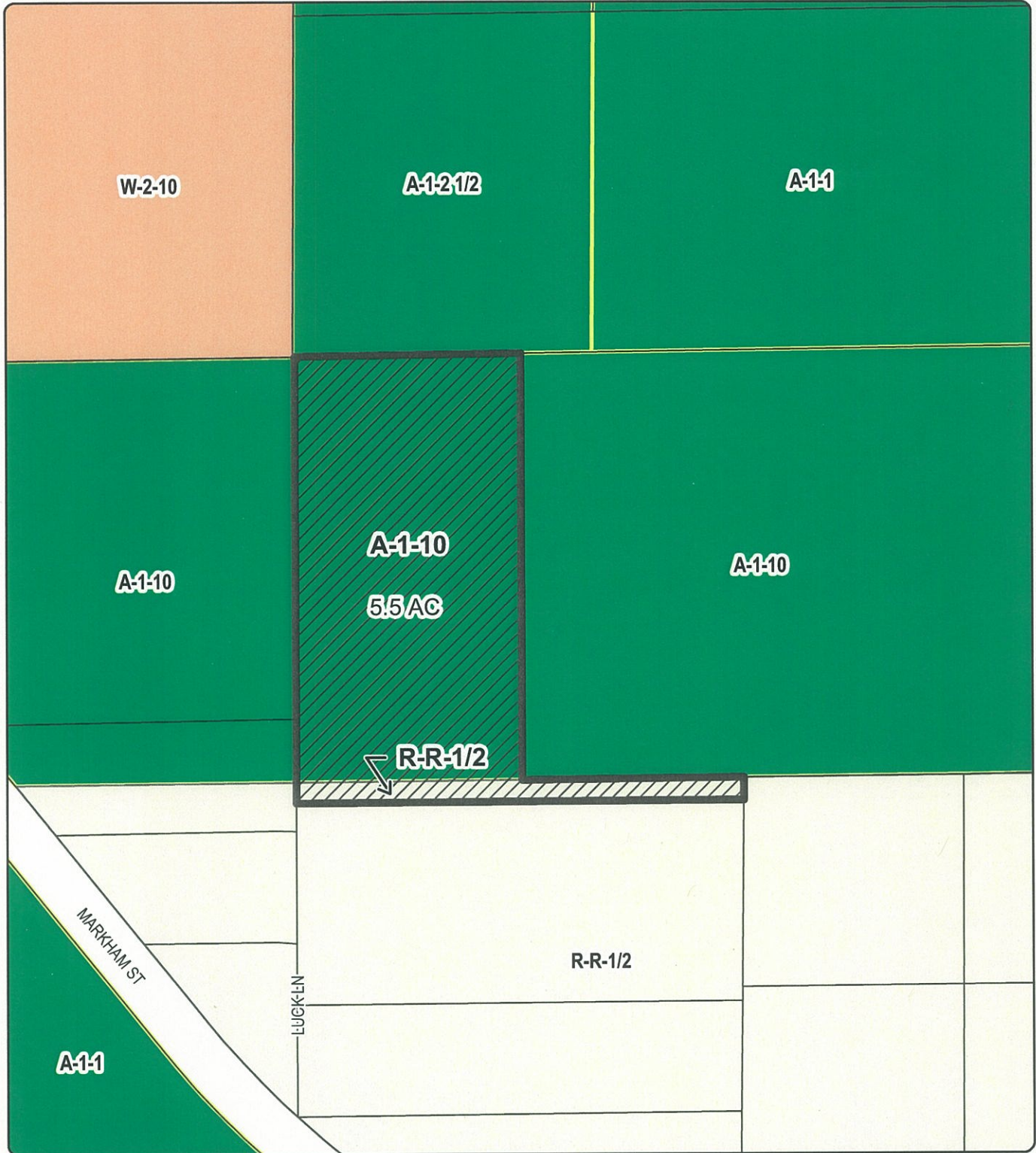
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP24327

EXISTING ZONING

Supervisor Buster
District 1

Date Drawn: 9/16/10
Exhibit 2



Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 5

Assessors Bk. Pg. 321-14
Thomas Bros. Pg. 746 F7
Edition 2009



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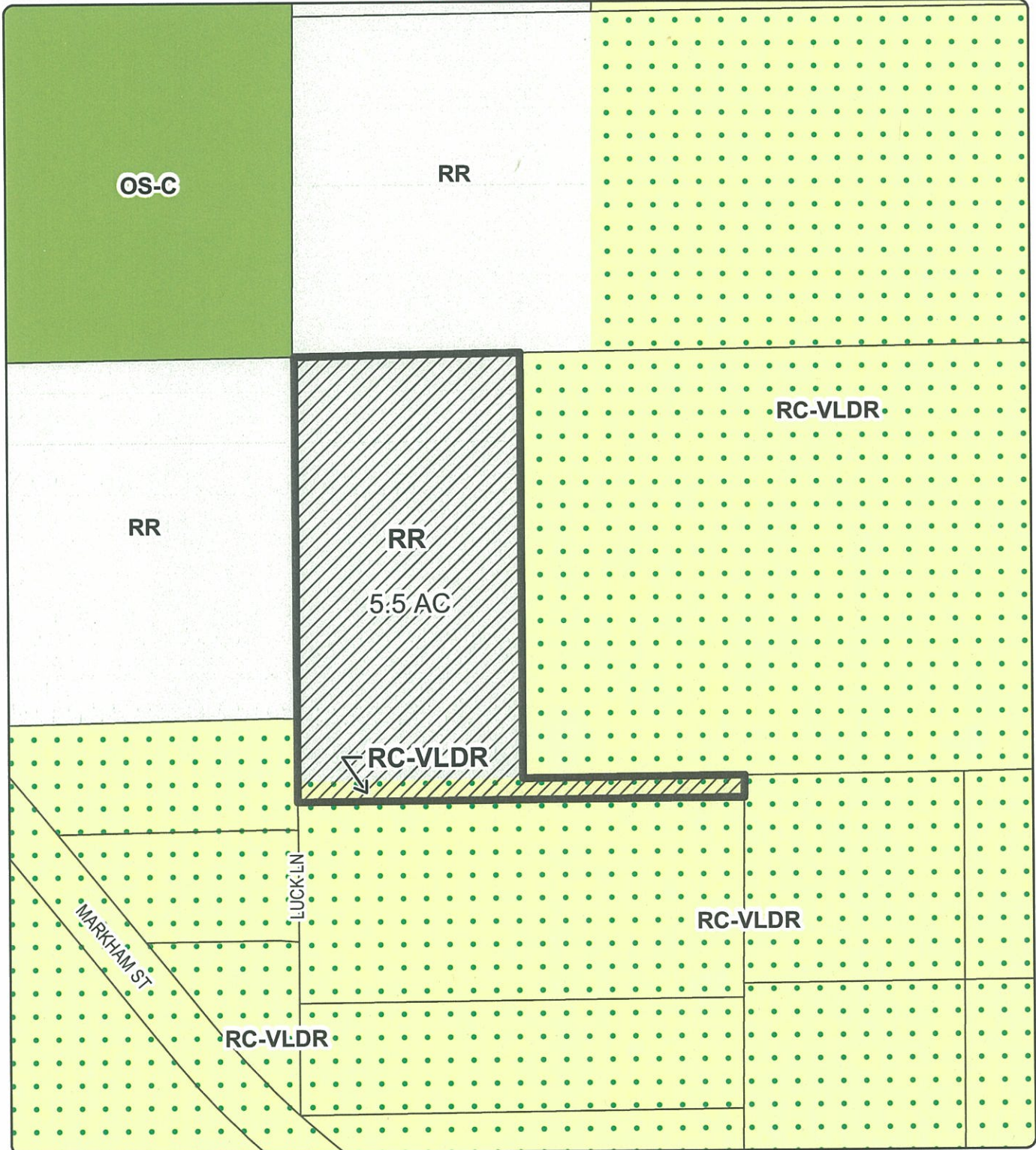
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP24327

EXISTING GENERAL PLAN

Supervisor Buster
District 1

Date Drawn: 9/16/10
Exhibit 5



Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 5

Assessors Bk. Pg. 321-14
Thomas Bros. Pg. 746 F7
Edition 2009



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LOCATION

Microsoft® Virtual Earth™



View from the Southwest to the Northeast

EXISTING



PROPOSED



Completed September 02, 2010

RS0142B
Robinson Crown
 18175 Northstar Avenue
 Riverside, CA 92508

VIEW 1

APPLICANT

at&t Mobility
 12900 Park Plaza Drive
 Cerritos, CA 90703

CONTACT

Bemis Development & Derra Design
 Kathy O'Connor-Phelps
 250 El Camino Real Suite 216
 Tustin, CA 92780
 p 714.625.5930



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

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 September 02, 2010

RS0142B
Robinson Crown
 18175 Northstar Avenue
 Riverside, CA 92508

VIEW 2

APPLICANT

at&t Mobility
 12900 Park Plaza Drive
 Cerritos, CA 90703

CONTACT

Bemis Development & Derra Design
 Kathy O'Connor-Phelps
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| CODES COMPLIANCE | |
|---|--|
| ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. | |
| 1. CALIFORNIA BUILDING CODE CBC-2007 | 6. CALIFORNIA MECHANICAL CODE CMC-2007 |
| 2. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2007 | 7. CALIFORNIA PLUMBING CODE CPC-2007 |
| 3. ANS/ISA-222-F LIFE SAFETY CODE | 8. LOCAL BUILDING CODE(S) |
| 4. NFPA-101-2006 | 9. CITY AND/OR COUNTY ORDINANCES |
| 5. CALIFORNIA ELECTRICAL CODE CEC-2007 | |

LEGAL DESCRIPTION:
 PARCEL 1 OF PARCEL MAP 8160, AS SHOWN BY MAP ON FILE IN BOOK 35 PAGES 27 THROUGH 28, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 EXCEPTING THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT A POINT ON THE EAST LINE OF SAID PARCEL 1 THAT BEARS NORTH 7° 33' 05" WEST, A DISTANCE OF 882.82 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 88° 22' 02" WEST, A DISTANCE OF 565.14 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 1 THAT BEARS NORTH OF 32° 04" WEST, A DISTANCE OF 469.85 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL 1.



at&t

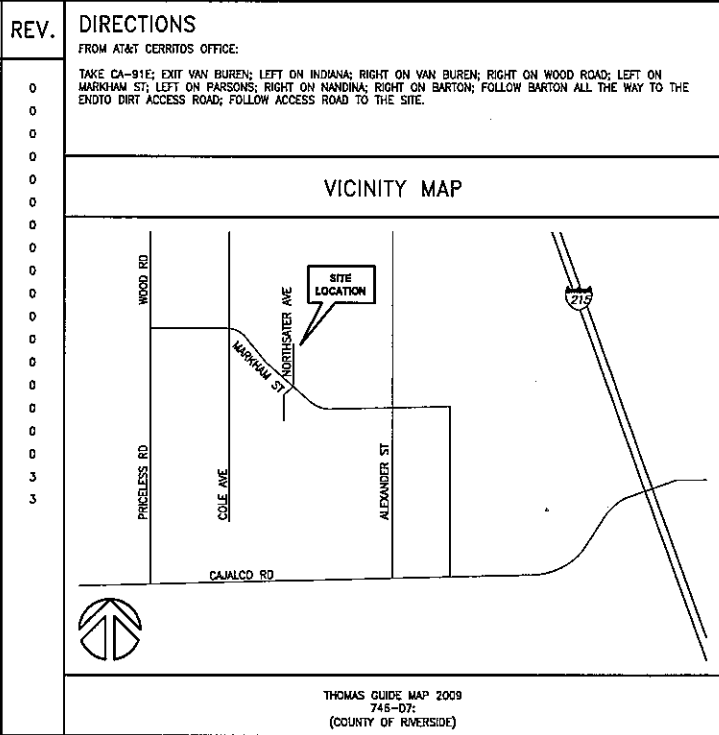
SITE NUMBER: RS0142B

SITE NAME: ROBINSON CROWN

(PLOT PLAN 24327)

| A&E DESIGN PACKAGE REVIEW STATUS | |
|---|---|
| 1 <input checked="" type="checkbox"/> ACCEPTED - NO COMMENTS, PROCEED | |
| 2 <input type="checkbox"/> COMMENTS | |
| A <input type="checkbox"/> SAC INFORMATION MISSING/INCOMPLETE | F <input type="checkbox"/> DESIGN DEVIATION FROM STANDARD |
| B <input type="checkbox"/> A&E DID NOT FOLLOW DIRECTIONS PROVIDED | G <input type="checkbox"/> OMISSIONS |
| C <input type="checkbox"/> SITE OWNER REQUESTED CHANGES | H <input type="checkbox"/> A&E GENERATED CHANGE IN DESIGN |
| D <input type="checkbox"/> DESIGN INPUT CHANGES I.E., RF, ZONING RECD | I <input type="checkbox"/> AT&T CHANGED SITE DESIGN |
| E <input type="checkbox"/> REVISED SITE DESIGN | J <input type="checkbox"/> OTHER |
| PERMISSION TO PROCEED DOES NOT CONSTITUTE ACCEPTANCE OR APPROVAL OF DESIGN DETAILS, CALCULATIONS, ANALYSES, TEST METHODS OR MATERIALS DEVELOPED OR SELECTED BY THE SUPPLIER AND DOES NOT RELIEVE SUPPLIER FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATIONS | |
| REVIEWED BY: RE/AE | DATE: |
| RF ENGINEER: MFC John O'Connell | DATE: 2010.07.28 13:32:50 -07'00' |
| CM (BECHTEL): TELCO O'Connell | |

| DRAWING INDEX | REV. | DIRECTIONS |
|---------------|------|--|
| A-RS0142B-T01 | 0 | TITLE SHEET |
| A-RS0142B-T02 | 0 | GENERAL NOTES, LEGENDS AND ABBREVIATIONS |
| A-RS0142B-T03 | 0 | GENERAL SIGNAGE GUIDELINES AND COAX MARKING GUIDE |
| A-RS0142B-T04 | 0 | BATTERY LEAD/ACID DATA, SPECIFICATIONS AND FIRE DEPARTMENT NOTES |
| A-RS0142B-C01 | 0 | SITE PLAN/PLOT PLAN, EQUIPMENT AND ANTENNA LAYOUT PLAN |
| A-RS0142B-C02 | 0 | ELEVATIONS |
| A-RS0142B-D01 | 0 | DETAILS |
| A-RS0142B-D02 | 0 | DETAILS |
| A-RS0142B-D03 | 0 | DETAILS |
| A-RS0142B-S01 | 0 | STRUCTURAL NOTES |
| A-RS0142B-S02 | 0 | STRUCTURAL DETAILS |
| A-RS0142B-E01 | 0 | ELECTRICAL NOTES |
| A-RS0142B-E02 | 0 | UTILITY LAYOUT PLAN |
| A-RS0142B-E03 | 0 | ANTENNA/EQUIPMENT GROUNDING PLAN AND SYMBOLS |
| A-RS0142B-E04 | 0 | ELECTRICAL DETAILS |
| A-RS0142B-E05 | 0 | AC POWER AND TELCO SINGLE LINE DIAGRAM (INDOOR) AND PANEL SCHEDULE |
| A-RS0142B-L01 | 0 | IRRIGATION & PLANTING PLAN |
| A-RS0142B-B01 | 3 | SITE SURVEY (FOR REFERENCE ONLY) |
| A-RS0142B-B02 | 3 | SITE SURVEY (FOR REFERENCE ONLY) |



| PROJECT INFORMATION | |
|----------------------|--|
| SCOPE OF WORK: | "AT&T" PROPOSES AN UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING THE INSTALLATION OF: 1. FOUR (4) OUTDOOR RBS CABINETS 2. TO REMOVE AND REPLACE (E) 55' MONOPOLM WITH A 65' MONOPOLM WITHIN THE (E) LEASE AREA. "SPRINT" ANTENNAS TO REMAIN AT SAME HEIGHT 3. NINE (9) PANEL ANTENNAS AND ONE (1) GPS ANTENNA 3. POWER, TELCO AND COAX RUNS |
| SITE ADDRESS: | 18175 NORTHSTAR AVENUE RIVERSIDE, CA 92508 |
| PROPERTY OWNER: | RICHARD AND EILEEN ROBINSON 18175 NORTHSTAR AVENUE RIVERSIDE, CA 92508 |
| CONTACT PERSON: | CROWN CASTLE GANNON SUTTER 510 CASTILLO ST., #303 SANTA BARBARA, CA 93101 (805) 957-1375 |
| APPLICANT: | AT&T MOBILITY 12900 PARK PLAZA DRIVE CERRITOS, CA 90703 |
| JURISDICTION: | COUNTY OF RIVERSIDE |
| APN: | 321-310-015 |
| CURRENT ZONING: | A-1-10 |
| CURRENT USE: | UNMANNED TELECOMMUNICATIONS FACILITY |
| PROPOSED USE: | B (UNMANNED TELECOMMUNICATIONS FACILITY) |
| PROPOSED LEASE AREA: | 20'x12' = 240 SQ. FT. |
| LATITUDE: | 33° 51' 30.03" N |
| LONGITUDE: | 117° 19' 05.43" W |
| LAT/LONG TYPE: | NAD 1983 |
| ELEVATION: | 1852 FEET (ANSL) |
| POWER COMPANY: | SCS |
| CONTACT PERSON: | T.B.D. |
| TEL COMPANY: | VERIZON |
| CONTACT PERSON: | T.B.D. |
| SCHOOL DISTRICT: | RIVERSIDE UNIFIED SCHOOL DISTRICT |
| TOTAL ACREAGE: | 5.5 ACRES |

| SITE QUALIFICATION PARTICIPANTS | | | |
|---------------------------------|----------------|------------------------|----------------|
| A/E | NAME/CONTACT | COMPANY | NUMBER |
| | D.K. DO/BOK YU | DCI PACIFIC | (949) 475-1000 |
| SAC | KATHY PHELPS | BEMIS DEVELOPMENT INC. | (714) 625-5930 |
| ZONING | KATHY PHELPS | BEMIS DEVELOPMENT INC. | (714) 625-5930 |
| RF | JAWAD MASOOD | AT&T | (714) 495-8628 |
| CON | STEVE KINDRED | BECHTEL COMMUNICATIONS | (949) 212-4644 |
| LL | GANNON SUTTER | CROWN CASTLE | (805) 957-1375 |

DCI PACIFIC
 ARCHITECTURE-ENGINEERING-CONSULTING
 32 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614
 PHONE: (949) 475-1000 FAX: (949) 475-1001

ROBINSON CROWN
 RS0142B
 18175 NORTHSTAR AVENUE
 RIVERSIDE, CA 92508

at&t
 12900 PARK PLAZA DRIVE
 CERRITOS, CA 90703
 TEL: (925) 468-6122 FAX: (925) 468-8988

| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|-----|----------|----------------------------------|-----|-----|-------|
| 0 | 07/28/10 | ISSUED FOR CONSTRUCTION | MFC | BOK | DKD |
| 1 | 07/22/10 | ISSUED FOR CD REVIEW AND COMMENT | MFC | BOK | DKD |

SCALE AS SHOWN DESIGNED DRAWN



AT&T MOBILITY
 CERRITOS, CA

TITLE SHEET

| JOB NO. | DRAWING NUMBER | REV. |
|-----------|----------------|------|
| 25471-610 | A-RS0142B-T01 | 0 |

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ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS ARE USED ON THESE DRAWINGS

| | |
|---------|-------------------------------|
| APPROX. | APPROXIMATE |
| ABV. | ABOVE |
| AL. | ALUMINUM |
| ASPH. | ASPHALT |
| AWG | AMERICAN WIRE GAUGE |
| BCW | BARE COPPER WIRE |
| BTS | BASE TRANSMISSION STATION |
| CAB. | CABINET |
| CONC. | CONCRETE |
| CONT. | CONTINUOUS |
| DIA. | DIAMETER |
| DWG. | DRAWING |
| EGB | EQUIPMENT GROUND BAR |
| EA. | EACH |
| ELECT. | ELECTRICAL |
| EL. | ELEVATION |
| EHT | ELECTRICAL METALLIC TUBING |
| EQ. | EQUAL |
| EQUIP. | EQUIPMENT |
| GA. | GAUGE |
| GALV. | GALVANIZED |
| GEN | GENERATOR |
| GRND | GROUND |
| IGR | INTERIOR GROUND RING (HALO) |
| IMC | INTERMEDIATE METALLIC CONDUIT |
| MAX. | MAXIMUM |
| MECH. | MECHANICAL |
| MFR. | MANUFACTURER |
| MGB | MASTER GROUND BAR |
| MIN. | MINIMUM |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OPP | OPPOSITE |
| PCS | PERSONAL COMMUNICATION SYSTEM |
| PVC | POLYVINYL CONDUIT |
| RGS | RIGID GALVANIZED STEEL |
| SF. | SQUARE FOOT |
| SH | SHEET |
| SIM. | SIMILAR |
| SS | STAINLESS STEEL |
| TYP. | TYPICAL |
| U.N.O. | UNLESS NOTED OTHERWISE |
| VF | VERIFY IN FIELD |
| WFF | WELED WIRE FABRIC |

SYMBOLS AND MATERIAL

| | |
|--|------------------------|
| | DETAIL REFERENCE |
| | SECTIONS AND DETAILS |
| | CONCRETE |
| | EARTH |
| | GRAVEL/STONE |
| | GROUND ROD WITH ACCESS |
| | CHEMICAL GROUND ROD |
| | GROUND ROD |
| | DISCONNECT SWITCH |
| | METER |

SITE LEGENDS

| | |
|--|-----------------------------|
| | PROPERTY LINE |
| | FENCE LINE |
| | POWER SERVICE |
| | TELEPHONE SERVICE |
| | POWER/TEL SERVICES |
| | PROPOSED CONTOUR |
| | EXISTING CONTOUR |
| | COAX CABLE |
| | CIRCUIT BREAKER |
| | CADWELD TYPE CONNECTION |
| | COMPRESSION TYPE CONNECTION |
| | GROUNDING WIRE |
| | REPRESENTS DETAIL NUMBER |
| | REF. DRAWING NUMBER |

SITE DEVELOPMENT NOTES

1. THE ARCHITECT/ENGINEER AND REPRESENTATIVES OF THE LESSEE AND OWNER, MUST BE NOTIFIED AT LEAST TWO FULL DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DO NOT EXCAVATE OR DISTURB SOILS BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS SPECIFICALLY INSTRUCTED, IN WRITING, BY THE ARCHITECT/ENGINEER AND LESSEE.
3. DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.
4. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-CONSTRUCTED DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.
5. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT/ENGINEER, LESSEE, AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
6. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION AND INSTRUCTION. AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK, AND EXPENSE. CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO START OF CONSTRUCTION.
7. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
8. THE BUILDING DEPARTMENT ISSUING THE BUILDING PERMIT SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK OR AS STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
9. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO EXISTING GRADES AT THE GRADING LIMITS.
10. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
11. STRUCTURAL FILLS SUPPORTING PAVEMENTS SHALL BE COMPACTED TO 100% OF MAXIMUM STANDARD PROCTOR DRY DENSITY.
12. NEW GRADES NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE ACHIEVED BY FILLING WITH APPROVED CLEAN FILL AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.
13. ALL FILL SHALL BE PLACED IN UNIFORM LIFTS. EACH LIFT'S THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.
14. ANY FILLS PLACED ON EXISTING SLOPES THAT ARE STEEPER THAN 10 HORIZONTAL TO 1 VERTICAL SHALL BE PROPERLY BENCHMARKED INTO THE EXISTING SLOPE AS DIRECTED BY A GEOTECHNICAL ENGINEER.
15. THE GRADES WITHIN FENCED AREAS ARE TO BE ACHIEVED BY COMPACTING CLEAN FILL TO A DENSITY OF 90% OF STANDARD PROCTOR COVERING THE AREA WITH GEO-TECH CLOTH (18" MIN. OVERLAP AT ALL SEAMS) FOR WEED SUPPRESSION, THEN ACHIEVING FINISH GRADE BY ADDING 6" OF 3/4" CRUSHED STONE, NO FINES.
16. CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPERS, TRASH, WEEDS, BRUSH OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
17. ALL TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH THE IMPROVEMENTS SHALL BE TRIMMED AS REQUIRED AND PROTECTED IN PLACE BY THE GENERAL CONTRACTOR.
18. DRIVEWAY CONSTRUCTION, GRADING AND DRAINAGE WORK SHALL CONFORM TO CALIFORNIA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITIONS, AND ALL APPLICABLE PROVISIONS OF LOCAL COUNTY ORDINANCES.
19. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN, READ, AND FOLLOW THE GEO-TECHNICAL REPORT FOR EACH PROJECT SITE. ALL PROVISIONS WITHIN SAID REPORT SHALL BE ACCOMMODATED BY THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS. CONTINUOUS ONSITE SUPERVISION BY THE GEO-TECHNICAL/SOILS ENGINEER SHALL BE ARRANGED FOR BY THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION AND/OR GRADING OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE GEO-TECHNICAL/SOILS ENGINEER PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE SUPERVISING GEO-TECHNICAL ENGINEER PRIOR TO PROCEEDING WITH PLACEMENT OF ANY FORMS AND/OR MATERIALS.
20. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE AND INSTALL ALL REQUIRED SIGNS FOR THIS PROJECT. THE CONTRACTOR SHALL OBTAIN WRITTEN INSTRUCTIONS FROM THE CONSTRUCTION MANAGER AS TO THE EXACT MATERIAL, SIZE, WORDING, AND LOCATION FOR ALL SIGNS.
 - SIGNS THAT MAY BE REQUIRED INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - a. 7x24 ACCESS SIGN.
 - b. SITE ENTRY SIGN.
 - c. ANTENNA STRUCTURE COMPLIANCE SIGN.
 - d. NEPA RF EXPOSURE SIGN(S).
 - e. ANY ADDITIONAL SIGNS AS REQUIRED BY CARRIER AND/OR GOVERNMENTAL AGENCIES.

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GENERAL NOTES, LEGENDS AND ABBREVIATIONS

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| RED SECTOR 1900 AND 850 A.X | | | | | | | | | |
|---------------------------------|--|--|--|--|--|--|--|--|--|
| A1 RED | | | | | | | | | |
| A2 RED/RED | | | | | | | | | |
| A3 RED/RED/RED | | | | | | | | | |
| A4 RED/RED/RED/RED | | | | | | | | | |
| A5 RED/RED/RED/RED (FUTURE) | | | | | | | | | |
| A6 RED/RED/RED/RED/RED (FUTURE) | | | | | | | | | |

| GREEN SECTOR 1900 AND 850 C.Z | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|
| C1 GREEN | | | | | | | | | |
| C2 GREEN/GREEN | | | | | | | | | |
| C3 GREEN/GREEN/GREEN | | | | | | | | | |
| C4 GREEN/GREEN/GREEN/GREEN | | | | | | | | | |
| C5 GREEN/GREEN/GREEN/GREEN (FUTURE) | | | | | | | | | |
| C6 GREEN/GREEN/GREEN/GREEN/GRN (FUTURE) | | | | | | | | | |

| BLUE SECTOR 1900 AND 850 B.Y | | | | | | | | | |
|--------------------------------------|--|--|--|--|--|--|--|--|--|
| B1 BLUE | | | | | | | | | |
| B2 BLUE/BLUE | | | | | | | | | |
| B3 BLUE/BLUE/BLUE | | | | | | | | | |
| B4 BLUE/BLUE/BLUE/BLUE | | | | | | | | | |
| B5 BLUE/BLUE/BLUE/BLUE (FUTURE) | | | | | | | | | |
| B6 BLUE/BLUE/BLUE/BLUE/BLUE (FUTURE) | | | | | | | | | |

| ORANGE SECTOR 1900 AND 850 D.U | | | | | | | | | |
|---------------------------------|--|--|--|--|--|--|--|--|--|
| O1 ORANGE | | | | | | | | | |
| O2 ORANGE/ORANGE | | | | | | | | | |
| O3 ORANGE/ORANGE/ORANGE | | | | | | | | | |
| O4 ORANGE/ORANGE/ORANGE/ORANGE | | | | | | | | | |
| O5 ORA/ORA/ORA/ORA (FUTURE) | | | | | | | | | |
| O6 ORA/ORA/ORA/ORA/ORA (FUTURE) | | | | | | | | | |

MAIN FEEDER MARKING GUIDE

| JUMPER MARKING GUIDE, TOP AND BOTTOM, 1900 AND 850 | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| M1 1900 JUMPER (SAME AS MAIN) | | | | | | | | | |
| M2 850 JUMPER (ADD ONE YELLOW BAND) | | | | | | | | | |
| M3 1900 JUMPER (CONNECTED TO TMA) | | | | | | | | | |
| M4 850 JUMPER (ADD ONE YELLOW BAND) | | | | | | | | | |

JUMPER MARKING GUIDE

NOTE:
COAX MARKING GUIDE SHOWN PER BASE STATION SITE DESIGN GUIDELINES LOS ANGELES MARKET VERSION 5.0 11/04/05

JUMPER MARKING GUIDE:
EACH MAIN FEEDER MAY REQUIRE UP TO TWO JUMPERS IF A DIPLEXER IS USED. THEREFORE, IF IS NECESSARY TO CLEARLY MARK BOTH ENDS OF EACH JUMPER, THE JUMPER WILL CARRY THE SAME COLORED BAND AS THE MAIN FEEDER. IN ADDITION, COLORED BANDS WILL BE ADDED TO COMMUNICATE THE FREQUENCY BAND AND ALSO THE PRESENCE OF AN INSTALLED TMA.

FREQUENCY BAND:
NO DIPLEXER INSTALLED, 850 AND 1900 BANDS: REPEAT MAIN FEEDER MARKING, NO ADDITIONAL COLORS.
1900 BAND: REPEAT MAIN FEEDER MARKING, NO ADDITIONAL BANDS.
850 BAND: REPEAT MAIN FEEDER MARKING PLUS ADD ONE YELLOW BAND.

INSTALLED TMA:
NO TMA INSTALLED: NO ADDITIONAL BANDS.
TMA INSTALLED: ADD ONE SLATE BAND.

(A) INFO SIGN #1

INFORMATION

AT&T OPERATES TELECOMMUNICATION ANTENNAS AT THIS LOCATION. REASON AT LEAST 3 FEET AWAY FROM ANY ANTENNA AND OBEY ALL POSTED SIGNS.

CONTACT THE OWNER(S) OF THE ANTENNA(S) BEFORE WORKING CLOSER THAN 3 FEET FROM THE ANTENNA(S).

CONTACT AT&T AT _____ PRIOR TO PERFORMING ANY MAINTENANCE OR REPAIRS NEAR CIRCULAR ANTENNAS.

THE SITE # _____

CONTACT THE MANAGER OFFICE IF THE DOOR, HATCH OR GATE IS FOUND UNLOCKED.

INFORMACION

EN ESTA PROPIEDAD SE USAN ANTENAS DE TELECOMUNICACIONES OPERADAS POR AT&T. FAVOR MANTENER UNA DISTANCIA DE NO MENOS DE 3 PIES Y OBEDECER TODOS LOS AVISOS.

COMUNIQUESE CON EL PROPIETARIO O LOS PROPIETARIOS DE LAS ANTENAS ANTES DE TRABAJAR O CERRAR DE MENOS DE 3 PIES DE LA ANTENA.

CONTACTE CON AT&T ANTES DE REALIZAR CUALQUIER MANTENIMIENTO O REPARACION DE LAS ANTENAS DE CIRCULAR.

ESTA ES LA ESTACION BASE NUMERO _____ FAVOR COMUNICARSE CON LA OFICINA DE LA ADMINISTRACION DEL EDIFICIO SI ESTA PUERTA O CUBIERTA SE ENCUENTRA SIN CERRADA.

(B) INFO SIGN #2

INFORMATION

ACTIVE ANTENNAS ARE MOUNTED

ON THE OUTSIDE FACE OF THIS BUILDING

BEHIND THIS PANEL

ON THIS STRUCTURE

STAY BACK A MINIMUM OF 3 FEET FROM THESE ANTENNAS

CONTACT AT&T AT _____ AND FOLLOW THEIR INSTRUCTIONS PRIOR TO PERFORMING ANY MAINTENANCE OR REPAIRS CLOSER THAN 3 FEET FROM THE ANTENNAS.

THIS IS AT&T SITE _____

(C) INFO SIGN #3



(D) INFO SIGN #4

SAFETY HAZARD FROM ANTENNAS

- CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE WITH EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.
- FABRICATION:
SIGN 1-1: ENTRANCE DOOR, SEE DETAIL 1A, THIS SHEET

SIGN 1-2: POLE, SEE DETAIL 1B, THIS SHEET

SIGN #2: MUST BE A NON-METALIC LABEL WITH AN ADHESIVE BACKING. THE LABEL SHALL BE MADE USING VINYL OR SIMILAR WEATHERPROOF MATERIAL. THE LABEL SHALL BE APPROXIMATELY 5 X 7 INCHES WITH A WHITE BACKGROUND AND BLACK LETTERING. THE GREEN BAND SHALL BE 1.375 INCH IN HEIGHT AND THE LETTERING SHALL BE BLACK WITH 0.75 INCH HIGH LETTERS. THE TEXT LETTERING SHALL BE BLACK WITH 1/8 INCH HIGH LETTERS. UV PROTECTION SHALL BE PLACED OVER THE FRONT OF THE LABEL.

SIGN 1-3: BACK OF ANTENNAS, SEE DETAIL 1C & 4, THIS SHEET

INFO SIGN #3: IS A 1 INCH X 2 INCH LABEL THAT CAN BE APPLIED TO THE BACK OR SIDE OF AN ANTENNA TO IDENTIFY IT AS A AT&T ANTENNA.

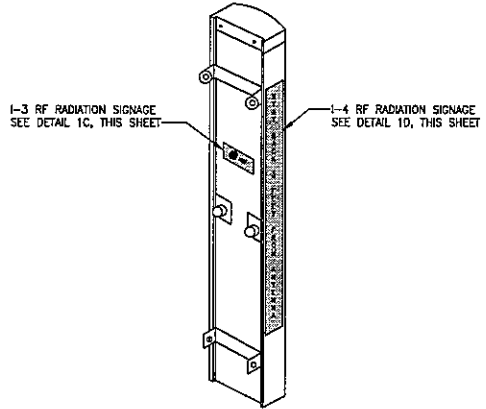
SIGN 1-4: SIDE OF ANTENNAS, SEE DETAIL 1D & 4, THIS SHEET

INFO SIGN #4: IS MADE FROM TRANSPARENT MATERIAL 1-1/2 INCHES WIDE AND 24 INCHES LONG. THE LETTERING IS TO BE BLACK WITH 1/2 INCH LETTERING IN A VERTICAL COLUMN. THE SPACING BETWEEN WORDS MUST BE SUCH THAT IT IS EASILY READ AND FILLS THE LENGTH OF THE SIGN.

COAX MARKING GUIDE

3 INFORMATION SIGNAGE

1



NOTICE

Beyond this point: You are entering an area where RF Emissions may exceed the FCC General Population Exposure Limits.

Follow all posted signs and site guidelines for working in RF environments.

CAUTION

Beyond this point: you are entering a controlled area where RF emissions may exceed the FCC Occupational Exposure Limits.

Obey all posted signs and site guidelines for working in RF environments.

WARNING

Beyond this point: You are entering an area where RF Emissions may exceed the FCC rules for human exposure.

Follow all posted signs and site guidelines for working in radio frequency environments could result in serious injury.

NOTES:

- RF RADIATION SAFETY SIGNS SHALL BE POSTED ONLY WHEN REQUIRED BY RF ENGINEERING OR LOCAL JURISDICTIONAL REQUIREMENTS. RF ENGINEERING SHALL INDICATE THE TYPE AND LOCATION OF RF RADIATION SAFETY SIGNS THAT SHALL BE POSTED WHEN REQUIRED AT A SITE. AT&T SHALL BE NOTIFIED IF A SIGN IS REQUIRED TO BE INSTALLED AT A SITE.
- RF RADIATION NOTICE SAFETY SIGN SYMBOLS AND COLORING MUST CONFORM TO THE ANSI STANDARD Z535.3 FOR RADIO FREQUENCY ENERGY AND CURRENT FLOW SYMBOLS.

NOTES FOR ROOFTOPS SITES:

- EITHER NOTICE OR CAUTION SIGNS NEED TO BE POSTED AT EACH SECTOR AS CLOSE AS POSSIBLE TO THE OUTER EDGE OF THE STRIPED OFF AREA OR THE OUTER ANTENNAS OF THE SECTOR.
- IF ROOFVIEW SHOWS: ONLY BLUE = NOTICE SIGN, BLUE AND YELLOW = CAUTION SIGN, ONLY YELLOW = CAUTION SIGN TO BE INSTALLED.
- SHOULD THE REQUIRED STRIPPING INTERFERE WITH ANY STRUCTURES OR EQUIPMENT (A/C, VENTS, ROOF HATCH, DOORS, OTHER ANTENNAS, DISHES, ETC.), PLEASE NOTIFY AT&T TO MODIFY THE STRIPPING AREA, PRIOR TO STARTING WORK.

ANTENNA SIGNAGE DETAIL

4 ALERTING SIGNS

2

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AT&T MOBILITY
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GENERAL SIGNAGE GUIDELINES AND COAX MARKING GUIDE

JOB NO. 25471-610 DRAWING NUMBER A-RS0142B-T03 REV. 0

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MATERIAL SAFETY DATA SHEET

Lead Acid Battery

1. Product Identification

| | |
|-----------------------------------|-------------------|
| Product Name | Lead Acid Battery |
| Manufacturer | NORTHSTAR |
| Product Number | 48100 |
| Revision | 1.0 |
| Material Safety Data Sheet Number | 48100 |
| Material Safety Data Sheet Title | Lead Acid Battery |

2. Hazard Identification

3. Composition/Information on Ingredients

| Ingredient Name | Chemical Name | Concentration |
|-----------------|--------------------------------|---------------|
| Lead | Pb | 100% |
| Sulfuric Acid | H ₂ SO ₄ | 30-35% |
| Water | H ₂ O | 65-70% |

4. First Aid Measures

5. Fire Fighting Measures

6. Accidental Release Measures

7. Handling and Storage

8. Exposure Controls/Personal Protection

9. Physical and Chemical Properties

10. Stability and Reactivity

11. Toxicological Information

12. Ecological Information

13. Disposal Considerations

14. Transport Information

15. Regulatory Information

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STATIONARY STORAGE BATTERY SYSTEM ANALYSIS (OUTDOOR WITH BBU)

PROJECT INFORMATION

PROJECT NO. 100
 PROJECT NAME: STATIONARY STORAGE BATTERY SYSTEM ANALYSIS
 CONSTRUCTION TYPE: 100
 OCCUPANCY: 100

LEAD ACID BATTERY DATA

MANUFACTURER: NORTHSTAR
 MODEL NO.: 48100
 TYPE: 48VDC LEAD ACID BATTERY
 NUMBER OF BATTERY CABINETS: 4
 NUMBER OF CELLS: 4

DATA PROVIDED BY BATTERY MANUFACTURER

| | |
|---------------------------------|------|
| WATER CAPACITY (GALLONS) | 1.2 |
| WEIGHT (LBS) | 100 |
| VOLUME OF ELECTROLYTE (GALLONS) | 1.2 |
| ELECTROLYTE SPECIFIC GRAVITY | 1.28 |
| WEIGHT OF WATER (GALLONS) | 8.8 |
| WEIGHT OF ELECTROLYTE (LBS) | 100 |

ELECTROLYTE CALCULATION

| | | |
|------------------------------------|------|-------|
| WEIGHT OF ELECTROLYTE PER BATTERY | 100 | (LBS) |
| NUMBER OF BATTERIES PER ROOM | 4 | (LBS) |
| VOLUME OF ELECTROLYTE PER ROOM | 4.8 | (GAL) |
| VOLUME OF ELECTROLYTE PER SYSTEM | 19.2 | (GAL) |
| VOLUME OF SULFURIC ACID PER SYSTEM | 19.2 | (GAL) |

PERCENTS FOR BATTERY THE FOLLOWING DATA IS:

SMALL CONTAINMENT OR MEANS TO MINIMIZE RELEASE TO PEOPLE OR THE ENVIRONMENT SHALL BE PROVIDED FOR ALL STATIONARY STORAGE BATTERY SYSTEMS. THE SYSTEM SHALL BE DESIGNED TO PREVENT LEAKAGE AND TO PREVENT RELEASE OF BATTERY ACID TO THE ENVIRONMENT. THE SYSTEM SHALL BE DESIGNED TO PREVENT LEAKAGE AND TO PREVENT RELEASE OF BATTERY ACID TO THE ENVIRONMENT. THE SYSTEM SHALL BE DESIGNED TO PREVENT LEAKAGE AND TO PREVENT RELEASE OF BATTERY ACID TO THE ENVIRONMENT.

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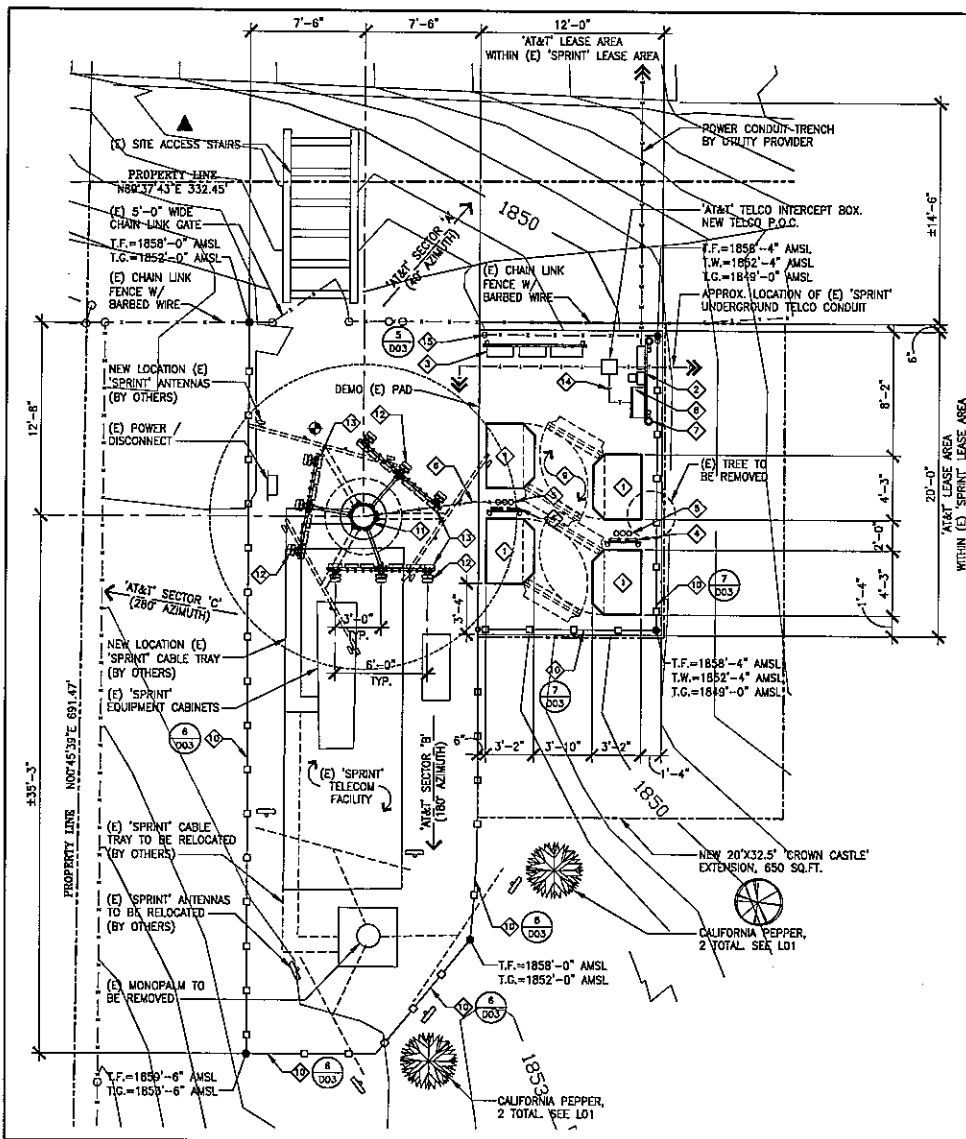


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 CERRITOS, CA

MATERIAL SAFETY DATA SHEET,
LEAD ACID BATTERY.

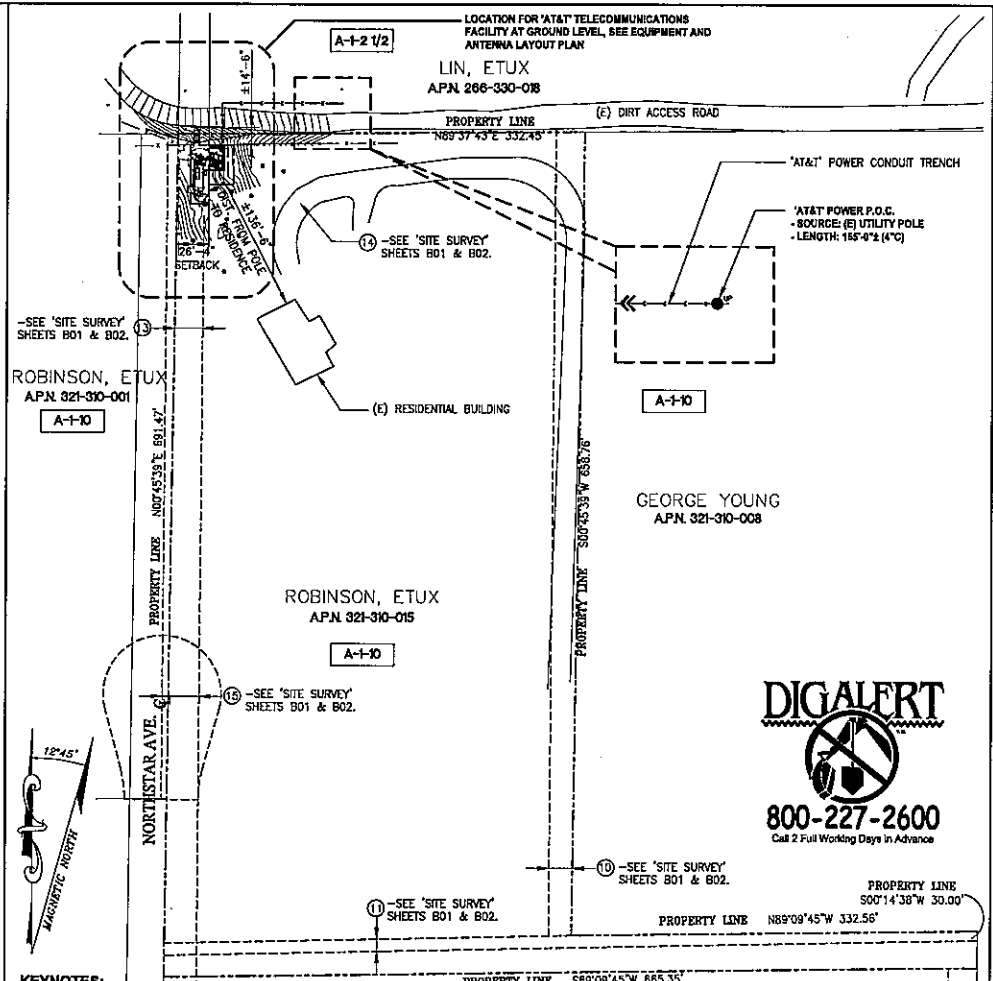
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EQUIPMENT AND ANTENNA LAYOUT PLAN

SCALE: 1/4"=1'-0" 2



- KEYNOTES:**
- ① AT&T RES CABINETS WITH BBU 3500 BASE FRAME, 4 TOTAL
 - ② AT&T METER/MAN, POWER AND TELCO PANEL MOUNTED ON UTILITY RACK
 - ③ TELCO PANELS/CABINETS AS REQUIRED BY SERVICE PROVIDER
 - ④ NEW RACK FOR (9) DI-FLEXERS
 - ⑤ NEW COAX CONDUIT STUB-UP
 - ⑥ NEW COAXIAL CABLE TRENCH
 - ⑦ AT&T GPS ANTENNA
 - ⑧ NEW HALOGEN LIGHT FIXTURE, 2 TOTAL
 - ⑨ NEW 8"THK. CONCRETE SLAB
 - ⑩ NEW W.I. FENCE, PAINTED EARTH TONES
 - ⑪ NEW 'CROWN CASTLE' 65'-0" HIGH MONOPINE
 - ⑫ AT&T 6'-0" PANEL ANTENNAS, 3 ANTENNAS PER SECTOR, 3 SECTORS TOTAL
 - ⑬ AT&T TMA, 2 PER ANTENNA
 - ⑭ AT&T POWER AND TELCO CONDUIT TRENCH
 - ⑮ PROPOSED AT&T CHAIN LINK FENCE WITH 3 STRANDS OF BARBED WIRE

SITE PLAN/PLOT PLAN

SCALE: 1"=30'-0" 1

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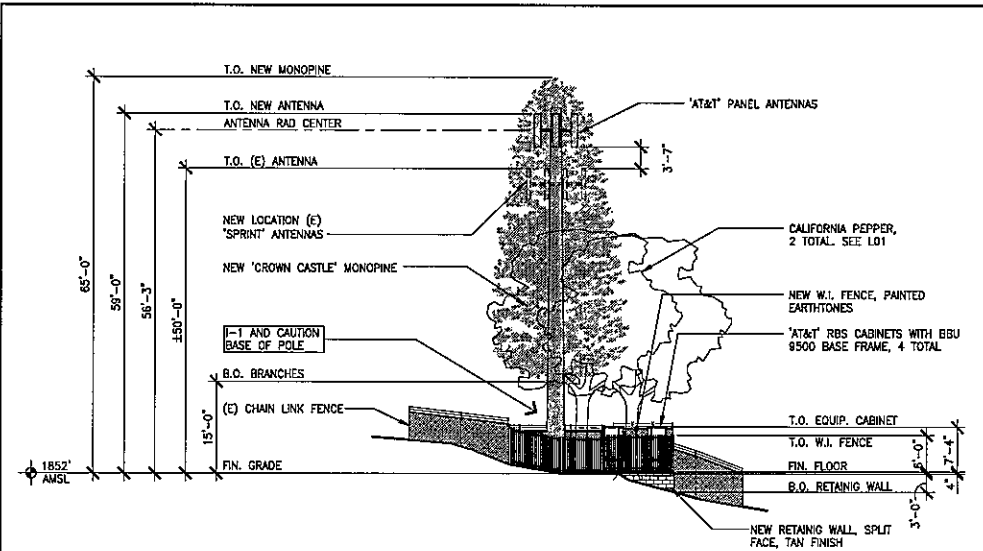


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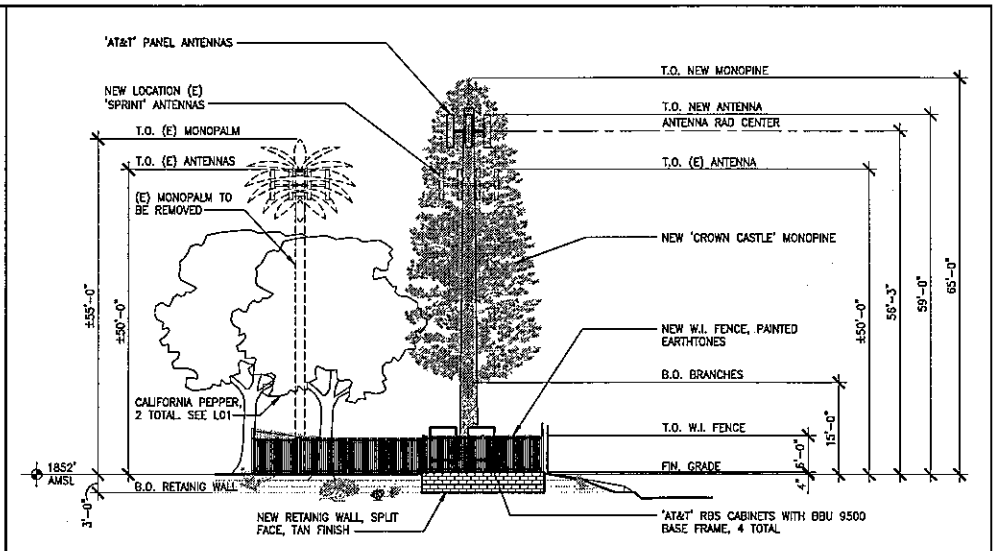
SITE PLAN/PLOT PLAN, EQUIPMENT AND ANTENNA LAYOUT PLAN

| | | | |
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| 25471-610 | 25471-610 | A-RS0142B-C01 | 0 |
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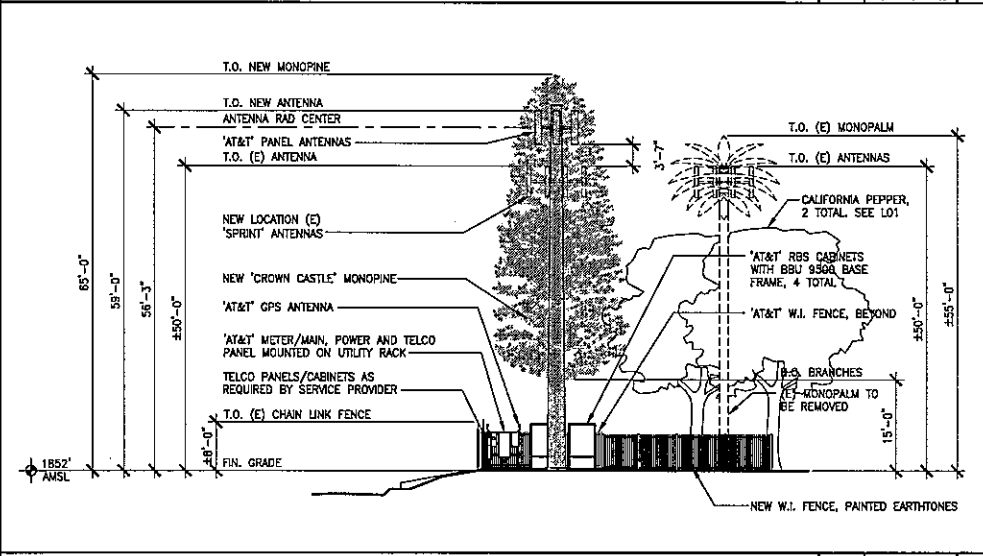
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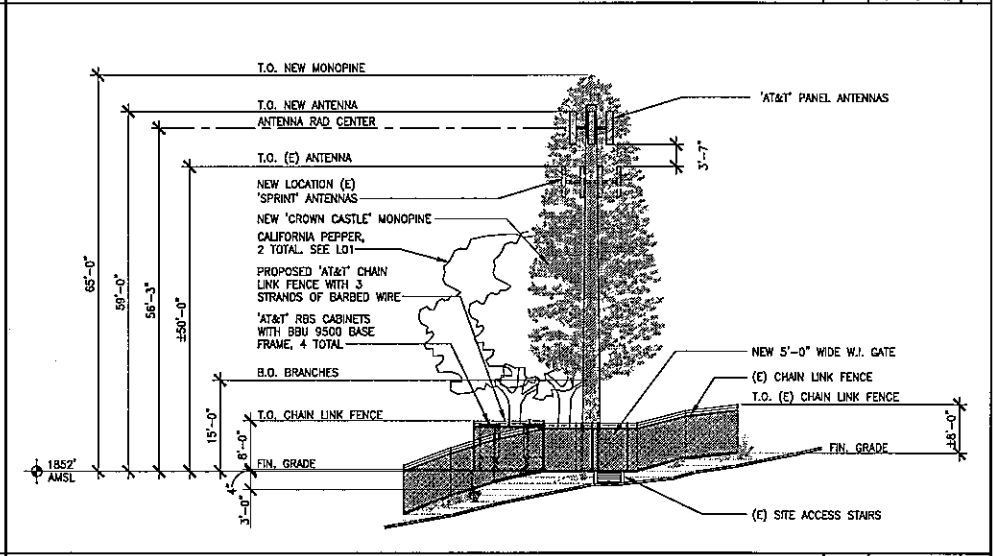
SOUTH ELEVATION SCALE: 1"=18'-0" 3



EAST ELEVATION SCALE: 1"=18'-0" 1



WEST ELEVATION SCALE: 1"=18'-0" 4



NORTH ELEVATION SCALE: 1"=18'-0" 2

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| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|-----|----------|----------------------------------|-----|-----|-------|
| D | 07/28/10 | ISSUED FOR CONSTRUCTION | MMS | BOK | DKD |
| A | 03/22/10 | ISSUED FOR CD REVIEW AND COMMENT | MMS | BOK | DKD |

SCALE: AS SHOWN DESIGNED DRAWN



AT&T MOBILITY
 CERRITOS, CA

ELEVATIONS

| JOB NO. | DRAWING NUMBER | REV. |
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| 25471-610 | A-RS0142B-CD2 | 0 |

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| <p>NOTES:</p> <ol style="list-style-type: none"> 1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED. 2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AWS. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AWS "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP. 3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4") CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE. 4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE. 5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS. 6. ALL EXPANSION/WEDGE ANCHORS SHALL BE STAINLESS STEEL, OR HOT DIPPED GALVANIZED. THE ANCHOR BOLT DOWEL AND ROD SHALL BE STAINLESS STEEL WITH STAINLESS STEEL WASHERS. <p>STRUCTURAL STEEL NOTES</p> | <p>TRANSPORT (T) LINES</p> <ol style="list-style-type: none"> 1. ALL RACEWAY SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC, NFPA 70), CHAPTER 8. 2. ALL SPECIFIED MATERIAL FOR EACH LOCATION (E.G., OUTDOORS, INDOORS-OCCUPIED, INDOORS-UNOCCUPIED, PLenums, RISER SHAFTS, ETC.) SHALL BE APPROVED, LISTED, OR LABELED AS REQUIRED BY THE NEC. 3. METALLIC CONDUIT OR TUBING FOR T1 LINES SHALL BE BONDED TO GROUND AT BOTH ENDS. THE OWNER WILL PERFORM TESTING AND ACCEPTANCE OF T1 LINES. | <p>CONSTRUCTION NOTES</p> <ol style="list-style-type: none"> 1. FIELD VERIFICATION: SUBCONTRACTOR SHALL FIELD VERIFY SCOPE OF WORK, CIRCULAR ANTENNA PLATFORM LOCATION AND ANTENNAS TO BE REPLACED. 2. COORDINATION OF WORK: SUBCONTRACTOR SHALL COORDINATE RF WORK AND PROCEDURES WITH CONTRACTOR. 3. CABLE LADDER RACK: SUBCONTRACTOR SHALL FURNISH AND INSTALL CABLE LADDER RACK, CABLE TRAY, AND CONDUIT AS REQUIRED TO SUPPORT CABLES TO THE NEW BTS LOCATION. | <p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY: CONTRACTOR - BECHTEL SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION) OWNER - AT&T MOBILITY OEM - ORIGINAL EQUIPMENT MANUFACTURE 2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR. 3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. 4. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS. 5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS. 6. DELETED. 7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE. 8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR. 9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL VERIFY EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR. ROUTING OF TRENCHING SHALL BE APPROVED BY CONTRACTOR. 10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER. 11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION. 12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. 13. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301. 14. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS UNLESS OTHERWISE SPECIFIED. ALL CONCRETING WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS. 15. ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH AISC SPECIFICATIONS. 16. CONSTRUCTION SHALL COMPLY WITH SPECIFICATION 24782-000-34PS-A002-00002, "GENERAL CONSTRUCTION SERVICES." 17. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION. 18. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK MAY NEED TO BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDDAY. 19. SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE REQUIRED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS. |
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| <p>DETAIL 620</p> <p>GENERAL NOTES</p> <ol style="list-style-type: none"> 1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY: CONTRACTOR - BECHTEL SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION) OWNER - AT&T MOBILITY OEM - ORIGINAL EQUIPMENT MANUFACTURE 2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR. 3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. <p>ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.</p> <ol style="list-style-type: none"> 4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY. 5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS. 6. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE. 7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR. 8. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. 9. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER. 10. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION. 11. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. 12. CONSTRUCTION SHALL COMPLY WITH SPECIFICATION 24782-000-34PS-A002-00002, "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF AT&T MOBILITY GSM SITES." | <p>DETAIL 410</p> <p>SITE WORK GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION. 2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION. 3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS. 4. IF NECESSARY, RUBBER, SHILPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY. 5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES. 6. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. 7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE AT&T MOBILITY SPECIFICATION FOR SITE SIGNAGE. 8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS. 9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND, FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT. 10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION. 11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION. 12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL JURISDICTION'S GUIDELINES FOR EROSION AND SEDIMENT CONTROL. | <p>DETAIL 101</p> <ol style="list-style-type: none"> 1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A186, ASTM A188 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE. 2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. 3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPICES SHALL BE CLASS "9" AND ALL HOOKS SHALL BE STANDARD, UNO. 4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE CAST AGAINST EARTH.....3 IN. CONCRETE EXPOSED TO EARTH OR WEATHER: #5 AND LARGER.....2 IN. #5 AND SMALLER & WWF.....1 1/2 IN. CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND: SLAB AND WALL.....3/4 IN. BEAMS AND COLUMNS.....1 1/2 IN. 5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4. 6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSEY/REDHEAD OR APPROVED EQUAL. 7. CONCRETE CYLINDER TEST IS NOT REQUIRED FOR SLAB ON GRADE WHEN CONCRETE IS LESS THAN 50 CUBIC YARDS (UBC 1908.6.1.3) IN THAT EVENT THE FOLLOWING RECORDS SHALL BE PROVIDED BY THE CONCRETE SUPPLIER: (A) RESULTS OF CONCRETE CYLINDER TESTS PERFORMED AT THE SUPPLIER'S PLANT. (B) CERTIFICATION OF MINIMUM COMPRESSIVE STRENGTH FOR THE CONCRETE GRADE SUPPLIED. FOR GREATER THAN 50 CUBIC YARDS THE GC SHALL PERFORM THE CONCRETE CYLINDER TEST. <p>DETAIL 102 CONC. REIN. STEEL NOTES</p> <p>NOTES: EXCAVATE AS REQUIRED TO REMOVE VEGETATION & TOPSOIL EXPOSE UNDISTURBED NATURAL SUBGRADE AND PLACE CRUSHED STONE AS REQUIRED.</p> <p>COMPACTION CERTIFICATION: AN INSPECTION AND WRITTEN CERTIFICATION BY A QUALIFIED GEOTECHNICAL TECHNICIAN OR ENGINEER IS ACCEPTABLE.</p> <p>AS AN ALTERNATIVE TO INSPECTION AND WRITTEN CERTIFICATION, THE "UNDISTURBED SOIL" BASE SHALL BE COMPACTED WITH "COMPACTION EQUIPMENT", LISTED BELOW, TO AT LEAST 90% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D 1557 METHOD C.</p> <p>COMPACTED SUBGRADE SHALL BE UNIFORM & LEVELLED. PROVIDE 6" MINIMUM CRUSHED STONE OR GRAVEL COMPACTED IN 3" LIFTS ABOVE COMPACTED SOIL. GRAVEL SHALL BE NATURAL OR CRUSHED WITH 100% PASSING 1" SIEVE.</p> <p>COMPACTION EQUIPMENT: HAND OPERATED DOUBLE DRUM, VIBRATORY ROLLER, VIBRATORY PLATE COMPACTOR OR JUMPING JACK COMPACTOR.</p> <p>SOIL COMPACTION NOTES FOR SLAB ON GRADE</p> | <p>DETAIL 100</p> |
| <p>DETAIL 623</p> | <p>DETAIL 619</p> | <p>DETAIL 102A</p> | <p>DETAIL 100</p> |

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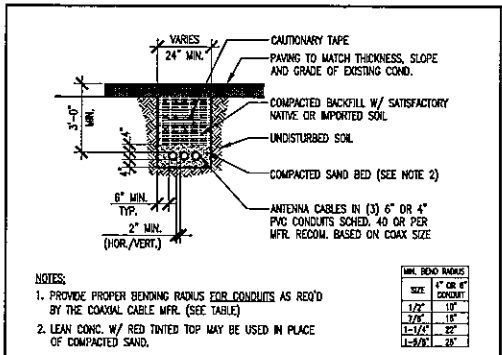
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| SCALE | AS SHOWN | DESIGNED | | | DRAWN |

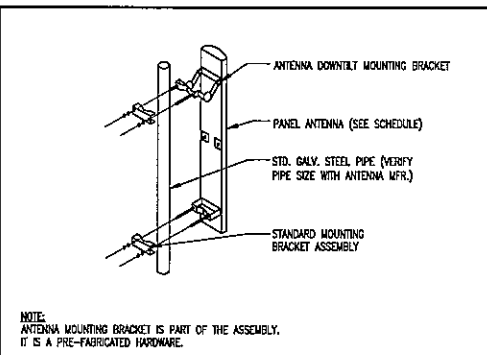


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| AT&T MOBILITY CERRITOS, CA | | |
| DETAILS | | |
| JOB NO. | DRAWING NUMBER | REV. |
| 25471-610 | A-RS0142B-D01 | 0 |

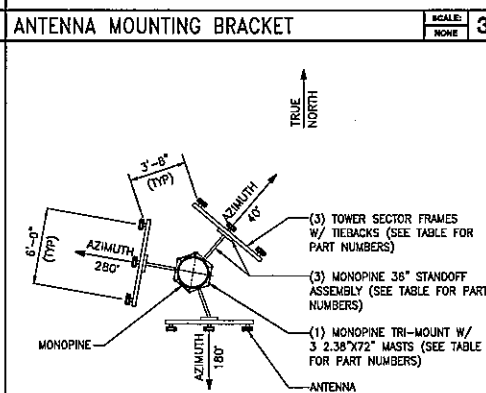
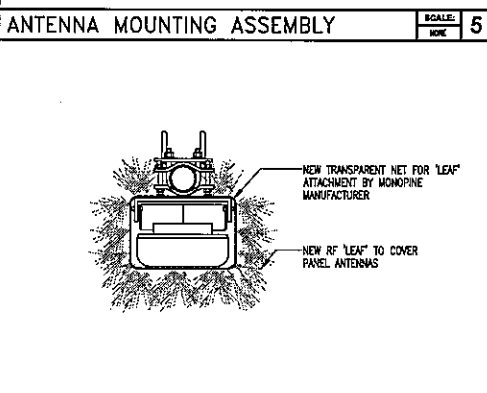
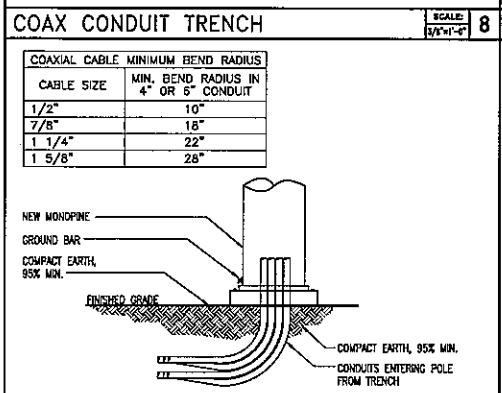
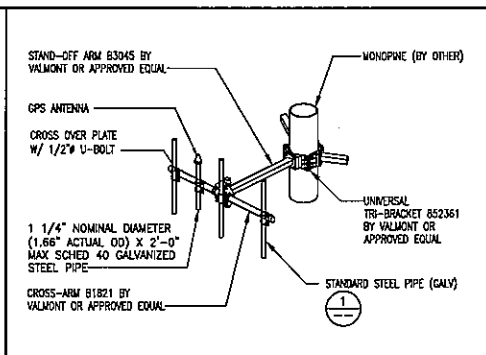
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- NOTES:**
1. PROVIDE PROPER BENDING RADIUS FOR CONDUITS AS REQ'D BY THE COAXIAL CABLE MFR. (SEE TABLE)
 2. LEAN CONC. W/ RED TINTED TOP MAY BE USED IN PLACE OF COMPACTED SAND.
- | MIN. BEND RADIUS | SIZE 4\"/> |
|------------------|------------|
| 1/2" | 10" |
| 7/8" | 18" |
| 1 1/4" | 22" |
| 1 5/8" | 28" |

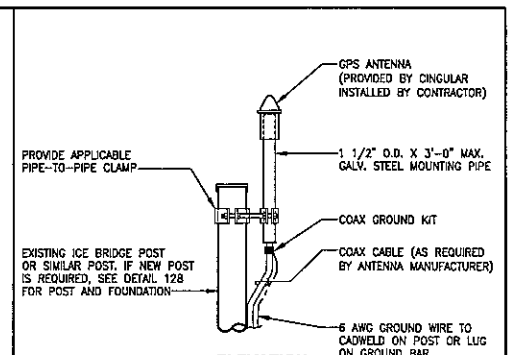


NOTE: ANTENNA MOUNTING BRACKET IS PART OF THE ASSEMBLY. IT IS A PRE-FABRICATED HARDWARE.



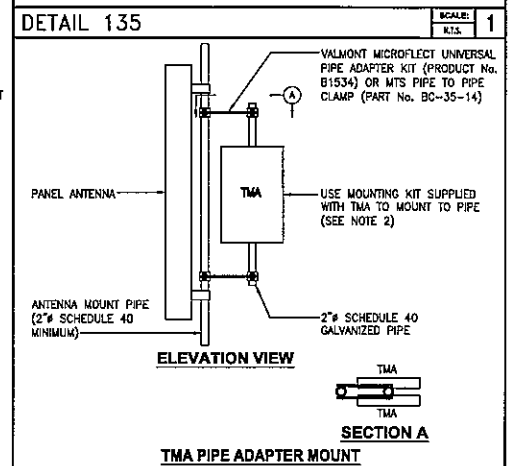
| PART | VALMONT P/N | ANDREW P/N |
|-------------------|-------------|------------|
| 10"-30" TRI-MOUNT | 800200 | MT-CB261 |
| 30"-60" TRI-MOUNT | 800007 | MT-CB262 |
| STANDOFF | 802618 | MT-197 |
| 10" FRAME | 802665 | SF-TP10-72 |
| 12" FRAME | 802667 | SF-TP13-72 |

TWO TO THREE ANTENNA PER SECTOR WITH STANDOFF HORIZONTAL SEPARATION CONFIGURATION MONOPOLE MOUNTING

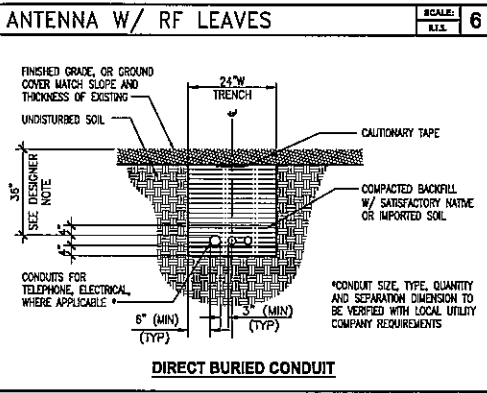
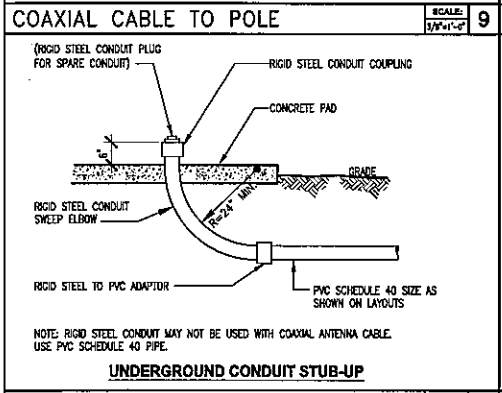


- NOTES:**
1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
 2. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.

E911 - GPS ANTENNA PIPE MOUNT



- NOTES:**
1. VALMONT PART No. B1534 MAY REQUIRE ROTATING HALF OF THE PIPE CLAMP 180° IF PIPE IS TOO SMALL TO TIGHTEN CLAMP.
 2. FOLLOW TMA MANUFACTURERS INSTRUCTIONS FOR MOUNTING TMA TO PIPE.
 3. TMA SHALL BE INSTALLED WITH DRAINING PIPE POINTING DOWNWARDS.
 4. TMA SHALL BE INSTALLED VERTICAL WITH MAXIMUM TILT ANGLE OF 5 DEGREES.
 5. GROUND TMA IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.



DETAIL 125-LA SCALE: N.T.S. **10**

DETAIL 105 SCALE: N.T.S. **7**

DETAIL 612-LA SCALE: N.T.S. **4**

DETAIL 702 SCALE: N.T.S. **2**

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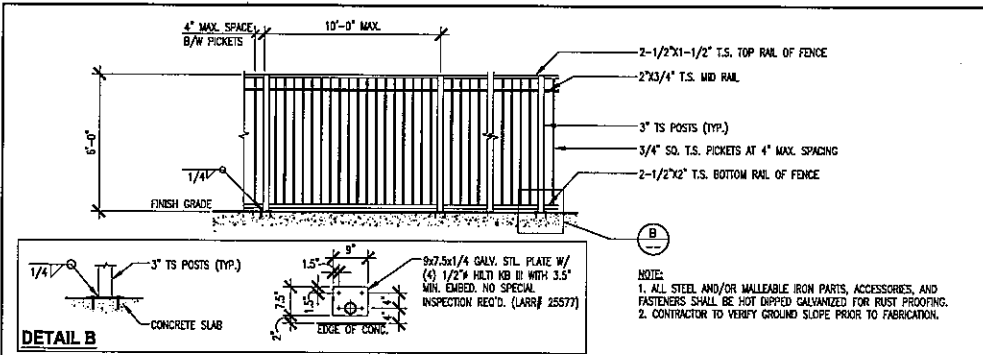


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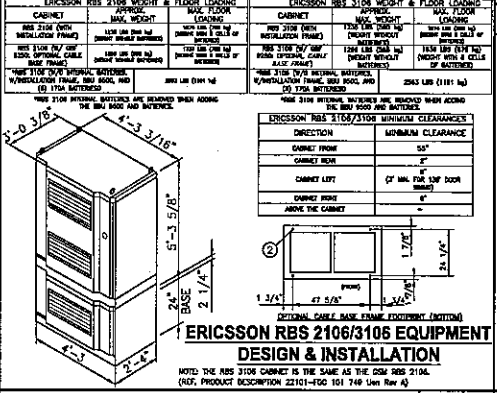
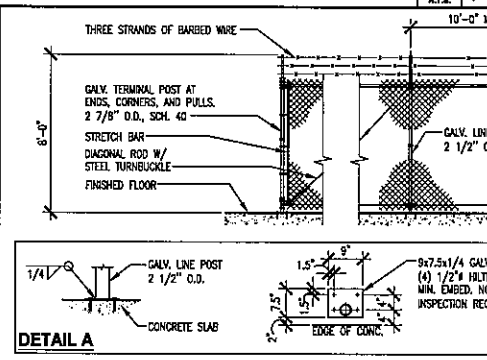
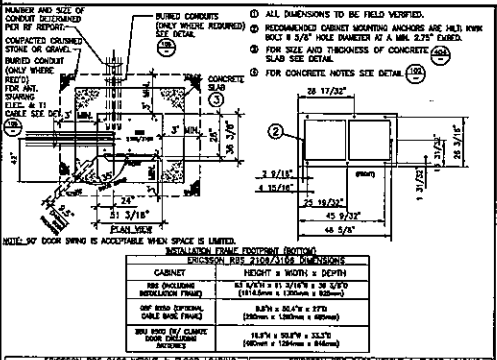
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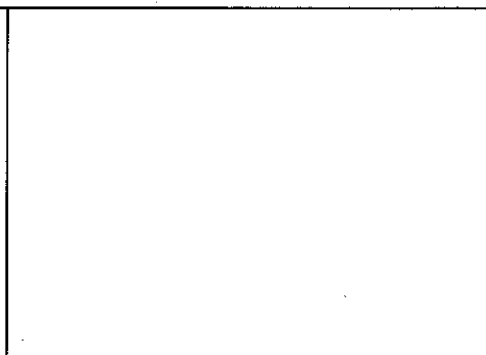
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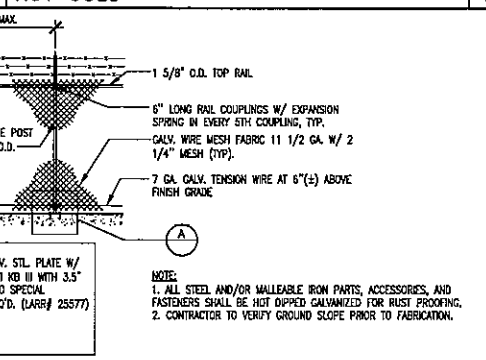
WROUGHT IRON FENCE SCALE: 7 NOT USED



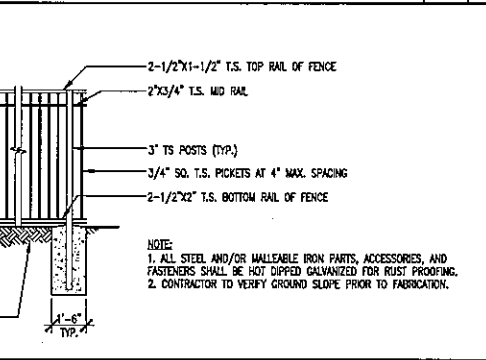
DETAIL 400 - LA SCALE: 8 WROUGHT IRON FENCE



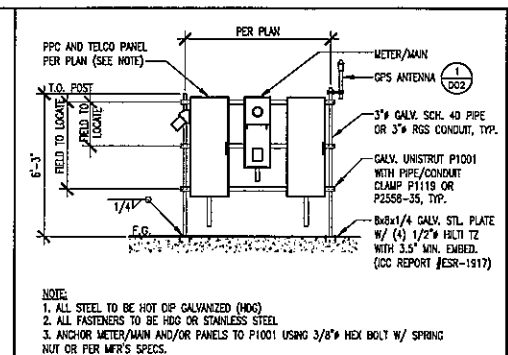
UTILITY RACK SCALE: 4



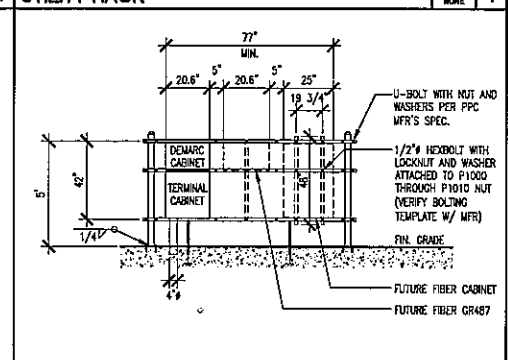
CHAIN LINK FENCE SCALE: 5 'AT&T' H-FIXTURE



DETAIL 641 - LA SCALE: 6



'AT&T' H-FIXTURE SCALE: 2



AC PANELBOARD AND UTILITY RACK LIGHTING SCALE: 3

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| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|-----|----------|----------------------------------|-----|-----|-------|
| G | 07/28/10 | ISSUED FOR CONSTRUCTION | MWJ | BOK | DVD |
| A | 03/22/10 | ISSUED FOR CD REVIEW AND COMMENT | MWJ | BOK | DVD |

SCALE: AS SHOWN DESIGNED DRAWN

AT&T MOBILITY
 CERRITOS, CA
DETAILS

| JOB NO. | DRAWING NUMBER | REV. |
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| 25471-610 | A-RS0142B-D03 | 0 |

STRUCTURAL NOTES

GENERAL

1. CONDITIONS AT THE JOB SITE, AND SHALL BE RESPONSIBLE FOR CONDITIONS OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS. STRUCTURAL ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE PERFORMED IN ACCORDANCE WITH 2007 CALIFORNIA BUILDING CODE.
3. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
4. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
5. WHERE NO DETAILS SHOWN OR NOTED ON THE DRAWINGS, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
6. OPENINGS, POCKETS, SLEEVES, ETC., SHALL NOT BE PLACED IN SLABS, BEAMS, WALLS, COLUMNS AND FOOTINGS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
7. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAISED FLOOR OR ROOF. LOADS SHALL NOT EXCEED DESIGN LIVE LOADS FOR EACH PARTICULAR LEVEL. PROVIDE ADEQUATE SHORING AND BRACING IF LOAD EXCEED DESIGN LIVE LOAD OR WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
8. THIS SET OF DRAWINGS REPRESENT THE FINISHED STRUCTURE, METHOD OF CONSTRUCTION NOT NECESSARY INDICATED, THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING, SCAFFOLDING, ETC.

STRUCTURAL DESIGN CRITERIA

WIND DESIGN DATA:
 BASIC WIND SPEED 85 MPH
 IMPORTANCE FACTOR I 1
 OCCUPANCY CATEGORY II
 WIND EXPOSURE C
 USE LOAD ON ROOFTOP SCREEN (METHOD 2)

EARTHQUAKE DESIGN DATA:
 IMPORTANCE FACTOR I 1
 SITE CLASS D
 S_a 1.500
 S_v 0.600
 S_w 1.500
 S₁ 0.900
 S₀₁ 1.000
 S₀₂ 0.600
 SEISMIC DESIGN CATEGORY D

FOUNDATION

1. NO SOILS REPORT WAS AVAILABLE. THE ALLOWABLE SOIL BEARING = 1500 PSF
2. NOT USED
3. NOT USED
4. SOIL ENGINEER OR DEPUTY INSPECTOR SHALL VERIFY THAT CONSTRUCTION AT THE SITE IS IN ACCORDANCE WITH THE RECOMMENDATIONS AND CONCLUSIONS OF HIS REPORT. FINISHED EXCAVATION FOR FOUNDATION SHALL BE NEAT AND TRUE TO LINE WITH ALL LOOSE MATERIAL AND STANDING WATER REMOVED FROM EXCAVATIONS.
5. BEFORE ANY CONCRETE IS PLACED, EXCAVATIONS SHALL BE CHECKED AND APPROVED BY A QUALIFIED SOILS ENGINEER OR DEPUTY INSPECTOR TO ENSURE COMPLIANCE WITH THE REQUIREMENTS.
6. ALL FILL MATERIAL IS TO BE APPROVED BY THE SOILS ENGINEER OR DEPUTY INSPECTOR TO ENSURE COMPLIANCE W/ THE REQUIREMENTS.
7. SUBGRADE SHALL BE 4" SAND OVER POLYETHYLENE FILM VAPOR BARRIER.
8. SIDE OF FOUNDATION MAY BE POURED AGAINST STABLE EARTH UNLESS SHOWN OR NOTED OTHERWISE.
9. CONTRACTOR SHALL PROVIDE TEMPORARY AND PERMANENT DETERMINING FOR EITHER SURFACE WATER, GROUND WATER OR SEEPAGE WATER.
10. CONTRACTOR SHALL PROTECT ALL UTILITY LINES, ETC. ENCOUNTERED BEING EXCAVATIONS AND BACKFILLING.
11. CONTRACTOR SHALL PROVIDE AND INSTALL ALL CRIBBING SHEATHING AND SHORING REQUIRED TO SAFELY RETAIN THE EARTH BANK.
12. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL SHALL BE PROPERLY COMPACTED.
13. CONTRACTOR SHALL BRACE OR PROTECT FROM LATERAL LOADS FOR THE PIT AND RETAINING WALLS UNTIL ATTACHING SLABS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL STRENGTH.
14. NO VERTICAL EXCAVATIONS 4'-0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND SHALL BE PERMITTED.

REINFORCING STEEL

1. ALL REINFORCING BARS SHALL BE ASTM A-815 MIN GRADE 40 DEFORMED BILLET STEEL BARS, EXCEPT NOTED BELOW:
 A. WELDED SMOOTH WIRE FABRIC SHALL CONFORM TO ASTM A-185.
2. GRADE 60 BARS SHALL BE MARKED SO ITS IDENTIFICATION CAN BE MADE WHEN THE FINAL IN PLACE INSPECTION IS MADE.
3. THE WIRE USED SHALL BE BLACK ANNEALED WIRE, 18 GA. OR HEAVIER.
4. BAR SUPPORTS SHALL CONFORM TO THE BAR SUPPORT SPECIFICATIONS CONTAINED IN THE "MANUAL OF STANDARD PRACTICE" BY ACI.
5. A CERTIFIED COPY OF MILL TEST ON EACH HEAT OF REINFORCING STEEL DELIVERED SHOWING PHYSICAL AND CHEMICAL ANALYSIS SHALL BE PROVIDED UPON REQUEST AT THE TIME OF SHIPMENT.
6. ALL REQUIREMENT OF CONCRETE REINFORCEMENT NOT COVERED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH ACI "MANUAL OF STANDARD PRACTICE".
7. REINFORCING STEEL AT THE TIME OF THE CONCRETE IS PLACED SHALL BE FREE FROM MUD, OIL, OR OTHER NON METALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.
8. ALL HOOKS SHALL CONFORM TO THE BEND DIMENSION PER ACI "STANDARD HOOK" UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
9. REINFORCING BARS SHALL NOT BE BENT OR STRAIGHTENED IN A MANNER THAT WILL INJURE THE MATERIAL.
10. REINFORCING BARS SHALL CONFORM ACCURATELY TO THE DIMENSIONS SHOWN ON THE DRAWINGS WITH THE FABRICATING TOLERANCES PER ACI "MANUAL OF STANDARD PRACTICE".
11. BARS SHALL BE SECURELY TIED TO PREVENT DISPLACEMENT DURING THE CONCRETE OPERATION AND ALL DOWELS SHALL BE WIRED IN PLACE BEFORE DEPOSITING CONCRETE.
12. SPLICES OF REINFORCEMENT SHALL HAVE 42 BAR DIAMETER LAP OR 2'-0" LAP MINIMUM.
13. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL HAVE SAME SIZE AS THE VERTICAL REINFORCEMENT. EMBEDMENT OF DOWELS SHALL BE 36 BAR DIAMETER OR 2'-0" MINIMUM UNLESS OTHERWISE SHOWN.
14. MINIMUM LAP OF MESH SHALL BE NOT LESS THAN THE SPACING OF THE CROSS WIRE PLUS TWO INCHES OR 80 DIA. OR 8 IN. WHICHEVER IS GREATER.

CONCRETE

1. ALL CONCRETE SHALL BE NORMAL WEIGHT CONFORMING TO THE FOLLOWING:

| LOCATION | 28-DAY MIN. COMPRESSIVE STRENGTH | MAXIMUM AGGREGATE SIZE (IN.) | SLUMP (INCHES) |
|------------------|----------------------------------|------------------------------|----------------|
| A. SLAB ON GRADE | 2500 psi | 1 | |
| B. FOOTING | 2500 psi | 1 | |

 LEVEL IS SEVERE USE 4500 psi WITH W/C RATIO OF 0.45 (MAX).
 ALL CONCRETE MIX DESIGN SHALL BE REVIEWED BY THE ENGINEER PRIOR TO CONSTRUCTION.
2. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II CEMENT.
3. AGGREGATE SHALL CONFORM TO ASTM C-33.
4. WATER SHALL BE CLEAN, FREE FROM DELETERIOUS AMOUNTS OF ACIDS, ALKALIS OR ORGANIC MATERIALS, OILS, SALTS AS PER ACI 318.
5. CONCRETE MIXING OPERATIONS, ETC. SHALL CONFORM TO ASTM C-94. WATER-CEMENT RATIO IS LESS THAN 0.50.
 UNLESS SHOWN OR NOTED OTHERWISE, CONCRETE COVERAGE FOR REINFORCING BAR TO FACE OF BAR SHALL BE AS FOLLOWS:
 A. CONCRETE IN CONTACT WITH EARTH, UNFORMED 3"
 B. CONCRETE IN CONTACT WITH EARTH, FORMED 2"
 C. WALLS 1.5"
 D. BEAMS, ORDERS & COLUMNS (TO TIES OR STIRRUPS) 1.5"
6. CONDUIT PLACED IN A CONCRETE SLAB SHALL NOT EXCEED 1/3 OF THE THICKNESS OF THE SLAB AND SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING STEEL. MINIMUM CLEAR DISTANCE BETWEEN CONDUITS SHALL BE 6".
7. CONSTRUCTION JOINTS:
 THE SURFACES OF ALL CONSTRUCTION JOINTS SHALL BE CLEAN, FREE FROM LOOSE DEBRIS. IMMEDIATELY BEFORE NEW CONCRETE IS PLACED, ALL CONSTRUCTION JOINTS SHALL BE WETTED AND STANDING WATER REMOVED.
8. CONCRETE SHALL BE CURED IN ACCORDANCE WITH SECT 1905.11 OF 2007 C.B.C.
9. REMOVAL OF CONCRETE FORMS AND SHORES SHALL BE IN ACCORDANCE WITH SECTION 1906.2 OF 2007 C.B.C.
10. CONDUITS AND PIPES EMBEDDED IN CONCRETE SHALL COMPLY WITH THE PROVISION OF SECTION 1905.3 OF 2007 C.B.C.
11. DESIGN AND CONSTRUCTION OF CONCRETE FORMWORK SHALL CONFORM TO ACI 347 "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK".
12. ALL SAW CUTS IN SLAB ON GRADE SHALL BE MADE NOT LATER THAN 24 HOURS AFTER PLACING CONCRETE.

MASONRY

1. ALL MASONRY BLOCKS SHALL CONFORM WITH EACH OTHER IN COLOR, TEXTURE AND SIZE WHERE APPLICABLE.
2. CONCRETE BLOCK SHALL CONFORM TO ASTM C-90 GRADE A. BLOCK SIZE, COLOR, TYPE AND TEXTURE SHALL BE AS INDICATED ON THE DRAWINGS. PROVIDE ACCESSORY BLOCKS AS INDICATED AND REQUIRED. WHERE CUTTING IS REQUIRED, BLOCKS SHALL BE SAWCUT.
3. COURSEING SHALL BE COMMON RUNNING BOND (UNLESS NOTED OTHERWISE), WITH 3/8" GROUT JOINT, TOOL ALL EXPOSED JOINTS FLUSH.
4. FILL ALL BOND BEAMS AND REINFORCED CELLS SOLIDLY WITH GROUT. GROUT SHALL CONFORM TO ASTM C-476 AND SHALL DETAIN A MIN. 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI.
5. PROVIDE BOND BEAM LINTELS AND BRICK SHELVE ANGLES ABOVE ALL WALL OPENINGS PER DETAILS. THE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL OPENINGS.
6. THE MASONRY CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY WALL BRACING DURING CONSTRUCTION.
7. ALL RETAINING WALLS SHALL HAVE AT LEAST 12" OF FREE-DRAINING GRANULAR BACKFILL. FULL HEIGHT OF WALL PROVIDE CONTROL JOINTS IN RETAINING WALLS AT APPROXIMATELY EQUAL INTERVALS NOT TO EXCEED 25 FEET NOR 3 TIMES THE WALL HEIGHT. PROVIDE EXPANSION JOINTS AT EVERY FOURTH CONTROL JOINT, UNLESS OTHERWISE INDICATED.
8. MASONRY UNITS FOR HOLLOW UNIT MASONRY SHALL BE GRADE "N" CONCRETE BLOCKS CONFORMING TO ASTM C-90. CONSTRUCTION SHALL COMPLY WITH SECTION 2115 OF UBC AND LOCAL CODES. MASONRY SHALL BE Laid IN STRAIGHT UNIFORM COURSES IN RUNNING BOND. JOINTS SHALL BE TOOLED CONCISE AND BE UNIFORM IN SIZE. THE INTERSECTING WALL BE OVERLAPPING UNITS IN ALTERNATE COURSES. ROUGHEN AND CLEAN CONCRETE BEARING SURFACES FOR THE PLACEMENT OF THE FIRST COURSE. VERTICAL HEAD JOINTS SHALL BE FILLED SOLID AND SHORED THOROUGHLY TO PROVIDE BOND TO BOTH BLOCKS.
9. MORTAR SHALL BE FRESHLY PREPARED AND UNLIMBLY MIXED OF 1 PART PORTLAND CEMENT, 1/2 MAXIMUM TO 1/4 MINIMUM PART LIME PUTY OR HYDRATED LIME, AND 3 PARTS SAND.
10. USE CARE TO PREVENT MORTAR AND GROUT SPILLAGE ON THE FACE OF THE MASONRY. CLEAN SUCH SPILLAGE IMMEDIATELY. REPAIR ANY DAMAGES OR INTERSTICES BETWEEN BLOCK AND REMOVE STAINS AT THE COMPLETION OF WORK.
11. GROUTED CELLS: FILL CELLS CONTAINING REINFORCING BARS WITH GROUT AT MAXIMUM 5'-0" LIFTS UNLESS NOTED OTHERWISE. REFERENCE UBC 2104.6 FOR MASONRY GROUTING PROCEDURES.
12. ALL ISOLATED BOLTS EMBEDDED IN MASONRY SHALL BE GROUTED SOLIDLY IN PLACE WITH NOT LESS THAN 2" OF GROUT SURROUNDING THE BOLT.
13. SEAL RETAINING FACE OF WALL AND FOOTING WITH 2 COATS OF HENRY'S 502 ASPHALTIC MASTIC. PROVIDE CONTINUOUS INSULATION. CONSTRUCTION MATERIAL SPECIFICATIONS ALL CONCRETE AND GROUT SHALL BE MIN. F_c = 2500 PSI. CMU BLOCK SHALL BE MIN. F_m = 1500 PSI. 8"x8"x16" ALL STEEL SHALL BE GRADE 40. F_y = 43,000 PSI, F_a = 20,000 PSI REINFORCING SHALL CONFORM TO UBC SECTION 2102 2.10 DEFORMED.
14. MASONRY REINFORCING STEEL BARS SHALL BE GRADE 60 UNLESS OTHERWISE NOTED AND SHALL BE SECURELY PLACED IN ACCORDANCE WITH UBC SECTIONS 2104, 2105 AND 2107.2.2.
15. BOND BEAMS WITH HORIZONTAL BAR OR BARS SHALL BE PROVIDED AT 48 INCHES ON CENTER AND AT ALL FLOOR AND ROOF LINES AND AT THE TOP OF THE WALL. PROVIDE A BOND BEAM WITH HORIZONTAL BAR OR BARS OVER ALL OPENINGS, AND EXTEND THESE BARS 2'-0" PAST THE OPENING AT EACH SIDE. PROVIDE A BAR OR BARS VERTICALLY FOR THE FULL HEIGHT OF THE WALL AT EACH SIDE OF OPENINGS. WALL ENDS AND INTERSECTIONS. DOWELS TO MASONRY WALLS SHALL BE EMBEDDED A MINIMUM OF 1'-6" OR HOOKED INTO THE SUPPORTING STRUCTURE AND BE OF THE SAME SIZE AND SPACING AS WALL REINFORCING. REINFORCING STEEL SHALL BEAS SPECIFIED UNDER "MASONRY REINFORCING STEEL" PROVIDE CORNER BARS TO MATCH THE HORIZONTAL WALL REINFORCING AT WALL INTERSECTIONS. LAP ALL BARS 48 DIAMETERS, 1'-6" MINIMUM UNLESS NOTED ON THE PLAN.

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| D | 07/09/10 | ISSUED FOR CONSTRUCTION | AK | CK | - |
| A | 03/22/10 | ISSUED FOR CD REVIEW AND COMMENT | AK | CK | - |
| SCALE | AS SHOWN | DESIGNED | | | DRAWN |

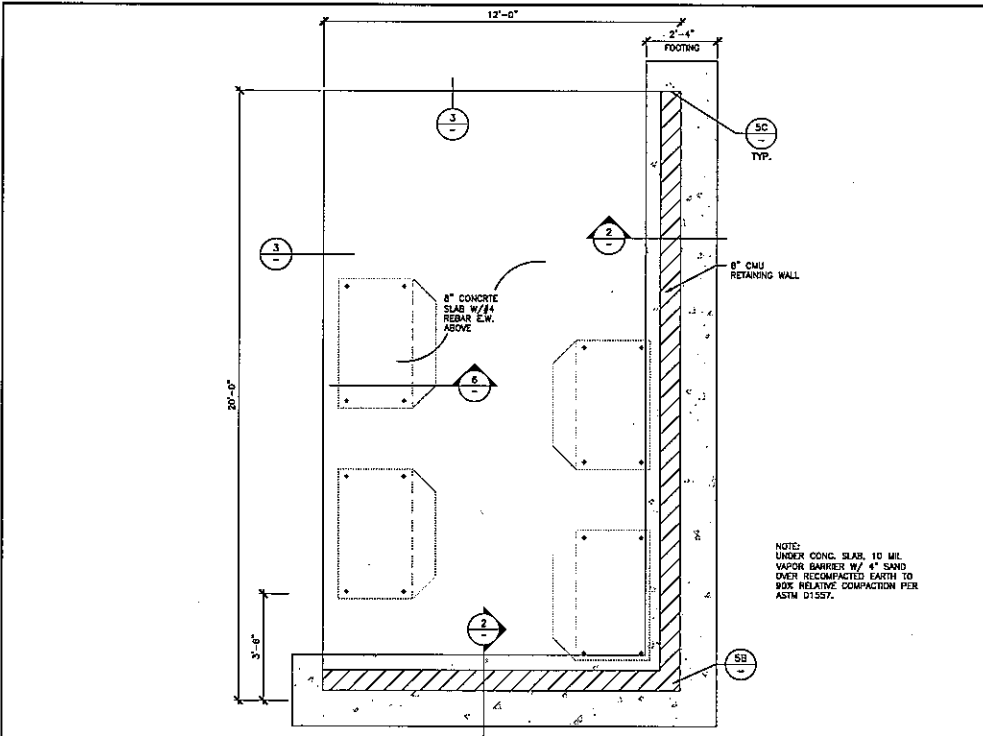


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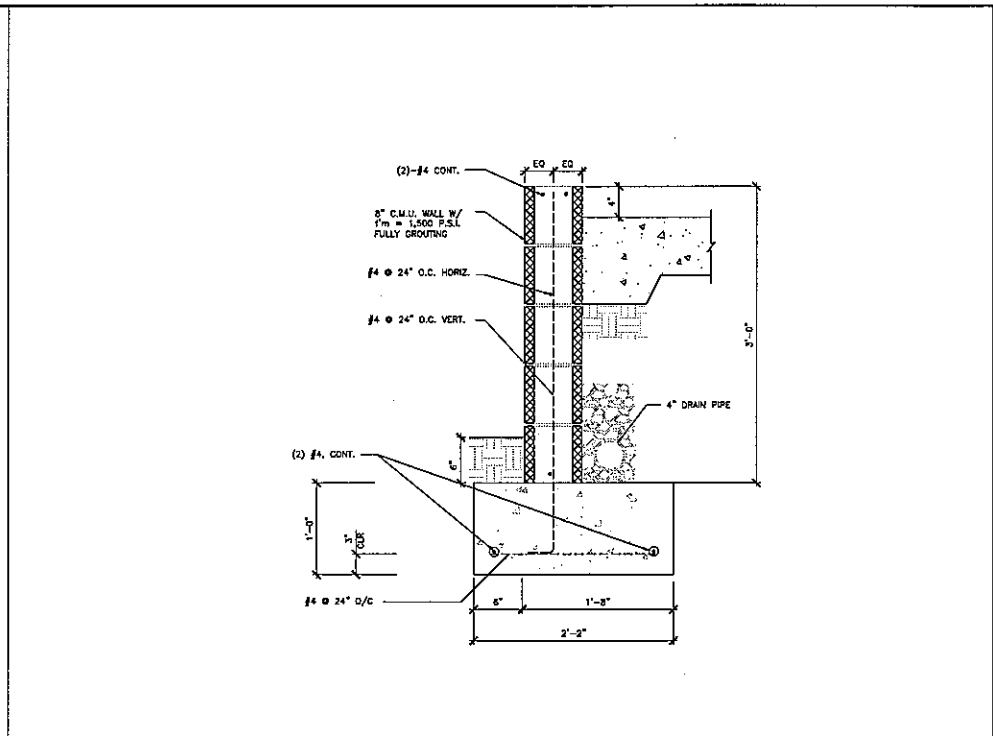
STRUCTURAL NOTES

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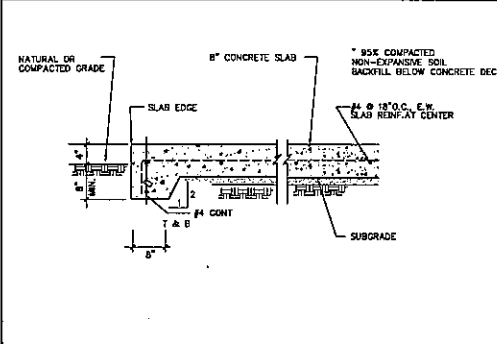
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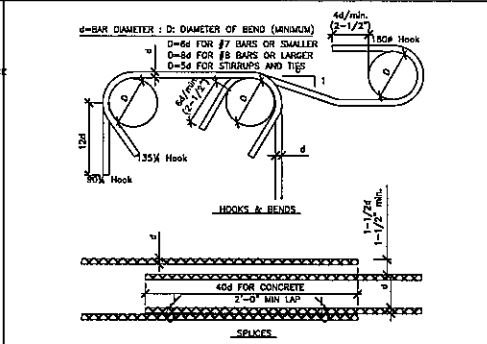
FOUNDATION AND SLAB PLAN SCALE: 1/2"=1'-0" **1**



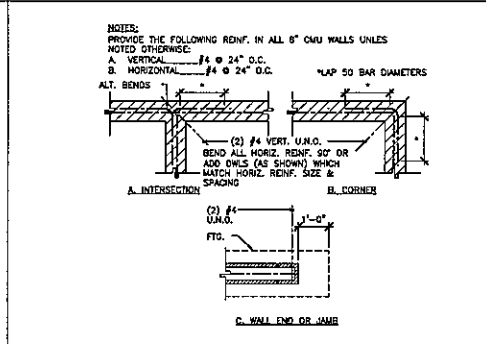
RETAINING WALL ELEVATION SCALE: 1 1/2"=1'-0" **2**



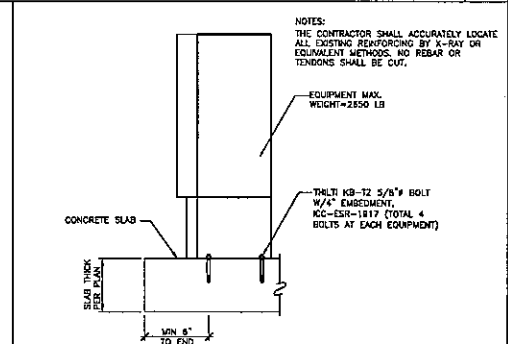
CONCRETE SLAB SCALE: N.T.S. **3**



TYP REINFORCING BENDS SCALE: N.T.S. **4**



CMU REINFORCEMENT SCALE: N.T.S. **5**



EQUIPMENT ANCHORAGE SCALE: 1 1/2"=1'-0" **6**

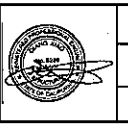
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| SCALE | AS SHOWN | DESIGNED | | DRAWN | |



AT&T MOBILITY
 CERRITOS, CA
STRUCTURAL DETAILS
 JOB NO. 25471-610 DRAWING NUMBER A-RS0142B-S02 REV. 0

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ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND), 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL. THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
9. ALL THE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND POWER GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
18. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND, DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
21. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRIC CLEARANCE USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
22. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANOUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
24. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

GREENFIELD GROUNDING NOTES:

17. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
18. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
19. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
20. BOND ALL METALLIC OBJECTS WITHIN 6 FT OF THE BURIED GROUND RING WITH 2 AWG SOLID TIN-PLATED COPPER GROUND CONDUCTOR.
21. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT WITH LISTED BONDING FITTINGS.

GREENFIELD GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GESS) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. TESTING SHALL BE IN ACCORDANCE WITH SPECIFICATION 24782-000-3P5-EG00-0001. USE OF OTHER METHODS MUST BE PRE-APPROVED BY CONTRACTOR IN WRITING.
3. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. WHEN ADDING ELECTRODES, CONTRACTOR SHALL MAINTAIN A MINIMUM DISTANCE BETWEEN THE ADDED ELECTRODE AND ANY OTHER EXISTING ELECTRODE EQUAL TO THE BURIED LENGTH OF THE ROD. IDEALLY, CONTRACTOR SHALL STRIVE TO KEEP THE SEPARATION DISTANCE EQUAL TO OR LESS THAN TWICE THE BURIED LENGTH OF THE RODS.
4. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT.
5. METAL CONDUIT AND TRAY SHALL BE GROUNDING AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE AND UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
6. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BITS EQUIPMENT.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED. BACK-TO-BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BUS ARE PERMITTED.
8. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
9. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED. IN ALL CASES, BENDS SHALL BE MADE WITH A MINIMUM BEND RADIUS OF 8 INCHES.
10. EACH INTERIOR BITS CABINET FRAME/PLINTH SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH 6 AWG STRANDED, GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES. EACH OUTDOOR CABINET FRAME/PLINTH SHALL BE DIRECTLY CONNECTED TO THE BURIED GROUND RING WITH 2 AWG SOLID TIN-PLATED COPPER WIRE.
11. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING, SHALL BE 2 AWG SOLID TIN-PLATED COPPER UNLESS OTHERWISE INDICATED.
12. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE. CONNECTIONS TO ABOVE GRADE EXTERIOR UNITS MAY BE MADE WITH EXOTHERMIC WELDS WHERE PRACTICAL OR WITH 2 HOLE MECHANICAL TYPE BRASS CONNECTORS WITH STAINLESS STEEL HARDWARE, INCLUDING SET SCREWS. 2 HOLED HIGH PRESSURE CRIMP CONNECTORS WITH A DOUBLE HYDRAULIC CRIMP SUCH AS BURNDY HYDROGRAND ARE PREFERRED.
13. EXOTHERMIC WELDS SHALL BE PERMITTED ON TOWERS ONLY WITH THE EXPRESS APPROVAL OF THE TOWER MANUFACTURER OR THE CONTRACTORS STRUCTURAL ENGINEER.
14. ALL WIRE TO WIRE GROUND CONNECTIONS TO THE INTERIOR GROUND RING SHALL BE FORMED USING HIGH PRESS CRIMPS OR SPLIT BOLT CONNECTORS WHERE INDICATED IN THE DETAILS.
15. ON ROOFTOP SITES WHERE EXOTHERMIC WELDS ARE A FIRE HAZARD COPPER COMPRESSION CAP CONNECTORS MAY BE USED FOR WIRE TO WIRE CONNECTIONS. 2 HOLE MECHANICAL TYPE BRASS CONNECTORS WITH STAINLESS STEEL HARDWARE, INCLUDING SET SCREWS MAY BE USED FOR CONNECTION TO ALL ROOFTOP BITS EQUIPMENT AND STRUCTURAL STEEL. 2 HOLED HIGH PRESSURE CRIMP CONNECTORS WITH A DOUBLE HYDRAULIC CRIMP SUCH AS BURNDY HYDROGRAND ARE PREFERRED.
16. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR USING TWO HOLED MECHANICAL TYPE BRASS CONNECTORS AND STAINLESS STEEL HARDWARE.

DETAIL 621 (CONT.)

GROUNDING NOTES:

1. THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AIA), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTNING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE CONTRACTOR FOR RESOLUTION.
2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GESS) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
3. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR NEW GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. TESTS SHALL BE PERFORMED IN ACCORDANCE WITH 24782-000-3P5-EG00-0001, DESIGN & TESTING OF FACILITY GROUNDING FOR CELL SITES.
4. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BITS EQUIPMENT.
5. EACH BITS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BITS; 2 AWG STRANDED COPPER FOR OUTDOOR BITS.
6. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
7. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
8. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED WITH STAINLESS STEEL HARDWARE TO THE BRIDGE AND THE TOWER GROUND BAR.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
11. METAL CONDUIT AND TRAY SHALL BE GROUNDING AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
12. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

DETAIL 622

3 DETAIL 113

2 DETAIL 621

1

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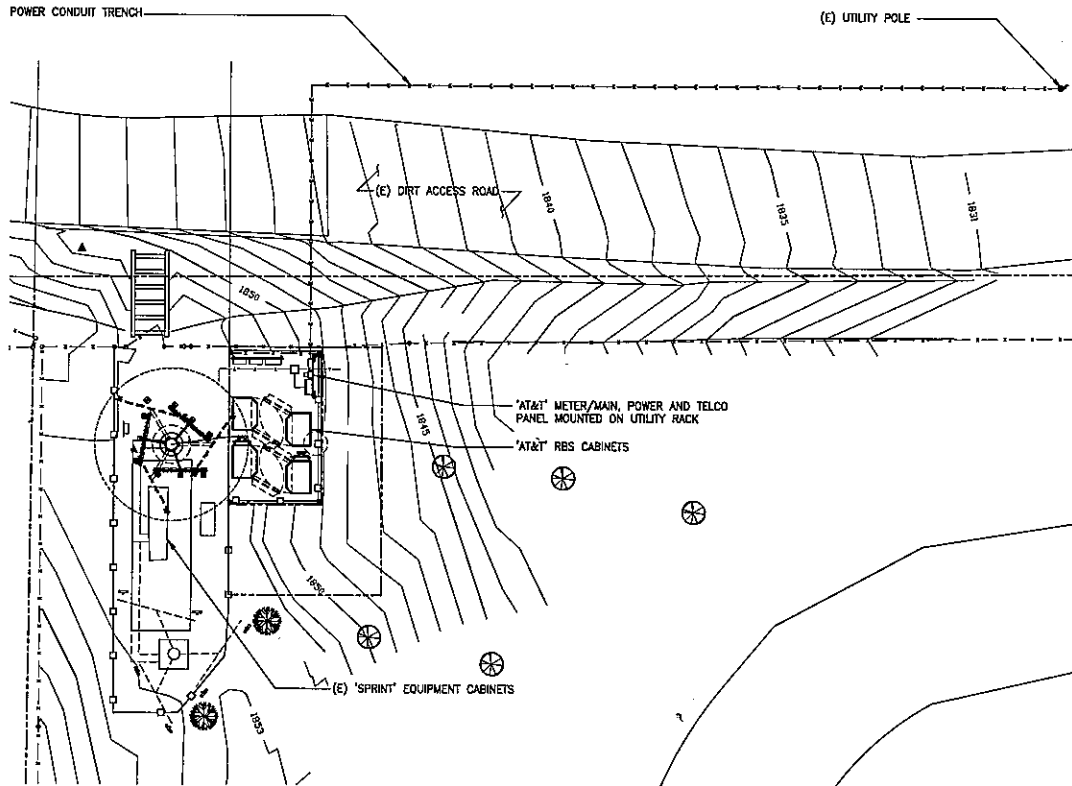


AT&T MOBILITY
CERRITOS, CA

ELECTRICAL NOTES

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| JOB NO. | DRAWING NUMBER | REV. |
| 25471-610 | A-RS0142B-E01 | 0 |

PENDING UTILITY COORDINATION REPORT



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UTILITY PLAN

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

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SCALE AS SHOWN DESIGNED DRAWN

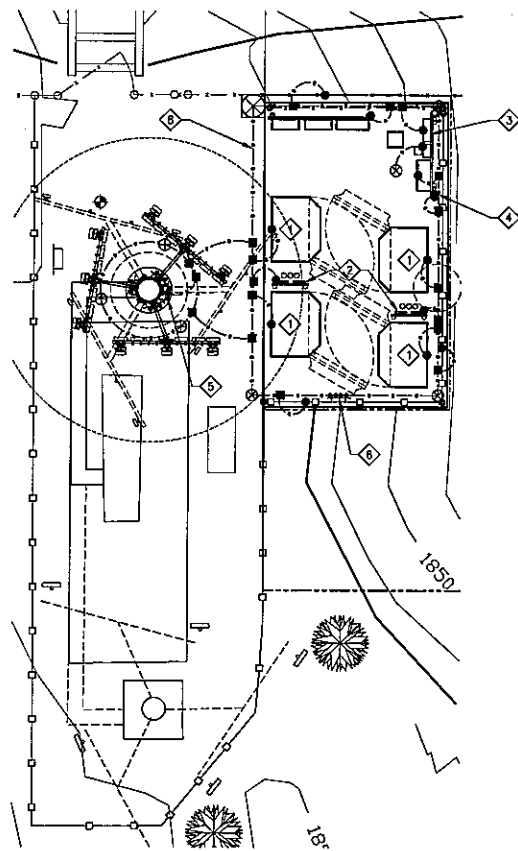


AT&T MOBILITY
 CERRITOS, CA

UTILITY LAYOUT PLAN

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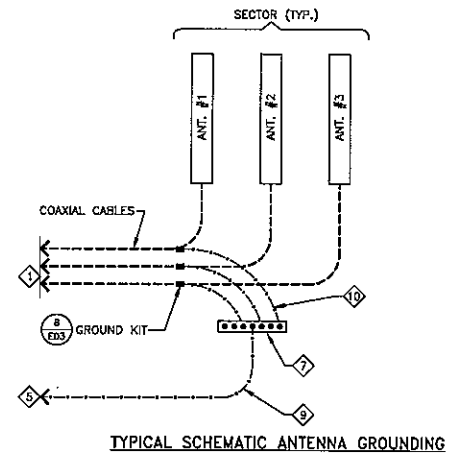


KEYNOTES:

- 1 EQUIPMENT CABINETS
- 2 LOCATION FOR DIPLEXER RACK
- 3 POWER AND TELCO PANEL
- 4 GPS
- 5 MASTER ANTENNA GROUND BAR (1 EDS)
- 6 EQUIPMENT GROUND BUS (1 EDS)
- 7 ANTENNA GROUND BAR AT EACH SECTOR (1 EDS, 2 EDS)
- 8 #2 AWG BARE SOLID TINNED COPPER WIRE GROUND RING BURIED 18" MIN. BELOW GRADE (5 EDS)
- 9 #2 AWG INSULATED STRANDED GROUND WIRE ROUTED W/ COAX TO MASTER ANTENNA GROUND BAR (2 EDS, 3 EDS)
- 10 #5 AWG GROUND WIRE TO ANTENNA GROUND BAR (3 EDS)

GROUNDING SYMBOLS

- ⊗ GROUND TEST WELL
- ⊕ CHEMICAL GROUND ROD
- ⊙ GROUND ROD
- COMPRESSION TYPE CONNECTION
- CADWELD TYPE CONNECTION
- GROUND WIRE
- GROUND BAR



EQUIPMENT AND ANTENNA GROUNDING PLAN

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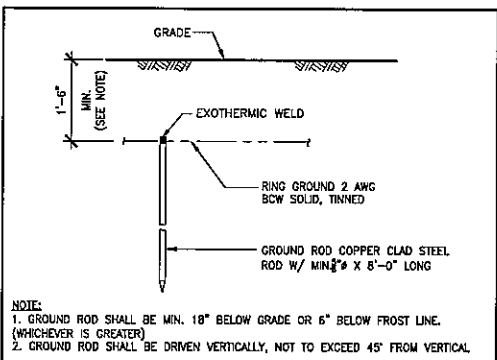
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| A | 03/22/10 | ISSUED FOR CD REVIEW AND COMMENT | | MAK | BOK DDK |
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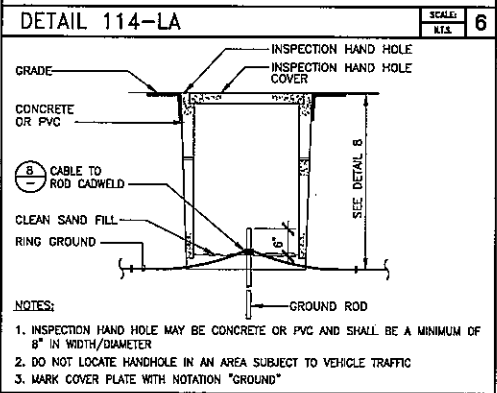


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| AT&T MOBILITY CERRITOS, CA | | SCALE: 1 |
| ANTENNA/EQUIPMENT GROUNDING PLAN AND SYMBOLS | | |
| JOB NO. 25471-610 | DRAWING NUMBER A-RS0142B-E03 | REV. 0 |

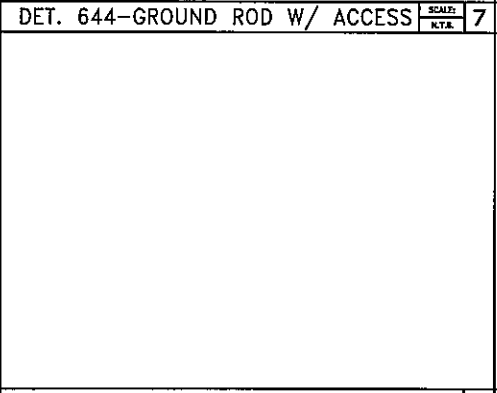
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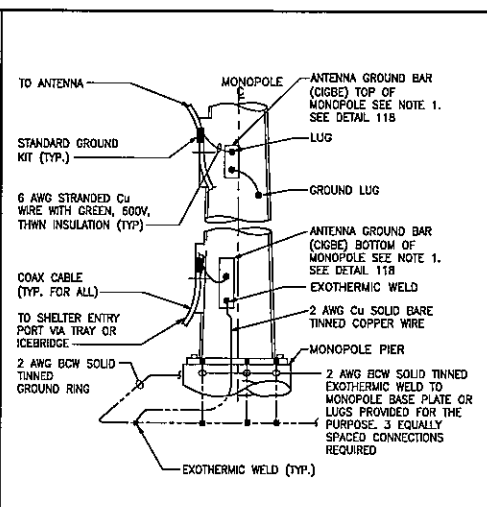
NOTE:
 1. GROUND ROD SHALL BE MIN. 18" BELOW GRADE OR 6" BELOW FROST LINE. (WHICHEVER IS GREATER)
 2. GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45° FROM VERTICAL



NOTES:
 1. INSPECTION HAND HOLE MAY BE CONCRETE OR PVC AND SHALL BE A MINIMUM OF 8" IN WIDTH/DIAMETER
 2. DO NOT LOCATE HANDHOLE IN AN AREA SUBJECT TO VEHICLE TRAFFIC
 3. MARK COVER PLATE WITH NOTATION "GROUND"

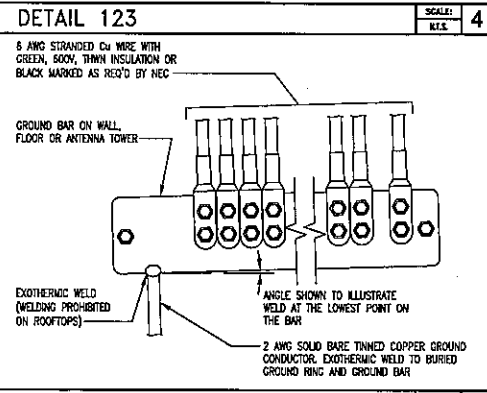


DETAIL 114-LA SCALE: N.T.S. 6

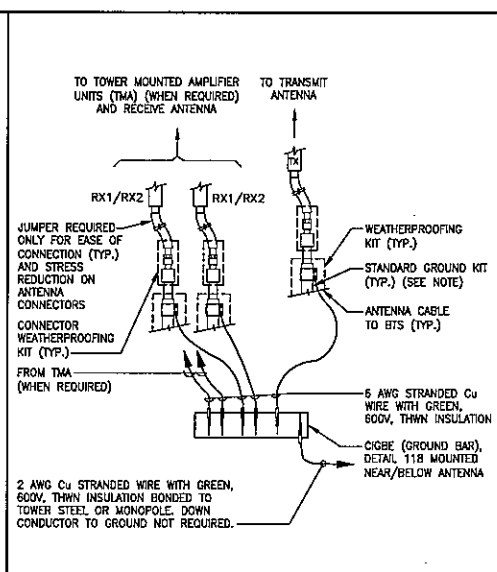


NOTES:
 1. NUMBER OF GROUND BARS MAY VARY DEPENDING ON THE TYPE OF MONOPOLE, ANTENNA LOCATION AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.
 2. EXOTHERMIC WELDS ON TOWER PERMITTED ONLY WITH EXPRESS APPROVAL OF TOWER MANUFACTURER OR CONTRACTORS STRUCTURAL ENGINEER. USE LUGS PROVIDED FOR THE PURPOSE.
 3. ALL TOWER GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF ANSI/TIA 222. FOR TOWERS BEING BUILT TO REV C OF THE STANDARD, THE WIRE SIZE OF THE BURIED GROUND RING AND CONNECTIONS BETWEEN THE TOWER AND THE BURIED GROUND RING SHALL BE CHANGED FROM 2 AWG TO 2/0 AWG. IN ADDITION, THE MINIMUM LENGTH OF THE GROUND RODS SHALL BE INCREASED FROM 8 FEET TO 10 FEET.

ANTENNA CABLE GROUNDING-MONOPOLE

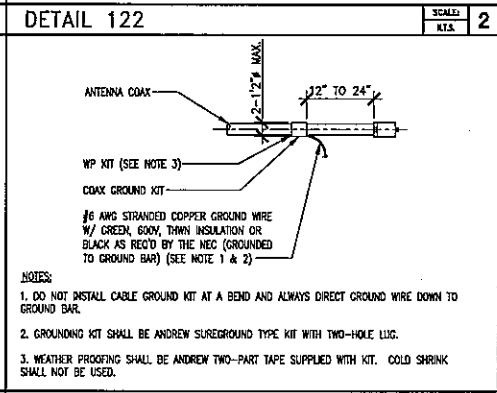


DETAIL 123 SCALE: N.T.S. 4



NOTE: DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO CIGBE

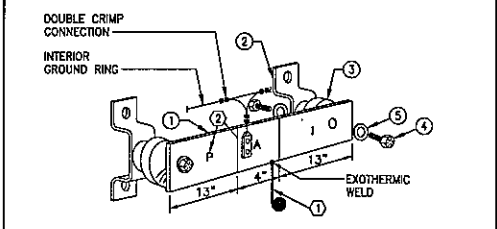
CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE) TOWER/MONOPOLE/ROOFTOP



NOTES:
 1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 2. GROUNDING KIT SHALL BE ANDREW SUREGROUND TYPE KIT WITH TWO-HOLE LUG.
 3. WEATHER PROOFING SHALL BE ANDREW TWO-PART TAPE SUPPLIED WITH KIT. COLD SHRINK SHALL NOT BE USED.

DETAIL 122 SCALE: N.T.S. 2

| NEWTON INSTRUMENT COMPANY, INC. BUTNER, N.C. OR APPROVED EQUAL | | | | |
|--|------|-------------|---------------------|--|
| NO. | REQ. | PART NO. | DESCRIPTION | |
| ① | 1 | 1/4"x4"x30" | SOLID GND. BAR | |
| ② | 2 | A-6056 | WALL MTC. BRKT. | |
| ③ | 2 | 3061-4 | INSULATORS | |
| ④ | 4 | 3012-1 | 5/8"-11x1" H.H.C.S. | |
| ⑤ | 4 | 3015-8 | 5/8 LOCKWASHER | |



EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION.

SECTION "P" - SURGE PROTECTORS
 CABLE ENTRY PORTS (HATCH PLATES) (2 AWG)
 GENERATOR FRAMEWORK (IF AVAILABLE) (2 AWG)
 TELCO GROUND BAR (2 AWG)
 COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND (2 AWG)
 +24V POWER SUPPLY RETURN BAR (2 AWG)
 -48V POWER SUPPLY RETURN BAR (2 AWG)
 RECTIFIER FRAMES.
 COAX SUPPRESSION

SECTION "A" - SURGE ABSORBERS
 INTERIOR GROUND RING (2 AWG)
 EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (2 AWG)
 METALLIC COLD WATER PIPE (IF AVAILABLE) (2 AWG)
 BUILDING STEEL (IF AVAILABLE) (2 AWG)

SECTION "T" - ISOLATED GROUND ZONE
 ALL COMMUNICATIONS EQUIPMENT FRAMES.
 ISOLATED GROUND BAR - IGB (2 AWG)

DETAIL NOTES:
 1. EXOTHERMICALLY WELD 2 AWG BARE TINNED SOLID COPPER CONDUCTOR TO GROUND BAR. ROUTE CONDUCTOR TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
 2. USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "T") WITH 1" HIGH LETTERS.

(RGS) REFERENCE GROUND BAR - DETAIL

DETAIL 118 SCALE: N.T.S. 5

DETAIL 121-LA SCALE: N.T.S. 3

DETAIL 119 SCALE: N.T.S. 1

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AT&T MOBILITY
 CERRITOS, CA
ELECTRICAL DETAILS
 JOB NO. 25471-610 DRAWING NUMBER A-RS0142B-E04 REV. 0

| PANEL 'A' SCHEDULE | | | | | | | | | |
|--|------|-----|-------------------------|------|---|------|-------|-------------|--|
| 120/208-240V, 1 PHASE, 3W 200A BUS, 85 KAIC | | | | | INTERSECT # MP1220042-3R-B 200A MAIN BKR (COMMERCIAL PWR) 85 KAIC SERIES RATED UL LISTED SERVICE ENTRANCE EQUIPMENT | | | | |
| DESCRIPTION | VA | chc | MAIN BREAKER RATING (A) | | SYSTEM VOLTAGE (V) | | VA | DESCRIPTION | |
| | | | BKR | POSN | L1 | L2 | | | |
| RBS2108 #1 | 3300 | C | 50 | 1 | 3300 | | 2 | | |
| | 3300 | C | | 3 | | 3300 | 4 | | |
| | 3300 | C | | 5 | | 3300 | 6 | | |
| RBS2108 #2 | 3300 | C | 50 | 7 | | 3300 | 8 | | |
| | 3300 | C | | 9 | | 3300 | 10 | | |
| RBS3108 #1 | 3300 | C | 50 | 11 | | 3300 | 12 | | |
| | 3300 | C | | 13 | | 3300 | 14 | | |
| RBS3108 #2 | 3300 | C | 50 | 15 | | 3300 | 16 | | |
| | | | | 17 | | | 18 | | |
| | | | | 19 | | | 20 | | |
| | | | | 21 | | | 22 | | |
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| | | | | 29 | | | 30 | | |
| | | | | 31 | | | 32 | | |
| | | | | 33 | | | 34 | | |
| | | | | 35 | | | 36 | | |
| | | | | 37 | | | 38 | | |
| | | | | 39 | | | 40 | | |
| CONV RECEPT | 180 | NC | | 41 | 180 | | 42 | | |
| PHASE TOTALS (VA): | | | | | 13380 | | 13200 | | |
| CURRENT PER PHASE (A): | | | | | 139 | | 138 | | Ampere/phase cannot exceed main breaker rating |
| PANEL TOTAL (VA): | | | | | 26580 | | | | Legend: c = continuous, nc = non-continuous |
| PANEL CAPACITY (kVA): | | | | | 41.6 | | | | CONNECTED LOAD (kVA): 28.8 |
| PANEL LOADING (100% non-cont. load) (kVA): | | | | | 0.2 | | | | |
| PANEL LOADING (125% continuous load) (kVA): | | | | | 33.0 | | | | |
| PANEL LOADING (TOTAL) (kVA): | | | | | 33.2 | | | | |
| SPARE CAPACITY (kVA): | | | | | 8.4 | | | | |

NOTES:
1. MAIN (COMMERCIAL) BREAKER IS SQUARE D # QGL22200 WHICH IS RATED 85 KAIC. BRANCH BREAKERS SHALL BE SQUARE D TYPE QO RATED 10 KAIC. ALL BREAKERS PROVIDED BY GC.

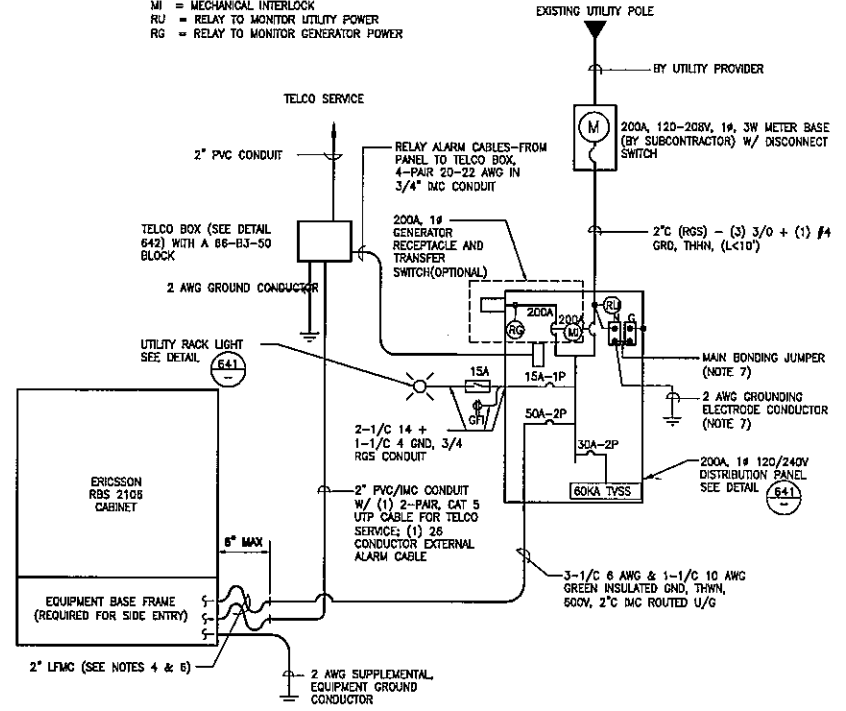
PENDING UTILITY COORDINATION REPORT

NOTES:

- SUBCONTRACTOR SHALL PROVIDE 200AMP, SINGLE PHASE, 120/240 VAC, 60HZ SERVICE FOR SITE.
- SUBCONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY BEFORE THE START OF CONSTRUCTION. POWER AND TELEPHONE CONDUIT SHALL BE PROVIDED AND INSTALLED PER UTILITY REQUIREMENTS.
- FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO DRAWINGS PROVIDED BY PANEL MANUFACTURER.
- SUBCONTRACTOR SHALL INSTALL SUFFICIENT LENGTHS OF LFMC INCLUDING ALL CONDUIT FITTINGS (NUTS, REDUCING BUSHINGS, ELBOWS, COUPLINGS, ETC) NECESSARY FOR CONNECTION FROM IMC CONDUIT TO THE INTERIOR OF THE BTS CABINET.
- SUBCONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE EQUIPMENT WITH FAULT CURRENT RATINGS GREATER THAN THE AVAILABLE FAULT CURRENT FROM THE POWER UTILITY.
- CUT, COIL AND TAPE A 3 FOOT PITIAL FROM END OF LFMC FOR TERMINATING BY BTS EQUIPMENT MANUFACTURER.
- SUBCONTRACTOR SHALL VERIFY THAT THE MAIN BONDING JUMPER AND GROUNDING ELECTRODE CONDUCTOR IS INSTALLED PROPERLY WHEN PANEL IS SERVICE ENTRANCE EQUIPMENT.

LEGEND:

- MI = MECHANICAL INTERLOCK
- RU = RELAY TO MONITOR UTILITY POWER
- RG = RELAY TO MONITOR GENERATOR POWER



DETAIL 643-LA -ERICSSON POWER & TELEPHONE SINGLE LINE DIA. FOR NEW BUILD 1

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at&t
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CERRITOS, CA 94708
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| | | | | | |
|-----|----------|----------------------------------|-----|-----|-------|
| NO. | DATE | REVISIONS | BY | CHK | APP'D |
| 0 | 07/28/10 | ISSUED FOR CONSTRUCTION | MMS | BOK | DND |
| A | 03/22/10 | ISSUED FOR CD REVIEW AND COMMENT | MMS | BOK | DND |

SCALE: AS SHOWN DESIGNED: DRAWN:



AT&T MOBILITY
CERRITOS, CA
**AC POWER AND TELCO SINGLE LINE
DIAGRAM AND PANEL SCHEDULE**
JOB NO. 25471-610 DRAWING NUMBER A-RS0142B-E05 REC. 0

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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. TEST ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES WITH COPIES SENT TO THE OWNER & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

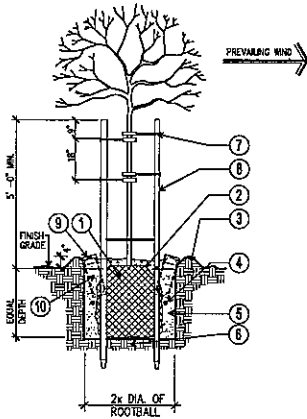
SOIL PREPARATION
 THE FOLLOWING IS PROVIDED FOR INFO PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR IDENTIFICATION OF MATERIAL.

- BACKFILL MIX FOR USE OF PLANTING ALL TREES
 8 PARTS BY VOLUME ON SITE SOIL
 4 PARTS BY VOLUME ORGANIC AMENDMENT
 1 LB. 12-12-12 COMMERCIAL FERTILIZER PER CUBIC YARD
 1 LB. IRON SULFATE PER CU. YD. OF MIX.
- PLANT TABLET FOR ALL TREES
 1-21 GRAM AGROFORM FERTILIZER PER 1/2" TREE CALIPER FOR ALL BOX SIZED TREE NEXT TO ROOT BALL

TOP DRESSING
 ALL SHRUBS AND GROUNDCOVER AREAS ARE TO BE TOP DRESSED WITH 1" DEEP LAYER OF SHREDDED TREE BARK.

PROJECT WARRANTY:

- TREES THAT ARE DETERMINED BY THE GOVERNING JURISDICTION TO BE DEAD OR DISEASED SHALL BE REPLACED WITHIN 30 DAYS OF WRITTEN NOTIFICATION.
- TREES ARE TO BE WARRANTED FOR 12 MONTHS.

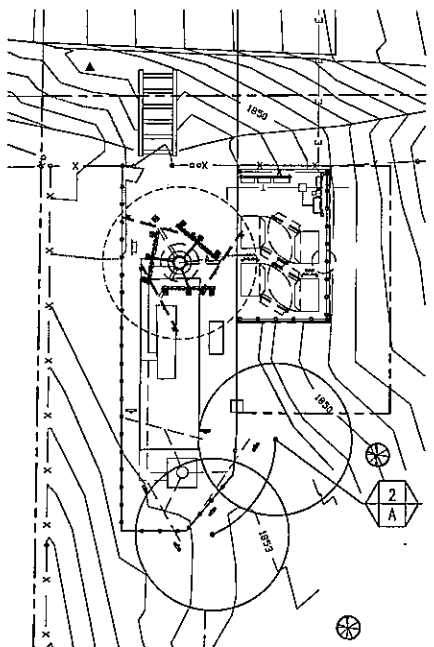


LEGEND:

- Rootball
- Set top of rootball 1" above finish grade. Install J" nitrated wood chip mulch
- 1" water basin / remove once plant is established per Landscape Architect's direction.
- AgriForm Fertilizer Tablets. Application rates per planting notes and Agronomic Soils Report.
- Backfill Mix per Planting Notes and Agronomic Soils Report
- Native soil subgrade. Excavate to correct depth for planting. Scarify bottom to ensure adequate drainage for healthy growth of plant.
- "UL-T. Cinch Tie" Tree Tie (4) Required. Secure to Stake per Manufacturer's Recommendation. Place below branching Yoke of Tree.
- Lodgepole Pine Stake 2 for 24" box trees and larger
- Rainbird IS-TG (Irrigation Supplement) tube, install per manufacturer's recommendations. See Detail P2, this sheet for tube placement.
- Rainbird IS-TG (Irrigation Supplement) replaceable gel pack. See Irrigation Supplement Notes, this sheet and detail P2, this sheet for quantities.

NOTE:

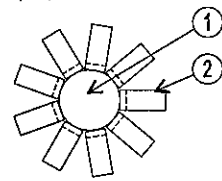
- Scarify sides and bottom of planting pit.
- Prior to plant placement, fill all backfilled pits with water and allow to percolate into subsoil.
- Plant rootball and backfill mix must be thoroughly watered indirectly after planting.



PLANTING PALM

PLANT MATERIAL LEGEND

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | MATURE HEIGHT AND SPREAD | PLANT FACTOR | WUCOLS REGION | PLANT SPACING | REMARKS |
|----------|------|-----|----------------|-------------------|---------|--------------------------|--------------|---------------|---------------|---|
| (Symbol) | A | 2 | SCOBUS MOLE | CALIFORNIA PEPPER | 24" BOX | 35'-45' X 50'-75' | L/M | | AS SHOWN | SEE PLANTING NOTES AND DETAIL, THIS SHEET SEE IRRIGATION SUPPLEMENT NOTES AND DETAIL, THIS SHEET |
| (Symbol) | | | | | | | | | | PLANT QUANTITY PLANT SPECIES |



LEGEND:

- 24" Box Shrub Root Ball
- Rainbird Irrigation Supplement (IS) - 9 required per tree. See Detail P1, this sheet. Replace gel packs every 30 days or as necessary to maintain plants in healthy and viable condition. See Irrigation Notes this sheet.



P1 TREE PLANTING / SUPPLEMENTARY IRRIGATION DETAIL

P2 SHRUB IRRIGATION SUPPLEMENT (IS)

Bill Shapton, Landscape Architect
 20321 SW Birch Street Ste 200
 Newport Beach, CA 92660
 714/955-9325

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 RIVERSIDE, CA 92508

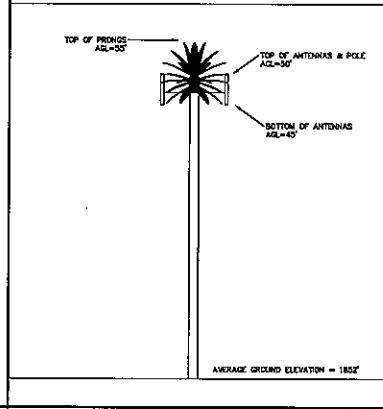
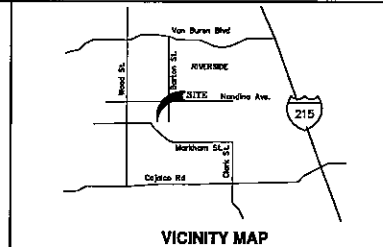
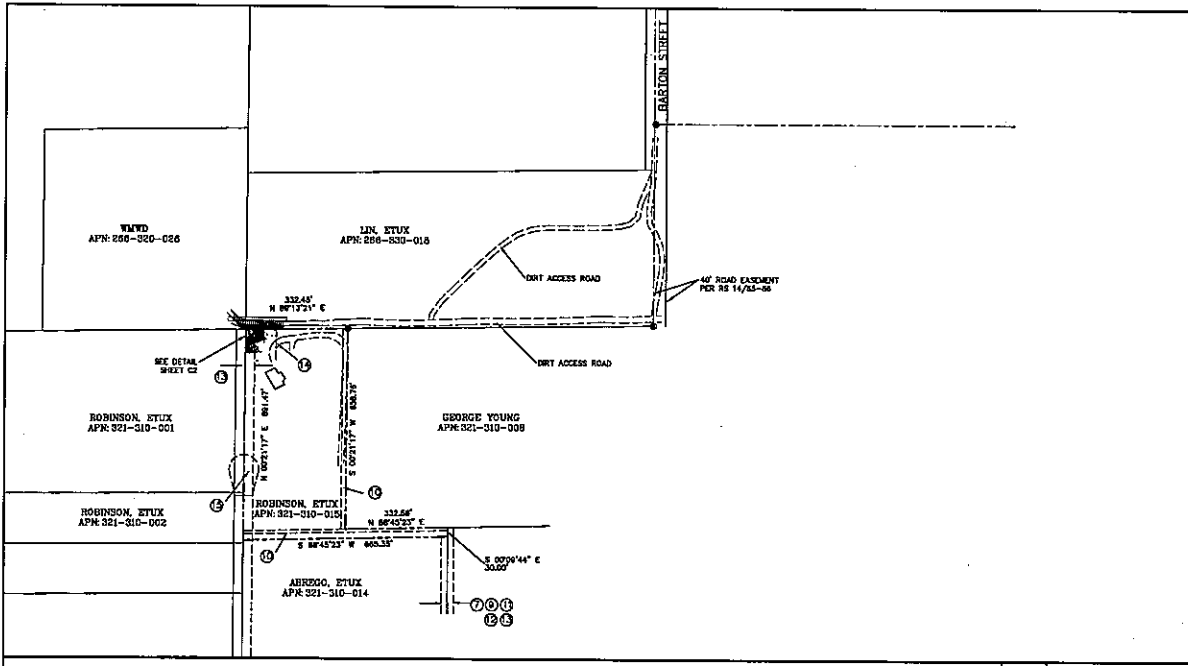
at&t
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 GERRITSDALE, CA 94703
 TEL: (925) 468-6702 FAX: (925) 468-6985

| | | | | | |
|-----|----------|----------------------------------|----------|----------|-------|
| NO. | DATE | ISSUED FOR | BY | CHK | APP'D |
| 0 | 07/28/10 | ISSUED FOR CONSTRUCTION | MMB | BOX | DND |
| A | 02/22/10 | ISSUED FOR CD REVIEW AND COMMENT | MMB | BOX | DND |
| | | REVISIONS | | | |
| | | SCALE | AS SHOWN | DESIGNED | DRAWN |



| | | |
|-------------------------------|----------------|------|
| AT&T MOBILITY CERRITOS, CA | | |
| IRRIGATION & PLANTING PLAN | | |
| JOB NO. | DRAWING NUMBER | REV. |
| 25471-610 | A-RS0142B-L01 | 0 |

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| ADD. LEGEND | |
|-------------|---------------------|
| BC | BOTTOM OF CURB |
| EC | EDGE OF CONCRETE |
| ELCB | ELECTRICAL CABINET |
| ELPWP | ELECTRICAL PANEL |
| ER | EDGE OF DIRT ROAD |
| FNGD | FENCE @ GROUND |
| FNCP | FENCE @ TOP |
| NO | SPOT ELEVATION |
| TO | TOP OF CURB |
| TLCB | TELEPHONE CABINET |
| TRIP | TREE TOP |
| WROH | WIRE OVERHEAD |
| --- | BOUNDARY LINE |
| --- | CENTER LINE |
| --- | MISC. PROPERTY LINE |
| --- | MISC. TIE LINE |
| --- | RIGHT-OF-WAY LINE |
| --- | EASEMENT LINE |
| --- | FENCE LINE |

- This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown herein are from record information as related herein. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown herein. No like research was performed by Floyd Surveying, Inc.
- Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. reliever Floyd Surveying, Inc. of any and all liability.
- These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- Field survey completed on AUGUST 29, 2009.

| OVERALL SITE PLAN | | SCALE: 1"=200' |
|---|---|---|
| <p>PARCEL 1 OF PARCEL MAP 8169, AS SHOWN BY MAP ON FILE IN BOOK 35 PAGES 27 THROUGH 28, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA EXCEPTING THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:</p> <p>BEGINNING AT A POINT ON THE EAST LINE OF SAID PARCEL 1 THAT BEARS NORTH 0° 33' 05" WEST, A DISTANCE OF 962.82 FEET FROM THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE SOUTH 86° 22' 02" WEST, A DISTANCE OF 663.14 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 1 THAT BEARS NORTH 0° 32' 04" WEST, A DISTANCE OF 469.95 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL 1.</p> | <p>TITLE REPORT NOTES:</p> <p>THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO.234855 PREPARED BY STEWART TITLE OF CALIFORNIA, INC. AND DATED SEPTEMBER 24, 2009 FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY.</p> <p>ITEM #3 - An easement for, and rights incidental thereto, as set forth in a document recorded February 7, 1911 in Book 324, Page(s) 385, of Deeds, effects as described in said document. (EXACT LOCATION IS NOT DISCLOSED OF RECORD)</p> <p>ITEM #4 - An easement for, and rights incidental thereto, as set forth in a document recorded February 28, 1911 in Book 326, Page(s) 222, of Deeds, effects as described in said document. (EXACT LOCATION IS NOT DISCLOSED OF RECORD)</p> <p>ITEM #5 - An easement for, and rights incidental thereto, as set forth in a document recorded May 25, 1964 as instrument No. 64312 of Official Records, effects as described in said document. (DOES NOT APPEAR TO EFFECT SAID PARCEL)</p> <p>ITEM #6 - An easement for ingress and egress, and rights incidental thereto, as set forth in a document recorded May 25, 1964 as instrument No. 60253 of Official Records, effects as described in said document. (DOES NOT APPEAR TO EFFECT SAID PARCEL)</p> <p>ITEM #7 - An easement for roads, pipelines, and rights incidental thereto, as set forth in a document recorded May 11, 1958 as instrument No. 49371 of Official Records, effects as described in said document. (AS SHOWN HEREON)</p> <p>ITEM #8 - An easement for ingress and egress, and rights incidental thereto, as set forth in a document recorded September 20, 1968 as instrument No. 80709 of Official Records, effects as described in said document. (AS SHOWN HEREON)</p> | <p>ITEM #10 - An easement for ingress and egress, public utilities, and water lines, and rights incidental thereto, as set forth in a document recorded October 30, 1968 as instrument No. 104232 of Official Records, effects as described in said document. (AS SHOWN HEREON)</p> <p>ITEM #11 - An easement for ingress and egress and public utilities, and rights incidental thereto, as set forth in a document recorded July 1, 1969 as instrument No. 68463 of Official Records, effects as described in said document. (AS SHOWN HEREON)</p> <p>ITEM #12 - An easement for ingress and egress, road and public utilities, and rights incidental thereto, as set forth in a document recorded April 26, 1978 in Book 1976, Page(s) 57295 of Official Records, effects as described in said document.</p> <p>ITEM #13 - An irrevocable offer to dedicate real property recorded September 18, 1978 in Book 1976, Page(s) 196527 of Official Records wherein a portion of said land was offered for dedication to public use for public road, public utility purposes, which effects as described in said document. (AS SHOWN HEREON)</p> <p>ITEM #14 - An easement for public utilities, and rights incidental thereto in favor of Southern California Edison Company, a Corporation, as set forth in a document recorded November 9, 1978 as instrument No. 240872 of Official Records, effects as described in said document. (AS SHOWN HEREON)</p> <p>ITEM #15 - An irrevocable offer to dedicate real property recorded November 21, 1979, as instrument/File No. 249189 of Official Records wherein a portion of said land was offered for dedication to public use for public road purposes, including public utility and public service purposes, which effects as described in said document. (AS SHOWN HEREON)</p> <p>END OF EASEMENTS</p> |

| MONOPALM DETAIL | | SCALE: 1"=10' |
|---|---|---------------|
| OWNER'S NAME: | ROBINSON, ETUX | |
| ASSESSOR'S PARCEL NUMBER(S) | 321-310-015 | |
| BASIS OF BEARINGS: | NAD 83; Epoch 2002 | |
| THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS DETERMINED BY C.P.S.L. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OPTIC LEO SOFTWARE. | | |
| BASIS OF ELEVATIONS: | NAVD 1988 | |
| ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.P.S.L. REFERENCE STATIONS: 1) BILL, ELEVATION = 1651.14' AND 2) PIN1, ELEVATION = 4233.46' WITH GEO0099 CORRECTIONS APPLIED. | | |
| SITE TEMPORARY BENCHMARK: | BENCHMARK IS A 60-D NAIL LOCATED NW OF ENTRANCE, AS SHOWN HEREON. ELEVATION = 1650.50'. | |
| SITE DATA | | |
| FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program: County: Riverside Effective Date: 6/28/2008 | | |
| Panel: 14052 Community-Panel Number: 080656 The Flood Zone Designation for this site is: ZONE: X | | |

| GENERAL NOTES | |
|---------------|------------------------|
| AC | AIR CONDITIONER |
| ASPH | ASPHALT |
| BC | BOTTOM OF CURB |
| BUD | BUILDING |
| BOLL | BOLLARD |
| CONC | CONCRETE |
| CP | CONTROL POINT |
| DR | DOOR |
| EB | ELECTRIC BOX |
| FENCE | FENCE |
| FHY | FIRE HYDRANT |
| FM | FOUND MONUMENT |
| GM | GAS METER |
| GV | GAS VALVE |
| GPS | GPS POINT |
| GR | GUARD RAIL |
| QA | QUAY ANCHOR |
| HEAT | HEATER |
| INLET | INLET |
| IRB | IRRIGATION BOX |
| IV | IRRIGATION VALVE |
| LB | LIGHT BUILDING |
| LG | LIGHT GROUND |
| LS | LIGHT STREET |
| M | MEASURED DISTANCE |
| MW | MONITORING WELL |
| FM | FARCEL MAP |
| PM | PARKING METER |
| PP | POWER POLE |
| ROS | RECORD OF SURVEY |
| RD | ROOF DRAIN |
| RO | ROOF OUTLET |
| RTOP | ROOF TOP |
| RV | ROOF VENT |
| RS | ROOF SENER MANHOLE |
| SC | SEWER CLEAN OUT |
| SP | SIGN POST |
| SE | SPOT ELEVATION |
| SK | SPRINKLER |
| SD | STORM DRAIN MANHOLE |
| TE | TELEPHONE BOX |
| TM | TELEPHONE MANHOLE |
| TP | TELEPHONE PEDISTAL |
| TR | TEMPORARY BENCHMARK |
| TR | TITLE REPORT EXCEPTION |
| TC | TOP OF CURB |
| TS | TRAFFIC SIGNAL BOX |
| TP | TRAFFIC SIGNAL POLE |
| TR | TREE |
| UT | UTILITY POLE |
| WM | WATER METER |

| PROPERTY LEGAL DESCRIPTION | TITLE REPORT NOTES | TITLE REPORT NOTES | FEMA FLOOD ZONE INFORMATION | LEGEND |
|----------------------------|--------------------|--------------------|-----------------------------|--------|
|----------------------------|--------------------|--------------------|-----------------------------|--------|

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RIVERSIDE COUNTY

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CERRITOS, CA 94730
TEL: (925) 468-8702 FAX: (925) 468-8808

| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|-----|----------|---------------------|-----|-----|-------|
| 3 | 10/06/09 | TITLE REVIEW | DAF | DAF | DAF |
| 2 | 8/14/09 | BOUNDARY | DAF | DAF | DAF |
| 1 | 9/01/09 | BOX ZONING DRAWINGS | DAF | DAF | DAF |

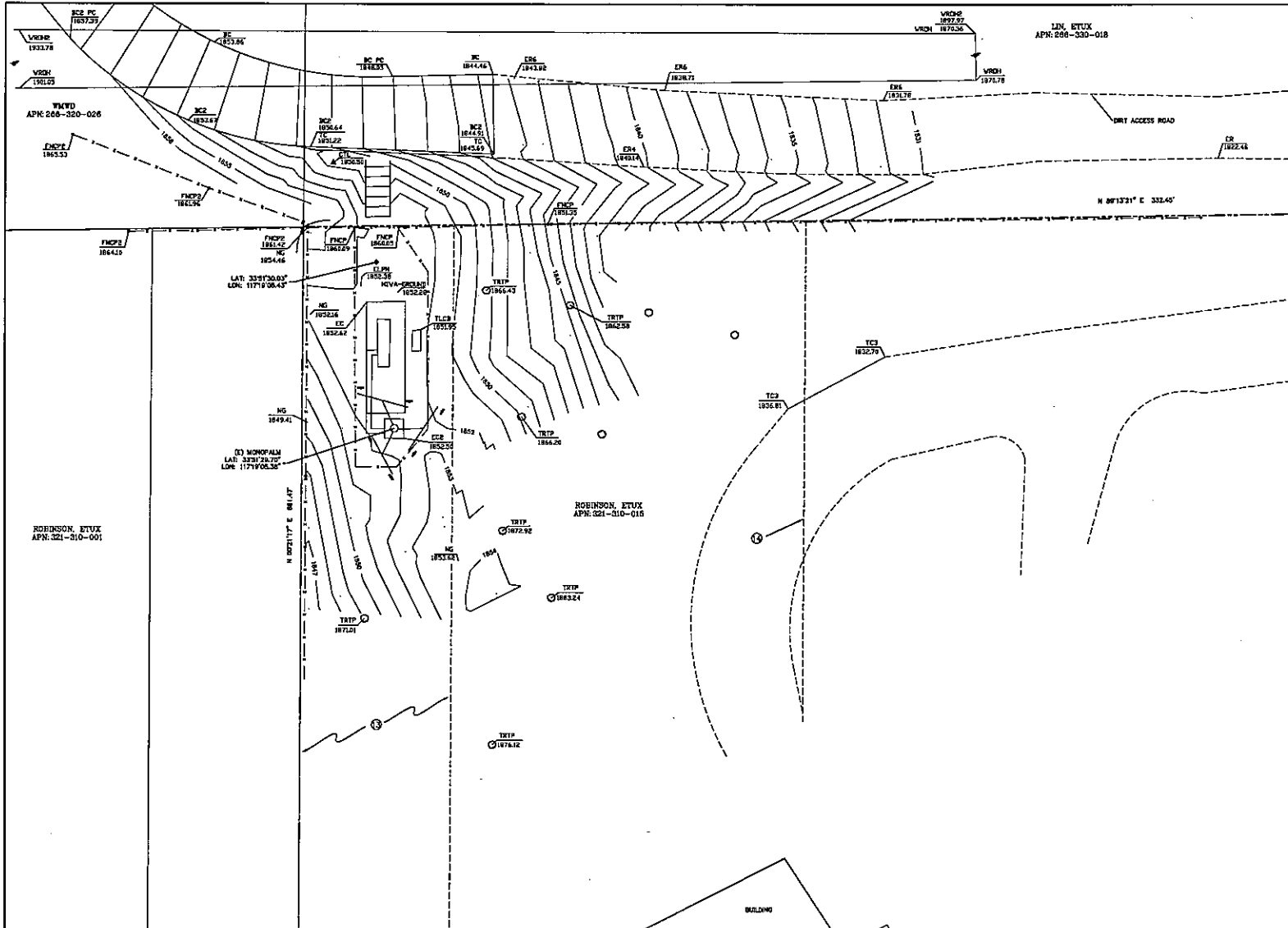
SCALE: AS SHOWN DESIGNED DRAWN

AT&T
CERRITOS, CA

SITE SURVEY

JOB NO. DRAWING NUMBER REV.
A-RS0142B-01 3

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ADD. LEGEND

| | |
|------|---------------------|
| BC | BOTTOM OF CURB |
| EC | EDGE OF CONCRETE |
| ELCB | ELECTRICAL CABINET |
| ELPN | ELECTRICAL PANEL |
| ER | EDGE OF DIRT ROAD |
| FNC | FENCE @ GROUND |
| FNC | FENCE @ TOP |
| NG | SPOT ELEVATION |
| TC | TOP OF CURB |
| TLCB | TELEPHONE CABINET |
| TRIP | TREE TOP |
| WRWH | WIRE OVERHEAD |
| --- | BOUNDARY LINE |
| --- | CENTER LINE |
| --- | MISC. PROPERTY LINE |
| --- | MISC. TIE LINE |
| --- | RIGHT-OF-WAY LINE |
| --- | EASEMENT LINE |
| --- | FENCE LINE |

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- Field survey completed on AUGUST 29, 2009.

GENERAL NOTES

| | | | |
|-------|-------------------|------|------------------------|
| AC | AIR CONDITIONER | PM | PARCEL MAP |
| ASPH | ASPHALT | PM | PARKING METER |
| BC | BOTTOM OF CURB | PP | POWER POLE |
| BUDG | BUILDING | ROS | RECORD OF SURVEY |
| BOLL | BOLLARD | RD | ROOF DRAIN |
| CONC | CONCRETE | RO | ROOF OUTLET |
| CP | CONTROL POINT | RTOP | ROOF TOP |
| DOOR | DOOR | RV | ROOF VENT |
| EB | ELECTRIC BOX | SSM | SANITARY SEWER MANHOLE |
| FENCE | FENCE | SC | SEWER CLEAN OUT |
| FH | FIRE HYDRANT | SP | SIGN POST |
| FM | FOUND MONUMENT | SE | SPOT ELEVATION |
| GM | GAS METER | SPR | SPRINKLER |
| GV | GAS VALVE | SDM | STORM DRAIN MANHOLE |
| OPS | OPS POINT | TB | TELEPHONE BOX |
| GR | GUARD RAIL | TM | TELEPHONE MANHOLE |
| GA | GUY ANCHOR | TMB | TEMPORARY BENCHMARK |
| HTR | HEATER | TR | TITLE REPORT EXCEPTION |
| INLET | INLET | TC | TOP OF CURB |
| IB | IRRIGATION BOX | TSB | TRAFFIC SIGNAL BOX |
| IV | IRRIGATION VALVE | TSP | TRAFFIC SIGNAL POLE |
| LB | LIGHT BUILDING | TR | TREE |
| LG | LIGHT GROUND | UP | UTILITY POLE |
| LS | LIGHT STREET | WM | WATER METER |
| MD | MEASURED DISTANCE | | |
| MW | MONITORING WELL | | |

DETAIL SITE PLAN SCALE: 1"=10'

LEGEND

FLOYD SURVEYING, INC.
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 RIVERSIDE COUNTY

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 CERRITOS, CA 90703
 TEL: (925) 484-8702 FAX: (925) 488-8988

| | | | | | |
|-----|----------|---------------------|-----|-----|-------|
| NO. | DATE | REVISIONS | BY | CHK | APP'D |
| 3 | 10/09/09 | TITLE REVIEW | DAF | DAF | DAF |
| 2 | 9/4/09 | BOUNDARY | DAF | DAF | DAF |
| 1 | 8/31/09 | BOX ZONING DRAWINGS | DAF | DAF | DAF |

SCALE AS SHOWN DESIGNED DRAWN



AT&T CERRITOS, CA
SITE SURVEY
 JOB NO. DRAWING NUMBER REV.
 A-RS0142B-B02 3

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

Environmental Assessment (E.A.) Number: 42238
Project Case Type (s) and Number(s): Plot Plan No. 24327
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: AT&T Mobility
Applicant's Address: 12900 Park Plaza Drive, Cerritos, CA 90703
Engineer's Name: BDI-Derra Design
Engineer's Address: 250 El Camino Real, Suite 216, Tustin, CA 92780

I. PROJECT INFORMATION

A. Project Description: The plot plan is a proposal for AT&T Mobility to remove and replace the existing 55' high monopalm (built by Sprint/Nextel) with a new wireless telecommunications facility disguised as a 65' high pine tree. The project also includes for AT&T Mobility to install nine (9) panel antennas located on three (3) sectors at 59' high. Sprint/Nextel antennas will remain at the original height of 50 feet. The 240 square foot lease area surrounded by 6' high wrought iron fence enclosure will contain four (4) equipment cabinets and two (2) GPS antennas. In addition, two (2) live trees will also be planted in the project area.

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

C. Total Project Area: 240 square feet on a 5.5 acre parcel

| | | | |
|--|----------------|-------------------------------|------------------------------------|
| Residential Acres: | Lots: 1 | 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: 240 square foot lease area | | | |

D. Assessor's Parcel No(s): 321-310-015

E. Street References: The project is located northeasterly of Markham Street and southerly of Oleander Avenue, more specifically 18175 Northstar Avenue, Riverside, CA.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 4 West, Section 5

G. Brief description of the existing environmental setting of the project site and its surroundings: The site has an existing single family residence. The site is surrounded by scattered single family residences to the north, south, and west and vacant land to the east.

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 Rural: Rural Residential (R:RR) (5 Acres

Minimum) 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): Lake Mathews/Woodcrest

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

D. Land Use Designation(s): Rural Residential (RR)

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 Rural: Rural Residential (R:RR) (5 Acres Minimum) and Open Space: Conservation (OS:C) to the north, Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the south and east, and Rural: Rural Residential (R:RR) (5 Acres Minimum) to the west.

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: Light Agriculture – 10 Acres Minimum (A-1-10)

J. Proposed Zoning, if any: Not Applicable

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Light Agriculture – 2 and ½ Acres Minimum (A-1-2 ½) and Controlled Development Areas (W-2) to the north, Light Agriculture – 10 Acres Minimum (A-1-10) to the east and west, and Rural Residential – ½ Acre Minimum to the south.

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 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 | |

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.

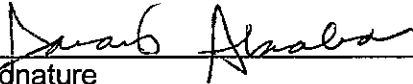
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- 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

September 22, 2010
Date

Damaris Abraham, 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 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 will also be planted in the project area. In addition, the equipment shelter has been designed to blend in with the surrounding setting to minimize the visual impact of the telecommunication facility. Impacts are less than significant with mitigation incorporated.

Mitigation: The project must comply with its 65 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.14 and COA 80.PLANNING.1).

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

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| 2. Mt. Palomar Observatory | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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)

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

a)) The project site is located 43.19 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.17) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

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, 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.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in a land designated as other lands. 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) The project site is located within the Woodcrest #5 Agricultural Preserve. However, due to the small size and limited development of the project site, the project will not conflict with the agricultural preserve. Therefore, the impact is considered less than significant.

c) The project site is surrounded by agriculturally zoned land. However, due to the small size and limited development of the project site, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The 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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

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

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

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

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

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

Source: SCAQMD CEQA Air Quality Handbook 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

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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 Lakeview/Nuevo 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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. 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.

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 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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP, Site Visit by EPD on 01/12/10

Findings of Fact:

- 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) No endangered or threatened species were identified on the project site during the Environmental Programs Department site visit. Therefore, there is no impact.
- c) During the EPD site visit on January 12, 2010 no evidence (owls, feathers, pellet, excrements, down, or tacks) of burrowing owl occupation or use was observed. No candidate, special status or sensitive species were observed during the EPD site visit. 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

| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 8. Historic Resources | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 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.

| 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.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 9. Archaeological Resources | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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) An archaeological report was not required for the project 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) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 10. Paleontological Resources | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: GIS database, County Geologist review

Findings of Fact:

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

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.3) 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? | | | | |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 12. Liquefaction Potential Zone | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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

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

Findings of Fact:

a) According to the General Plan, the project site is not located within an area subject to liquefaction.

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)

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"

Findings of Fact:

a) The project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. The project will have 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 |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

15. Ground Subsidence

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

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

Findings of Fact:

a) According to GIS, the project site is not located in an area susceptible to subsidence. No impacts will occur as a result of the proposed project.

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

Findings of Fact:

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

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.

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

Monitoring: No monitoring measures are required.

| 18. Soils | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 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 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 | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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

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

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.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 20. Wind Erosion and Blowsand from project either on or off site. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

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 65 foot high monopine within a 240 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

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

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 22. Hazards and Hazardous Materials | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Result in an inconsistency with an Airport Master Plan? | | | | |
| 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

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"/> |
| 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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 25. Water Quality Impacts | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create or contribute runoff water that would exceed the capacity of existing or planned storm water 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 storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors 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. Therefore, the impact is considered less than significant.

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.

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

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

e) 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. Therefore, the impact is no impact.

f) The project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, the impact is no impact.

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

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

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) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is located on a ridge and the proposed project does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard, except for nuisance nature local runoff that may traverse portions of the property. In addition, because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have less than significant impact.

b) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is located on a ridge and the proposed project does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard, except for nuisance nature local runoff that may traverse portions of the property. In addition, because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is located on a ridge and the proposed project does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard, except for nuisance nature local runoff that may traverse portions of the property. 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 small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| LAND USE/PLANNING Would the project | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 27. Land Use | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Result in a substantial alteration of the present or planned land use of an area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

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

a) The proposed use is in compliance with the current land use of Rural: Rural Residential (R:RR) (5 Acres Minimum) in the Lake Mathews/Woodcrest 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 located within the City of Riverside sphere of influence. No information provided suggested that the proposed project would affect land uses within Riverside or adjacent city or county boundaries. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 28. Planning | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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:

a-b) The project will be consistent with the site's existing zoning of Light Agriculture – 10 Acres Minimum (A-1-10). The project is surrounded by properties which are zoned Light Agriculture – 2 and ½ Acres Minimum (A-1-2 ½) and Controlled Development Areas (W-2) to the north, Light Agriculture – 10 Acres Minimum (A-1-10) to the east and west, and Rural Residential – ½ Acre Minimum to the south. The project will have no impact.

c) The proposed cell tower will be designed as a 65 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.

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

| 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 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.

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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) For a project located within an airport land 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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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 an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would 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

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 site is located adjacent to or near any highways. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
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| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 33. Other Noise | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> | | | | |

Source: Project Application Materials, GIS database

Findings of Fact: No 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

a) 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. Impacts are considered less than 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 groundborne vibration or groundborne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

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

Monitoring: No mitigation measures are required.

| POPULATION AND HOUSING | Would the project | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-------------------|--------------------------------|--|------------------------------|-------------------------------------|
| 35. 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 is a 65 foot high monopine with equipment cabinets in a 240 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.
- 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 not located within a County Redevelopment Project Area. Therefore, 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.
- 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.

| 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.

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

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.4) 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: General Plan

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.4) 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: Val Verde Unified School District, 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 Val Verde Unified School District. Any construction of new facilities required by the cumulative effects of this project and

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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.3) 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

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.4) 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: General Plan

Findings of Fact:

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?

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: GIS database, 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 65 foot high monopine and equipment cabinets within a 240 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 located within County Service Area No. 117. However, this is a commercial project, and as such, is not subject to Quimby fees. 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: RCIP Figure C-7 "Trails and Bikeway System"

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.

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"/> |
| 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? | | | | |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Alter waterborne, rail or air traffic? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Cause an effect upon, or a need for new or altered maintenance of roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Cause an effect upon circulation during the project's construction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Result in inadequate emergency access or access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: 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.

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.

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

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

Source: RCIP

Findings of Fact: According to the RCIP, no bike trails are adjacent to or located within the project site. 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

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

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

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. 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

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

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

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <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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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?

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

b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?

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

Source: 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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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 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

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

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

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Revised: September 23, 2010

PLOT PLAN:TRANSMITTED Case #: PP24327

Parcel: 321-310-015

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for AT&T Mobility to remove and replace the existing 55' high monopalm (built by Sprint/Nextel) with a new wireless telecommunications facility disguised as a 65' high pine tree. The project also includes for AT&T Mobility to install nine (9) panel antennas located on three (3) sectors at 59' high. Sprint/Nextel antennas will remain at the original height of 50 feet. The 240 square foot lease area surrounded by 6' high wrought iron fence enclosure will contain four (4) equipment cabinets and two (2) GPS antennas. In addition, two (2) live trees will also 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 PP24327. 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. 24327 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24327, Exhibit A (Sheets 1-19), dated September 2, 2010.

PLOT PLAN:TRANSMITTED Case #: PP24327

Parcel: 321-310-015

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-G1.4 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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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED WIRELESS FACILITY

RECOMMND

Plot Plan#24327 is proposing an unmanned wireless communication facility without any plumbing. Therefore, no proposal to connect to a dedicated onsite wastewater treatment system (OWTS), advanced treatment unit (ATU), or sanitary sewer is required at this time. However, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 24327 is a proposal to install a monopalm wireless telecommunications facility, including antennas and equipment shelter on a 6.48-acres parcel in Lake Mathews/Woodcrest area. The project site is located northerly of Markham Street, and southerly of Oleander Avenue.

The site is located on a ridge and as such, the proposed project does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

Approximately one half of the site is located within the Lake Mathews Area Drainage Plan. Normally, a mitigation fee is charged to development based upon the fee structures set for land division having a comparable anticipated impervious surface area. Since no significant impervious area is proposed, no mitigation fee will be charged with this proposal. However, should additional development be proposed, the mitigation fee may be levied at that time.

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:

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10. GENERAL CONDITIONS

10.PLANNING. 1

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. 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.

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10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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. 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

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LOW PALEO (cont.)

RECOMMND

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. 4 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. 5 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

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - FEES FOR REVIEW (cont.) RECOMMND

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. 6 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. 7 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. 8 USE - MAX HEIGHT RECOMMND

The monopine located within the property shall not exceed a height of 65 feet.

10.PLANNING. 9 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. 10 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.

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN: 321-310-015 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 14 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 monopole (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 15 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. 16 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. 17 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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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 19 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. 20 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. 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. 21 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/landscape/lan
scape.html](http://www.rctlma.org/planning/content/devproc/landscape/landscape.html). Use of plant material with a "low" or "very
low" water use designation is strongly encouraged.

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.

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10. GENERAL CONDITIONS

10.TRANS. 2 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 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. 1 USE - EXPIRATION DATE-PP INEFFECT

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT

INEFFECT

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

INEFFECT

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective 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

INEFFECT

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

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

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

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

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

60.PLANNING. 3 USE - SKR FEE CONDITION

INEFFECT

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 5.5 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - SKR FEE CONDITION (cont.) INEFFECT
shall be required.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS NOTAPPLY
Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated March 29, 2010.

80.PLANNING. 2 USE - LIGHTING PLANS CT INEFFECT
Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 3 USE - SCHOOL MITIGATION INEFFECT
Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 4 USE - LC LANDSCAPING SECURITIE 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 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. 5 USE - LC SPECIMAN TREES REQ'D RECOMMND
Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - LC SPECIMAN TREES REQ'D (cont.) RECOMMND

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. 6 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated September 2, 2010.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN INEFFECT

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 INEFFECT

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 INEFFECT

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND INEFFECT

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS INEFFECT

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 3 USE - SKR FEE CONDITION INEFFECT

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 5.5 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. 4 USE - ORD NO. 659 (DIF) INEFFECT

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ORD NO. 659 (DIF) (cont.)

INEFFECT

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. 24327 has been calculated to be 0.005 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. 5 USE - SIGNAGE REQUIREMENT

INEFFECT

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

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

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

90.PLANNING. 6 USE - LC INSPECTION DEPOSIT

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - LC INSPECTION DEPOSIT (cont.) RECOMMND

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. 7 USE - LC INSPECTION 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.

90.PLANNING. 8 USE - LC COMPLY W/LNDCSP/IRR P 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - LC COMPLY W/LNDCSP/IRR P (cont.) RECOMMND

irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDCSP/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.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF INEFFECT

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

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

DATE: December 8, 2009

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
Riv. Co. Dept. of Bldg. & Safety 2nd Floor

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

Riv. Co. IT Attn: John Sarkasian
Riv. Co. Waste Management Dept.
Riv. Co. County Service Area #117 EDA
1st District Supervisor
1st District Planning Commissioner
Val Verde Unified School Dist.

PLOT PLAN NO. 24327 – EA42238 – Applicant: AT&T Wireless – Engineer/Representative: BDI-Derra Design - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R:RR) (5 Acres Minimum) – Location: Northerly of Markham Street and southerly of Oleander Avenue, more specifically 18175 Northstar Avenue – 6.48 Gross Acres - Zoning: Light Agriculture – 10 Acres Minimum (A-1-10) - **REQUEST:** The plot plan proposes for AT&T Mobility to remove and replace the existing monopalm with a new wireless telecommunications facility, disguised as a 65' high pine tree, with nine (9) panel antennas located on three (3) sectors at 59' high. The 240 square foot lease area surrounded by 6' high chain-link fence will contain four (4) equipment cabinets and two (2) GPS antennas. Sprint/Nextel antennas will remain at the same height. - APN: 321-310-015.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 21, 2010**. 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.

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

CC005210

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: PP24327 DATE SUBMITTED: 11-19-09

APPLICATION INFORMATION EA42234 CFG 5595

Applicant's Name: AT&T WIRELESS E-Mail: _____

Mailing Address: 12900 PARK PLAZA DRIVE
CERRITOS CA 90703
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) Contact

Engineer/Representative's Name: BDI-DERRA DESIGN / KATHY PHELPS E-Mail: kathy.phelps@derradesign.com

Mailing Address: 250 EL CAMINO REAL SUITE 216
TUSTIN CA 92780
City State ZIP

Daytime Phone No: (714) 625-5930 Fax No: (____) _____

Property Owner's Name: RICHARD & EILEEN ROBINSON E-Mail: _____

Mailing Address: 18175 NORTHSTAR AVENUE
RIVERSIDE CA 92508
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

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.

KATHLEEN O'CONNOR-PHELPS
PRINTED NAME OF APPLICANT

Kath O'C - Phelps
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.

KATHLEEN O'CONNOR-PHELPS
PRINTED NAME OF PROPERTY OWNER(S)

Kath O'C - Phelps
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): 321-310-015

Section: 5 Township: 4S Range: 4W

Approximate Gross Acreage: 6.48 ACRES

General location (nearby or cross streets): North of MARKHAM STREET, South of OLEANDER AVENUE, East of COLE AVENUE, West of ALEXANDER STREET.

Thomas Brothers map, edition year, page number, and coordinates: 2005, 746, F7

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):

AT&T PROPOSES TO DROP AND SWAP THE EXISTING SPRINT/NEXTEL 55' MONOPOLM & REPLACING WITH A NEW 65' MONOPOLM. AT&T PROPOSES THREE (3) SECTORS OF ANTENNAS WITH THREE (3) ANTENNAS EACH WITH TOP OF ANTENNA AT 59'. ALSO PROPOSING TO ADD 4 EQUIPMENT CABINETS IN THE EXISTING LEASE AREA. SPRINT/NEXTEL WILL REMAIN AT 50' TOP OF ANTENNA.

Related cases filed in conjunction with this request:

SPRINT/NEXTEL HAS AN EXISTING SITE WITH NO PLOT PLAN NUMBER

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

If yes, provide Case No(s). EXISTING SPRINT/NEXTEL MONOPOLM (Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a copy: GEOTECH, PHASE I,

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) _____

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: NO MORE THAN 50 CUBIC YARDS

Estimated amount of fill = cubic yards _____

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

Import _____ Export _____ Neither _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 240 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) Kath D L-Ohr Date 11/13/09
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. 24327 – Intent to Adopt a Mitigated Negative Declaration – Applicant: AT&T Mobility – Engineer/Representative: BDI-Derra Design - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northeasterly of Markham Street and southerly of Oleander Avenue, more specifically 18175 Northstar Avenue – 5.5 Gross Acres - Zoning: Light Agriculture – (10 Acres Minimum) (A-1-10) - **REQUEST:** The Plot Plan is a proposal for an AT&T Mobility wireless communication facility disguised as a 65' high pine tree with nine (9) panel antennas located on three (3) sectors at 59' high. The 240 square foot lease area surrounded by 6' high wrought iron fence enclosure will contain four (4) equipment cabinets and two (2) GPS antennas. The project also includes removing and replacing the existing 55' high monopalm built by Sprint/Nextel with the new 65' high monopine. Sprint/Nextel antennas will remain at 50' top of antenna height - APN: 321-310-015. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: May 17, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

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

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:

PLOT PLAN NO. 24327 – Intent to Adopt a Mitigated Negative Declaration – Applicant: AT&T Mobility – Engineer/Representative: BDI-Derra Design - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R:RR) (5 Acres Minimum) – Location: Northeasterly of Markham Street and southerly of Oleander Avenue, more specifically 18175 Northstar Avenue – 5.5 Gross Acres - Zoning: Light Agriculture – 10 Acres Minimum (A-1-10) - **REQUEST:** The plot plan is a proposal for AT&T Mobility to remove and replace the existing 55' high monopalm (built by Sprint/Nextel) with a new wireless telecommunications facility disguised as a 65' high pine tree. The project also includes for AT&T Mobility to install nine (9) panel antennas located on three (3) sectors at 59' high. Sprint/Nextel antennas will remain at the original height of 50 feet. The 240 square foot lease area surrounded by 6' high wrought iron fence enclosure will contain four (4) equipment cabinets and two (2) GPS antennas. In addition, two (2) live trees will also be planted in the project area. - APN: 321-310-015. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: November 3, 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, Damaris Abraham, at 951-955-5719 or email dabraham@rctlma.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.

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/16/2010

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

APN (s) or case numbers PP24327 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

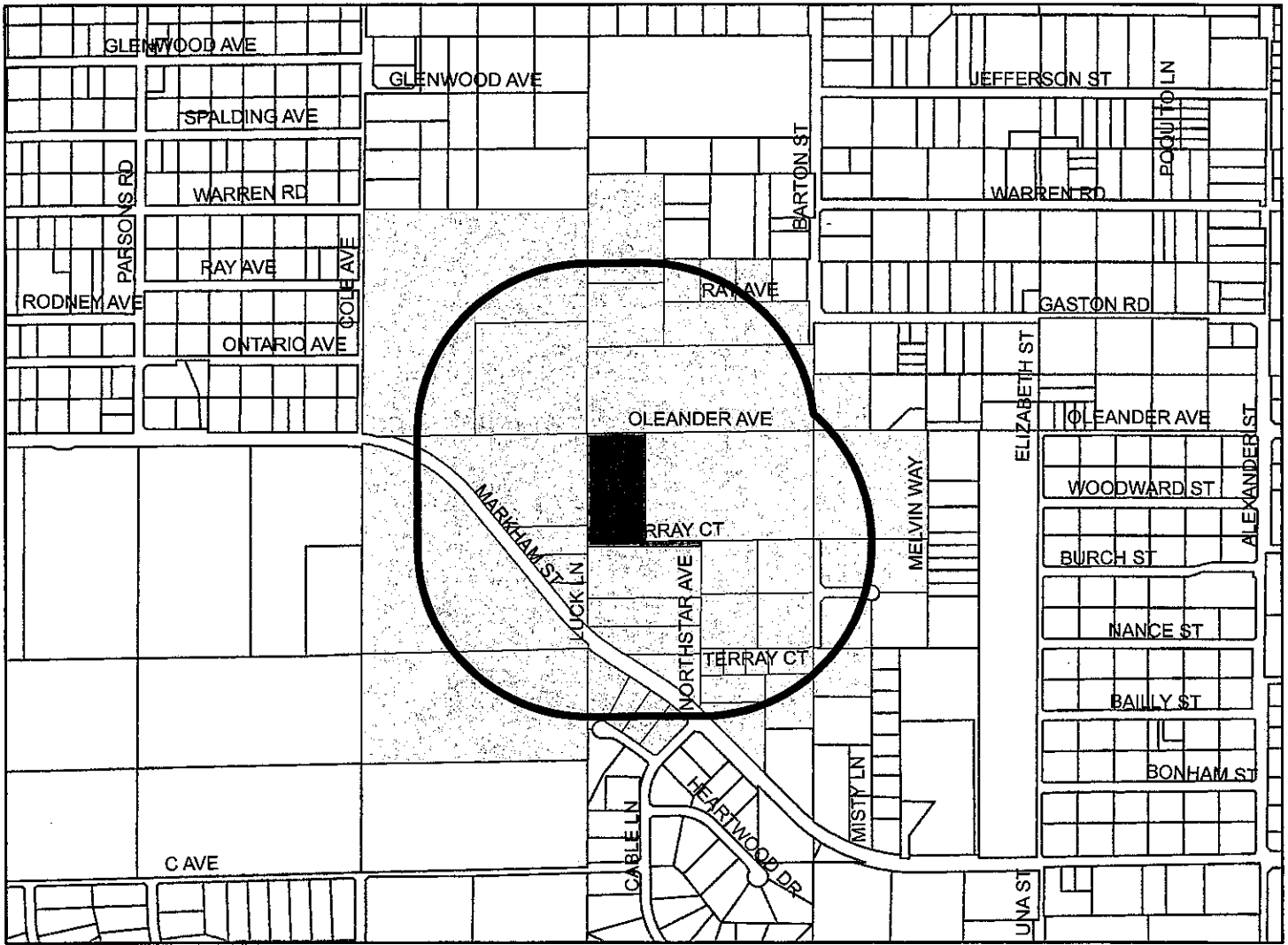
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

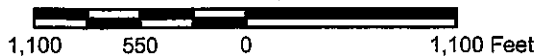
✓ 9/28/10 CO
EXPIRES 3/16/2011

1000 feet buffer



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 321-320-009 | 295-060-015 | 315-020-037 | 315-020-035 | 315-020-036 | 321-342-004 | 321-320-019 | 315-020-027 | 266-330-015 | 266-330-033 |
| 266-330-026 | 321-310-008 | 315-020-001 | 321-310-012 | 321-320-013 | 321-320-012 | 321-320-001 | 321-310-013 | 266-330-018 | 321-342-005 |
| 321-310-009 | 321-310-010 | 321-310-007 | 321-310-006 | 321-342-006 | 321-320-018 | 321-310-014 | 321-310-011 | 266-330-014 | 321-320-007 |
| 266-330-032 | 321-342-003 | 321-310-002 | 321-310-015 | 321-310-001 | 321-310-004 | 321-320-008 | 266-330-031 | 266-320-025 | 321-310-003 |
| 321-320-010 | 266-320-026 | | | | | | | | |



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.

1000 feet buffer



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 321-320-009 | 295-060-015 | 315-020-037 | 315-020-035 | 315-020-036 | 321-342-004 | 321-320-019 | 315-020-027 | 266-330-015 | 266-330-033 |
| 266-330-026 | 321-310-008 | 315-020-001 | 321-310-012 | 321-320-013 | 321-320-012 | 321-320-001 | 321-310-013 | 266-330-018 | 321-342-005 |
| 321-310-009 | 321-310-010 | 321-310-007 | 321-310-006 | 321-342-006 | 321-320-018 | 321-310-014 | 321-310-011 | 266-330-014 | 321-320-007 |
| 266-330-032 | 321-342-003 | 321-310-002 | 321-310-015 | 321-310-001 | 321-310-004 | 321-320-008 | 266-330-031 | 266-320-025 | 321-310-003 |
| 321-320-010 | 266-320-026 | | | | | | | | |



470 235 0 470 Feet

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APN: 321320009, ASMT: 321320009
ALBERTO CASTILLO, ETAL
C/O BEI GROUP
5753G SANTA ANA CYN 5600
ANAHEIM CA 92807

APN: 266330033, ASMT: 266330033
ERNEST CHARLES PAYNE, ETAL
17875 BARTON STREET
RIVERSIDE CA 92508

APN: 295060015, ASMT: 295060015
ALEJANDRO CANOVAS
17888 BARTON ST
RIVERSIDE CA. 92508

APN: 266330026, ASMT: 266330026
GARY D LESH, ETAL
17881 BARTON ST
RIVERSIDE CA. 92508

APN: 315020036, ASMT: 315020036
AN QUANG TRAN, ETAL
3017 GAGE AVE
EL MONTE CA 91731

APN: 315020001, ASMT: 315020001
GEORGE YOUNG, ETAL
12800 CRAWFORD DR
TUSTIN CA 92782

APN: 321342004, ASMT: 321342004
ARMANDO G SOTO, ETAL
19790 BROOKSIDE WAY
PERRIS CA. 92570

APN: 321310012, ASMT: 321310012
HARMONY MATZ, ETAL
C/O ANGELINE TANCREDI
19975 TERRAY CT
RIVERSIDE CA. 92508

APN: 321320019, ASMT: 321320019
CATHERINE SYLVIA
424 AVD CASTILLA NO C
LAGUNA WOODS CA 92637

APN: 321320013, ASMT: 321320013
HENRY SHELTON, ETAL
805 NOTTINGHAM DR
REDLANDS CA 92373

APN: 315020027, ASMT: 315020027
DIANA MENDEZ
18265 MISTY LN
PERRIS CA. 92570

APN: 321320012, ASMT: 321320012
HENRY V CONNELLY, ETAL
3750 WINDSONG
CORONA CA 92879

APN: 266330015, ASMT: 266330015
ERNEST C PAYNE, ETAL
17875 BARTON RD
RIVERSIDE CA. 92508

APN: 321310013, ASMT: 321310013
HSIU I SHEN, ETAL
3051 E WASHINGTON BLE
LOS ANGELES CA 90023

APN: 266330018, ASMT: 266330018
ING JIUNN LIN, ETAL
525 W LEMON AVE
ARCADIA CA 91007

APN: 321320018, ASMT: 321320018
MARY S ROBERTS PRIVATE FOUNDATION
4100 NEWPORT PL STE 400
NEWPORT BEACH CA 92660

APN: 321342005, ASMT: 321342005
JOHN MARQUEZ
19810 BROOKSIDE WAY
PERRIS CA. 92570

APN: 321310014, ASMT: 321310014
MAURICIO ABREGO, ETAL
833 W PALMER ST
COMPTON CA 90230

APN: 321310009, ASMT: 321310009
JUNIUS L PENNISON
4227 ALTA VISTA DR
RIVERSIDE CA 92506

APN: 321310011, ASMT: 321310011
MCDONALD HELEN ESTATE OF
C/O SHEILA MEAD
17985 PARSONS RD
RIVERSIDE CA 92508

APN: 321310010, ASMT: 321310010
KATHLEEN SUE STRICKLAND
19960 TERRAY CT
RIVERSIDE CA. 92508

APN: 266330014, ASMT: 266330014
MERIDIAN MORTGAGE INV FUND VIII
P O BOX 21646
SEATTLE WA 98111

APN: 321310007, ASMT: 321310007
KIMBERLY A MARSHALL, ETAL
18251 NORTHSTAR AVE
RIVERSIDE CA. 92508

APN: 321320007, ASMT: 321320007
PORFIRIO R CUEVAS, ETAL
18289 NORTHSTAR AVE
RIVERSIDE CA. 92508

APN: 321310006, ASMT: 321310006
MARK LEIPERT
18241 NORTHSTAR AVE
RIVERSIDE CA. 92508

APN: 266330032, ASMT: 266330032
PU ZHAO CHAN SI TEMPLE AMERICA
19899 RAY AVE
RIVERSIDE CA. 92508

APN: 321342006, ASMT: 321342006
MARTIN MILES, ETAL
19830 BROOKSIDE WAY
PERRIS CA. 92570

APN: 321342003, ASMT: 321342003
RANDOLPH N JENSEN, ETAL
19770 BROOKSIDE WAY
PERRIS CA. 92570

APN: 321310001, ASMT: 321310001
RICHARD BROOKS ROBINSON, ETAL
18175 NORTHSTAR AVE
RIVERSIDE CA 92508

APN: 266320026, ASMT: 266320026
WMWD
P O BOX 5286
RIVERSIDE CA 92517

APN: 321310004, ASMT: 321310004
RODOLFO MORROQUIN, ETAL
2886 PINTA CT
PERRIS CA 92571

APN: 321320008, ASMT: 321320008
ROLAND DUDLEY ROGERS
19880 MARKHAM ST
RIVERSIDE CA. 92508

APN: 266330031, ASMT: 266330031
RONALD E GREEN
P O BOX 656
LANGLEY OK 74350

APN: 266320025, ASMT: 266320025
STEVE FINERAN, ETAL
18395 ALEXANDER ST
PERRIS CA 92570

APN: 321310003, ASMT: 321310003
TWYLA ANN MINER
19740 MARKHAM ST
RIVERSIDE CA. 92508

APN: 321320010, ASMT: 321320010
WILSON E ANDERSON
19972 MARKHAM ST
RIVERSIDE CA. 92508

Val Verde Unified School District
975 W. Morgan St.
Perris, CA 92571-3103

Applicant:
AT&T Wireless
12900 Park Plaza Dr., 3rd Fl
Cerritos, CA 90703

Eng-Rep:
BDI Derra Design
Attn: Kathy Phelps
250 El Camino Real Ste. 216
Tustin, CA 92780

Owner:
Richard & Eileen Robinson
18175 Northstar Ave.
Riverside, CA 92508



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

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.

EA42238/Plot Plan No. 24327

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)

AT&T Mobility

Project Applicant

12900 Park Plaza Drive, Cerritos, CA 90703

Address

The project is located in the Lake Mathews/Woodcrest Area Plan, northeasterly of Markham Street and southerly of Oleander Avenue, more specifically 18175 Northstar Avenue, Riverside, CA.

Project Location

The plot plan is a proposal for AT&T Mobility to remove and replace the existing 55' high monopalm (built by Sprint/Nextel) with a new wireless telecommunications facility disguised as a 65' high pine tree. The project also includes for AT&T Mobility to install nine (9) panel antennas located on three (3) sectors at 59' high. Sprint/Nextel antennas will remain at the original height of 50 feet. The 240 square foot lease area surrounded by 6' high wrought iron fence enclosure will contain four (4) equipment cabinets and two (2) GPS antennas. In addition, two (2) live trees will also be planted in the project area.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 3, 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

Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PP24327\DH-PC-BOS Hearings\DH-PC\PC\NOD.PP24327.docx

Please charge deposit fee case#: ZEA42238 ZCFG05595 \$2,074.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 24327

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: September 22, 2010

Applicant/Project Sponsor: AT&T Mobility Date Submitted: November 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 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#: ZEA42238 ZCFG05595 \$2,074.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0915913

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: AT&T WIRELESS \$64.00
paid by: CK 7138784
paid towards: CFG05595 CALIF FISH & GAME: DOC FEE
F&G FEE FOR EA42238
at parcel #: 18175 NORTHSTAR AVE RIV
appl type: CFG3

By _____ Nov 19, 2009 08:45
SBROSTRO posting date Nov 19, 2009

| 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 * R1002757

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: AT&T WIRELESS \$2,010.25
paid by: CK 2434
paid towards: CFG05595 CALIF FISH & GAME: DOC FEE
F&G FEE FOR EA42238
at parcel #: 18175 NORTHSTAR AVE RIV
appl type: CFG3

By _____ Mar 16, 2010 10:32
SBROSTRO posting date Mar 16, 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.: **3.1**
Area Plan: San Jacinto Valley
Zoning District: Hemet-San Jacinto
Supervisory District: Third and Fifth
Project Planner: Tamara Harrison
Planning Commission: November 3, 2010

General Plan Amendment No. 1091
Applicant: Building Management Service
Engineer/Rep.: Samuel Alhadeff

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes an Entitlement/Policy General Plan Amendment to amend the Circulation Element of the Riverside County General Plan by removing approximately 2.32 miles of Gilman Springs Road between State Route 79 and Soboba Road from the circulation element and to evaluate alternatives to re-align the subject portion of Gilman Springs Road. The project is located northerly of the City of San Jacinto, southerly of the City of Beaumont and northeasterly of Highway 79.

POTENTIAL ISSUES OF CONCERN:

The subject 2.32 mile section of Gilman Springs Road is located within the San Jacinto Valley Area Plan between the City of Beaumont to the north and the City of San Jacinto to the South. Given the proximity of the subject section of Gilman Springs Road to nearby incorporated cities and major roadways such as the Ramona Expressway and Soboba Road, the 2.32 mile section of roadway is a vital segment to the overall circulation of the area. Gilman Springs Road is one of the vital transportation arterials in the San Jacinto Valley, providing access to and from the San Jacinto Valley for both residents and visitors alike and carries approximately 17,000 vehicles a day. The proposal to vacate this section of Gilman Springs Road would disrupt the current circulation flow shifting traffic to nearby roadways and increasing existing congestion with or without improvements to those roadways and ultimately degrading the current levels.

Currently, Gilman Springs Road is a two-lane road with a 100 foot right of way and is designated by the Circulation Element of the Riverside County General Plan as a Secondary Roadway, ultimately having 4 lanes with a 100 foot right of way. The Riverside County General Plan Vision states that "the intention of the General Plan Circulation Element is to establish a comprehensive multi-modal transportation system that is safe, achievable, efficient, environmentally and financially sound, accessible, and coordinated with the Land Use Element." A proposal to vacate the subject 2.32 miles of Gilman Springs Road would be contrary to this vision statement.

The "Planned Circulation Systems" section within the Circulation Element of the General Plan also notes that it's not only important to accommodate the traffic generated specifically by the County but that circulation systems must also accommodate regional relationships and "pass through" traffic. Per the Riverside County Progress Report (2009), the City of San Jacinto's population is expected to increase from 36,477 in 2009 to approximately 68,731 in 2015. The Progress Report also notes that employment

within the City of San Jacinto is expected to increase from 6,166 in 2009 to 16,284 in 2015. The City of Beaumont's population is expected to increase from 32,403 in 2009 to approximately 45,029 in 2015 and employment is expected to increase from 5,595 in 2009 to 11,480 in 2015. With the projected population and employment growth in the surrounding region, traffic to and from the area will experience increases as well, therefore intensifying the need for efficient circulation routes in an effort to accommodate all traffic. Gilman Springs Road is an integral component to these efforts.

The General Plan indicates that "significant wildland fire hazards exist in the San Jacinto Valley," specifically in the area northeast of Gilman Springs Road among other areas in the Valley. The subject section of Gilman Springs Road provides a critical route for emergency vehicles that protect the Valley from wildfires that occur in the wildland areas of the mountains. Vacating the said portion of Gilman Springs will adversely affect emergency access routes and times and may potentially create inconsistencies between the Circulation and Safety Elements of the General Plan.

Gilman Springs Road has been designated as a County eligible Scenic Highway within the San Jacinto Valley by the General Plan due to scenic views of the San Jacinto Valley from the path of the roadway. Scenic routes promote tourism and also carry many economic implications for their surrounding areas. Furthermore, vacation of the subject section of Gilman Springs may remove the road as an eligible scenic highway and prevent aesthetic resources from being enjoyed by both residents and visitors. General Plan Circulation Policy 19.1 (C 19.1) notes that "scenic routes that have exceptional or unique visual features..." should be preserved.

In a letter dated 12/17/2009 (see attached Exhibit B), the City of San Jacinto expressed "strong" opposition to any proposed "closure, or change to classification" of Gilman Springs Road due to the importance of the Road to the City. The San Jacinto City Council has also taken formal action opposing the closure of Gilman Springs Road as City of San Jacinto Resolution No. 3284 (see attached Exhibit B).

While vacating the subject section of Gilman Springs Road may not be feasible given the importance of its circulation function for the County, the County Planning Department and Transportation staff has concluded that a re-alignment of the subject section of the road may be reasonable. According to Transportation staff, the current alignment of Gilman Springs Road is "less than ideal" given the age and the curvy nature of the road. Transportation also noted that widening the road from its present alignment to four-lanes would be costly given the proximity to the existing hillside and existing development. Based on this information, the Transportation Department would not be opposed to considering an alternative alignment of the 2.32 mile subject section; however, all proposals shall meet requirements set forth in the Transportation Department Memorandum dated 10/12/10 (see attached Exhibit A).

Planning Department staff has determined that the General Plan vision, principles and purposes may still be achieved with an appropriate re-alignment of Gilman Springs Road. Re-alignment proposals must be determined to provide efficient circulation and promote the health safety and welfare of the general public.

RECOMMENDATION:

The Planning Director recommends to tentatively decline to adopt an order initiating proceedings for General Plan Amendment 1091 that proposes to remove a segment of Gilman Springs Road from the General Plan Circulation Element but to adopt an order initiating General Plan Amendment 1091 as modified by staff and the applicant to evaluate re-alignment options for the subject 2.32 miles of Gilman Springs Road. 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 November 24, 2009.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$7,570.00.
3. The project site is currently designated as Assessor's Parcel Numbers: 430-040-021, 430-040-023, 430-040-024, 430-070-012, 430-070-013, 430-070-019, 430-070-020, 430-140-010, 430-140-011, 430-140-005, 430-150-001, 430-150-014, 430-150-013, 430-150-015, 430-150-016, 430-160-002, 430-160-006, 430-160-007, 430-160-008, 430-160-005, 430-160-009, 430-160-010, 430-160-011 and 430-160-012.

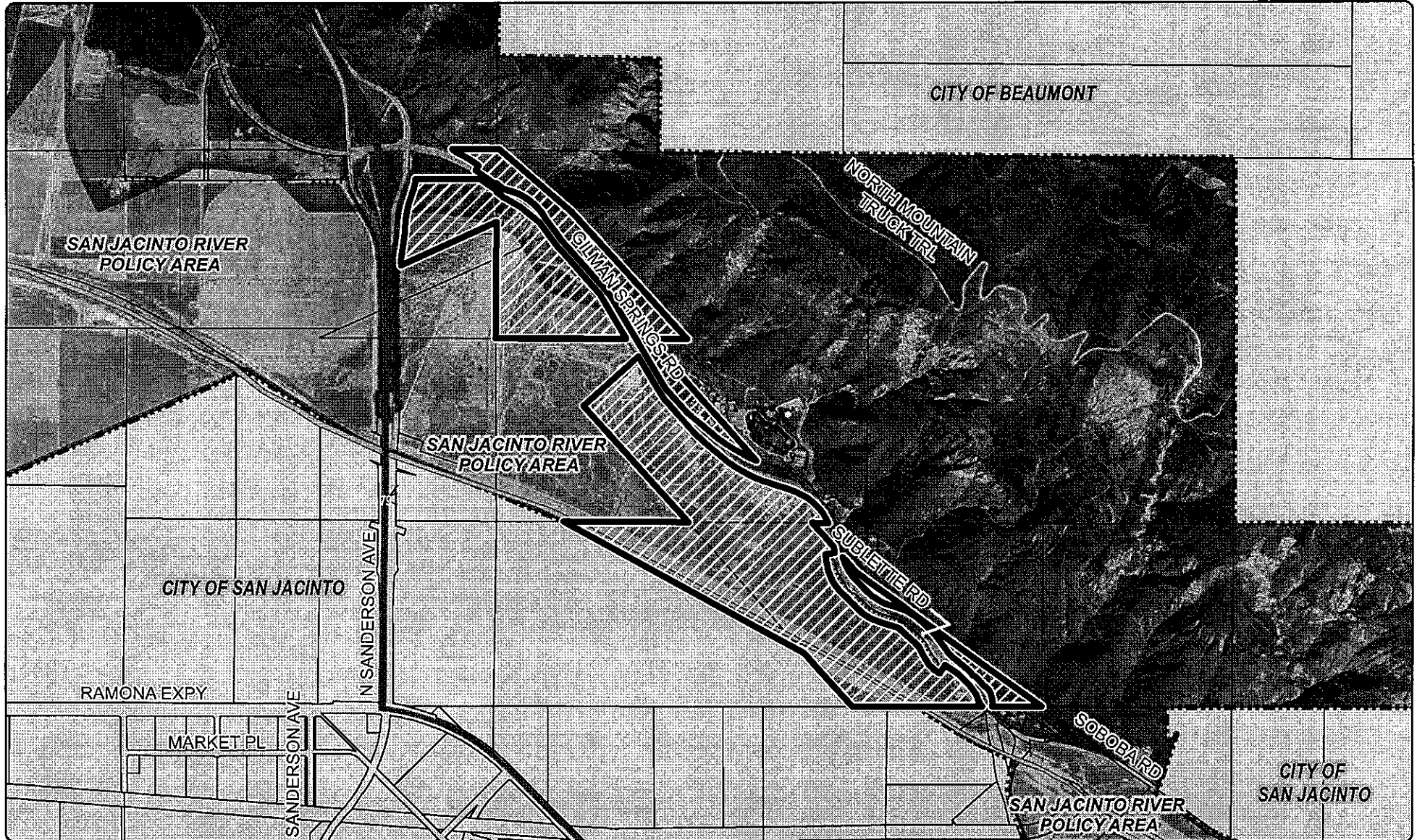
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01091

VICINITY/POLICY AREAS

Supervisor Stone
District 3

Date Drawn: 10/13/10
Vicinity Map



Zoning Area: Hemet-San Jacinto

Township/Range: T4SR1W

Section: 8, 9, 16

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>

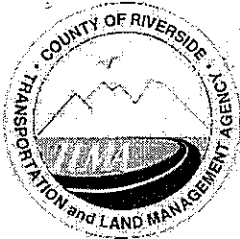
Assessors Bk. Pg. 430-15, 430-16, 430-07, 430-04

Thomas Bros. Pg. 780 G2

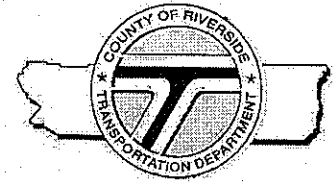
Edition 2009



EXHIBIT #



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



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

Transportation Department

MEMORANDUM

TO: Carolyn Symis-Luha, Planning Director
Adam Rush, Principal Planner

FROM: Juan C. Perez, Director of Transportation

DATE: October 12, 2010

SUBJECT: General Plan Initiation (GPIP) Request No. 01091 – Gilman Springs Road

The Transportation Department is providing this response to the application submitted on behalf of Golden Era, which proposes to amend the County's General Plan to evaluate alternatives to the current alignment of Gilman Springs Road between Sanderson Avenue (SR 79) and State Street.

Gilman Springs Road has likely been in its current location for over 100 years. Our Survey records show references in the map books to sections dating back to 1896. The road provides a critical and important link into the San Jacinto Valley from Lambs Canyon and The Pass Area and through its north/westerly continuation to SR 60 into Moreno Valley.

The alignment of Gilman Springs Road has several curves and is less than ideal, since it evolved over the decades from a "farm to market" road to a major artery that now carries about 17,000 vehicles per day. The road is identified as a Secondary Highway (4-lanes within a 100-foot right-of-way) on the General Plan. Due to its proximity to the hillside, it would be costly to widen it to four lanes along its current alignment. The collision history on this segment is higher than the State-wide average for similar roads. The road has been improved in segments next to Golden Era to widen for turn lanes. The Transportation Department continues to make safety improvements, including recent installation of guard rail and radar speed feedback signs.

Given the number of curves, collision history, and the topographical challenges to widen it, the Transportation Department would not be opposed to having other replacement alignments studied that are engineered to the latest standards.

However, the Transportation Department can only support an alternative to Gilman Springs Road that meets all of the following requirements:

- 1) This section of Gilman Springs Road provides an important access route into the Hemet/San Jacinto Valley for daily traffic and emergency access. We would be strongly opposed to any proposal to close the road entirely without building a new

alignment. Closing the road entirely would shift significant current and future traffic to Ramona Expressway and Sanderson Avenue, adding to levels of congestion even with planned improvements. It would also eliminate an alternate access point to the Valley, and the most direct access from the north/west to Mt. San Jacinto College, the residential area adjacent to it, and uses along Soboba Road.

- 2) There is currently a two-lane road within a 100-foot right-of-way to allow for future expansion. Any new realignment would have to replace "like for like", i.e. provide a two-lane road within a 100 foot right-of-way.
- 3) The new alignment needs to be superior to the old alignment by meeting current engineering standards and being more feasible to widen to 4-lanes when needed.
- 4) No portion of Gilman Springs Road would physically be closed until a replacement alignment is built.
- 5) The realignment should be through property owned by Golden Era to minimize right-of-way impacts to third parties. Golden Era currently owns most of the land north of the San Jacinto River between Sanderson Avenue and State Street.
- 6) The terminus points at State Street and Sanderson Avenue should be kept if feasible to eliminate the need for another crossing of the San Jacinto River.
- 7) There should be no additional cost to the public for replacement of the two-lane road and 100-foot right-of-way with a new alignment.
- 8) The environmental study of a new alignment needs to have an active public review and involvement process, including involvement of stakeholders such as emergency service providers, the Cities of San Jacinto and Hemet, Mt. San Jacinto College, and the Soboba Tribe.
- 9) The General Plan should not be amended until a new alignment has been studied both for engineering feasibility and environmental impacts.

Given that there may be some traffic benefits to a realignment, but that ultimately it depends on how it is implemented in accordance with the above points and other considerations that may come out of the public involvement process, the Transportation Department is taking a "neutral" position to the request at this time.

Cc: George Johnson, TLMA Director
Patty Romo, Deputy Director
Farah Khorashadi, Engineering Division Manager
Lawrence Tai, Engineering Division Manager, Traffic Engineer
Ken Teich, County Surveyor



December 17, 2009

Juan Perez
Director of Transportation
Riverside County Transportation Department
4080 Lemon St, 8th Floor
Riverside, CA 92502

Dear Juan,

The purpose of this letter is to discuss the disposition of the stretch of Gilman Springs Road between Sanderson Avenue (SR-79) and State Street, just outside the San Jacinto city limits. We are aware that the County has recently received a request from Golden Era Productions seeking the closure of this road, a move which the city strongly opposes. While Gilman Springs Road lies outside our corporate boundaries, it is intrinsically linked to our community, and thus we seek to be involved in any conversations that occur which would affect the road's operation.

Attached to this correspondence please find a copy of City of San Jacinto Resolution No. 3284, which enumerates the City Council's position regarding any proposed closure of Gilman Springs Road. You will note that the Council "opposes, in the strongest of terms, the vacation, closure, or change to classification of Gilman Springs Road."

Given that this road is of such importance to the City of San Jacinto, we respectfully ask to be made one of the stakeholders in the decision making process for Golden Era's request. Furthermore, we ask to be included on any list of contacts you develop to provide notification of public hearings or other such forums in which to express our position relative to the future of Gilman Springs Road.

Sincerely,

Barry McClellan
City Manager

Cc: Mayor & Council Members

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN
JACINTO, CALIFORNIA, OPPOSING THE CLOSURE OF
GILMAN HOT SPRINGS ROAD**

WHEREAS, the City of San Jacinto ("City") has been requested to support, and in fact apply for, the closure of a certain portion of Gilman Hot Springs Road, commencing at Highway 79 and traveling easterly to State Street (hereinafter "Gilman Hot Springs Road"); and

WHEREAS, Gilman Hot Springs Road is located within the territorial jurisdiction of the County of Riverside ("County"); and

WHEREAS, according to the San Jacinto Valley Area Specific Plan, Circulation Elements, Figure 7, the County has designated Gilman Hot Springs Road as a four lane, "Secondary Highway", with an ultimate build-out width of a one hundred foot (100') right of way; and

WHEREAS, according to the San Jacinto Valley Area Specific Plan, Scenic Highways, Figure 9, Gilman Hot Springs Road is a County Eligible Scenic Highway within San Jacinto Valley; and

WHEREAS, Gilman Hot Springs Road provides a means of protecting the Valley from wildfires that occur in the wildland areas of the mountains to the North of San Jacinto, by providing vehicular access for fire fighting equipment and personnel; and

WHEREAS, Gilman Hot Springs Road provides access to the historically significant "Massacre Canyon" (HISTORIC SPOTS IN CALIFORNIA, *Riverside County* 4th ed. DOUGLAS E. KYLE, pp. 276-277.); and

WHEREAS, Gilman Hot Springs Road provides one of only a few thoroughfares providing access to and from the City and to the neighboring Soboba Tribal reservation; and

WHEREAS, according to SCAG figures, population and employment growth in the San Jacinto Valley is expected to increase at historically high rates into the year 2030, and at rates that outpace the rest of Riverside County, with population expected to increase by 58% and employment expected to increase by 51% in the City of San Jacinto alone; and

WHEREAS, therefore the continued presence of Gilman Hot Springs Road, and indeed its expansion to its ultimate build-out width, as a regional transportation corridor is necessary for the protection of the public health, safety and welfare of the residents, businesses and visitors to the City of San Jacinto and the San Jacinto Valley.

NOW, THEREFORE, BE IT RESOLVED determined and ordered by the City Council of the City of San Jacinto:

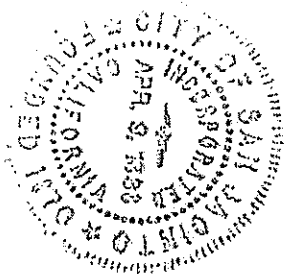
SECTION 1. Incorporation of Recitals. The City Council hereby finds and determines that the Recitals of this Resolution are true and correct and are hereby incorporated into this Resolution as though fully set forth herein.

SECTION 2. Opposition to Closure of Gilman Hot Springs Road. The City Council hereby opposes, in the strongest of terms, the vacation, closure or reduction in capacity of Gilman Hot Springs Road. In addition, the City Council supports the ultimate widening and build-out of Gilman Hot Springs Road to its ultimate Secondary Highway roadwidth. City staff is authorized and directed to take any and all actions necessary or convenient to the implementation of the City Council's policy, as set forth in this Resolution.

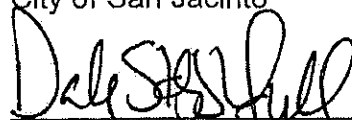
SECTION 3. Effective Date. This Resolution shall become effective upon its adoption.

PASSED, APPROVED and ADOPTED, this 3rd day of September, 2009, by the following vote:


| | |
|----------|--|
| Ayes: | Ayres, Di Memmo, Mansperger, Potts, Stubblefield |
| Nays: | None |
| Absent: | None |
| Abstain: | None |



City of San Jacinto


by Dale Stubblefield, Mayor

ATTEST:


Barry McClellan, City Clerk

APPROVED AS TO FORM
BEST BEST & KRIEGER LLP


Jeffrey S. Ballinger, City Attorney

Addendum to General Plan Amendment Application No. 01091

Applicant: Building Management Services

In advance of our General Plan Amendment Initiation Process hearing, Building Management Services wanted to provide you some additional information and a new exhibit to show a potential alternative for a portion of Gilman Springs Road. Building Management Services requests the ability to move forward with its General Plan Amendment application for purposes of evaluating alternatives for Gilman Springs Road as it bisects Building Management Services properties. By processing this application and future projects, Building Management Services wants to determine and implement safe and efficient traffic solutions for the immediate areas surrounding its properties

As you know, Building Management Services is requesting that a portion of Gilman Springs Road be removed from the Riverside County General Plan's circulation element. Attached as Exhibit "A" is an overview of the portion of Gilman Springs Road covered by this request. Building Management Services, through its future project application and evaluation wants to look at alternatives to the current segment of Gilman Springs Road. Attached as Exhibit "B" is an example of one such alternative.

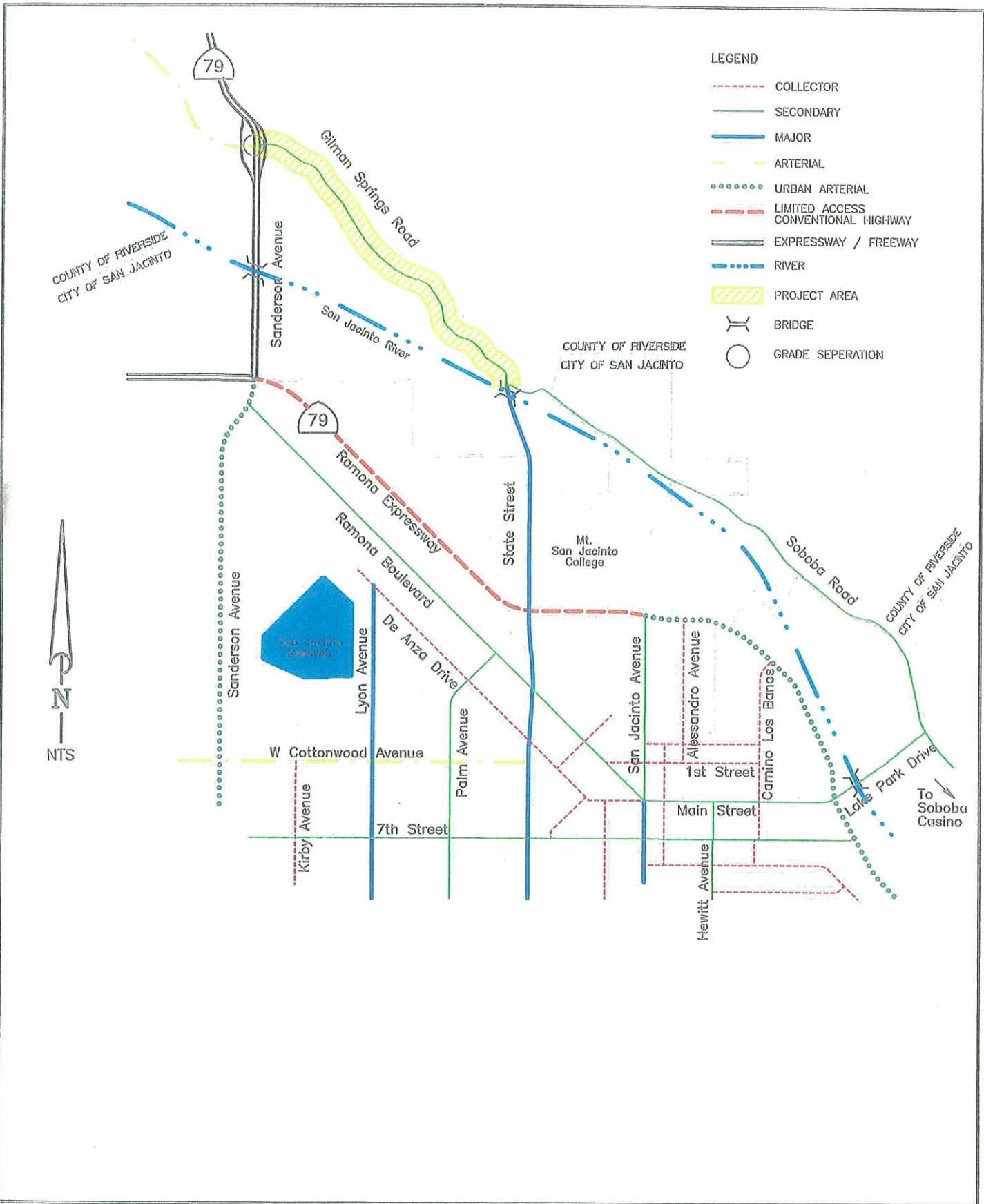
The overarching goal of this process is to determine the safest and most effective circulation alternatives for the current Gilman Springs Road route. With regional traffic and circulation issues in mind, we intend to, through the course of our environmental review and overall project evaluation, focus on alternatives which provide both convenience and safety to the traveling public. Unfortunately, this stretch of Gilman Springs Road, in its current configuration, is not the ideal and safe route that it should be for the estimated 15,000 cars traveling this stretch on a daily basis. By looking at safer alternatives that benefit the region as a whole Building Management Services seeks to enhance and improve the circulation and traffic flow for this area of the Hemet/San Jacinto Valley.

The alternative shown is just one of several potential options of alternatives for the current configuration of Gilman Springs Road as it bisects Building Management Service's properties. We anticipate that through the General Plan Amendment process, other options and alternatives may present themselves for evaluation and study.

2010 NOV 11 11:59

EXHIBIT A

Project Location Map



C:\3005\08-0259\Traffic\TRAFPC_GilmanSpringsVacation.prl(1/2/2008)10:30:37AM

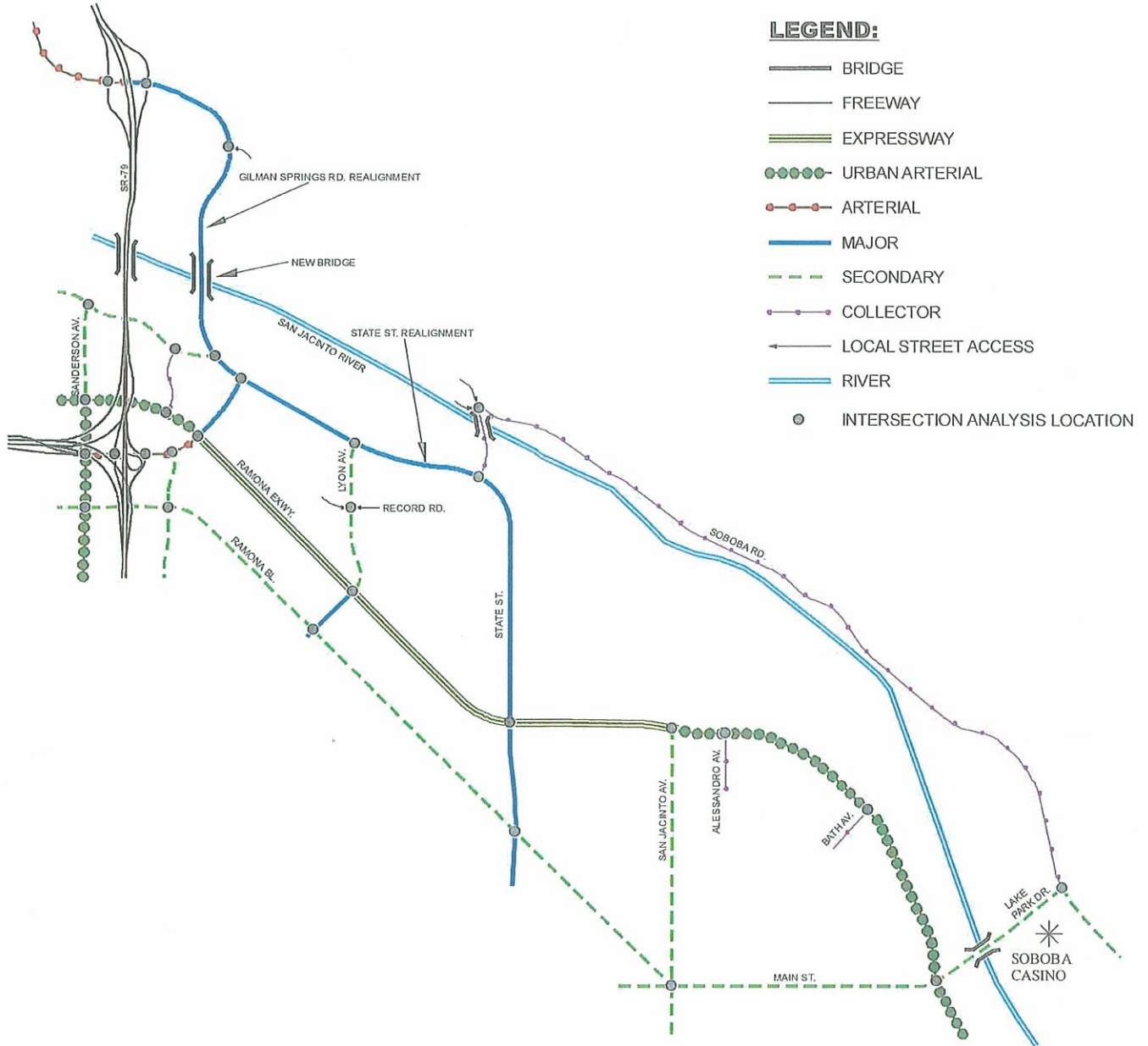
| | | |
|--|---|--|
| <p>A L B E R T A .</p> <p>WEBB</p> <p>A S S O C I A T E S</p> | <p>PROJECT LOCATION MAP</p> <p>GILMAN SPRINGS ROAD VACATION RIVERSIDE COUNTY, CALIFORNIA</p> | |
|--|---|--|

EXHIBIT B

Potential Alternate Route

EXHIBIT B

GENERAL PLAN NETWORK WITH GILMAN SPRINGS ROAD REALIGNMENT AND NEW SAN JACINTO RIVER BRIDGE (REVISED NOVEMBER 8, 2007)



Building Management Services
19625 Gilman Springs Road
Gilman Hot Springs, CA 92583
GPA1091-App/Owner

Samuel Alhadeff
41607 Margarita Road, Suite 103
Temecula, CA 92591
GPA1091-Representative

Building Management Services
19625 Gilman Springs Road
Gilman Hot Springs, CA 92583
GPA1091-App/Owner

Samuel Alhadeff
41607 Margarita Road, Suite 103
Temecula, CA 92591
GPA1091-Representative

Agenda Item No.: **4.1**
Area Map: Jurupa
Zoning District: Rubidoux
Supervisorial District: Second
Project Planner: Christian Hinojosa
Planning Commission: November 3, 2010

Conditional Use Permit No. 3617
Variance No. 1871
E.A. Number: 42110
Applicant: Johnny Linarez
Engineer/Representative: Broeske
Architects & Associates, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3617 proposes to permit an existing used automobile sales operation, "Auto Americana," and retail development with 4,820 square feet (10%) of landscaping area, thirty-one (31) parking spaces, twenty-six (26) of which are used for the storage of used cars being sold, and a sign program which includes two (2) 6 foot high tenant monument signs and affixed signage on all subject buildings pursuant to the attached Sign Program on a 1.06 gross (1.01 net) acre site with a floor area ratio of 0.27 (Commercial Retail requires a 0.20 - 0.35 floor area ratio). The site currently consists of an existing 2,500 square foot office building (Building A) and a 3,300 square foot retail building (Building B) that will be permitted and redeveloped. The existing auto repair shop, carport and mobile office are proposed for demolition.

Variance No. 1871 is a proposal to allow the sign program to exceed the number of free-standing signs per site identified in Ordinance 348, Section 19.8. Specifically, the two (2) 6 foot high tenant monument signs exceed the limit of one (1) free-standing sign per street frontage.

The project site is located in the Community of Rubidoux of the Jurupa Area Plan in Western Riverside County; more specifically, southerly of Mission Boulevard and easterly of Wallace Street.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing Land Use (Ex. #1): | Commercial |
| 2. Surrounding Land Use (Ex. #1): | Vacant land to the north, single family residences to the south and commercial to the east and west. |
| 3. Existing Zoning (Ex. #2): | Rubidoux-Village Commercial East (R-VC) |
| 4. Surrounding Zoning (Ex. #2): | Rubidoux-Village Commercial East (R-VC) to the north, east and west, and Rubidoux-Village Commercial East (R-VC) and One-Family Dwelling (R-1) to the south. |
| 5. General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) |
| 6. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the north, east and west, and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) to the south. |
| 7. Project Data: | Total Acreage: 1.06 Gross / 1.01 Net |

Floor Area Ratio: 0.27
Total Existing Number of Buildings: 2
Total Existing Building Area: 5,800 Square Feet
Total Proposed Landscape Area: 4,820 Square Feet (10%)
Total Proposed Parking Spaces: 31
Total Proposed Number of Monument Signs: 2
See attached Environmental Assessment No. 42110

8. Environmental Concerns:

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42110**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **CONDITIONAL USE PERMIT NO. 3617**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **VARIANCE NO. 1871**, based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 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 Rubidoux-Village Commercial (R-VC), East zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the provisions of the 2004 Compatibility Land Use Plan for the Flabob Airport.
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
7. The proposed project will not have a significant effect on the environment.

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

1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the Jurupa Area Plan.

2. The proposed use, automobile sales and retail development, is a permitted use in the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the north, east and west, and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) to the south.
4. The zoning for the subject site is Rubidoux-Village Commercial East (R-VC).
5. The proposed use, automobile sales and retail development, is a permitted use, subject to approval of a conditional use permit in the Rubidoux-Village Commercial East (R-VC) zone.
6. The proposed use, automobile sales and retail development, is consistent with the development standards set forth in the Rubidoux-Village Commercial East (R-VC) zone.
7. The project site is surrounded by properties which are zoned Rubidoux-Village Commercial East (R-VC) to the north, east and west, and Rubidoux-Village Commercial East (R-VC) and One-Family Dwelling (R-1) to the south.
8. Within the vicinity of the proposed project there is vacant land to the north, single family residences to the south and commercial to the east and west.
9. The Variance would not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity. The Variance is required so that the proposed two (2) 6 foot high tenant monument signs would be consistent with the total allowable number of free-standing signs per site of Ordinance 348, Section 19.8. Due to the limited street frontage of 120 feet wide for the automobile sales operation and surrounding area, the additional tenant monument sign is required to allow Mission Boulevard commuters to view the signs.
10. The Redevelopment Development Agency (RDA) has reviewed the proposed project and has determined that the project is consistent with the objectives of the Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area).
11. The project site is located in Airport Zone D of the Flabob Airport Influence Area. On January 28, 2009, Riverside County Airport Land Use Commission (ALUC) staff comments (e-mail) concluded that review would be optional as the project is proposing a total building floor area of less than 20,000 square feet.
12. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
13. Environmental Assessment No. 42110 concluded that there are no potentially significant impacts from the project proposal, and no CEQA mitigation measures were required.

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. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - b. A City of Sphere of Influence;
 - c. The SKR Fee Area (Ordinance No. 663.10);
 - d. An Agriculture Preserve;
 - e. A WRCMSHCP Criteria Cell;
 - f. A High Fire area;
 - g. A County Fault Zone;
 - h. A Flood Zone;
 - i. An Area Drainage Plan Area; or,
 - j. A Dam Inundation Area.

3. The project site is located within:
 - a. The Boundaries of the Jurupa Area Plan;
 - b. An MSHCP Fee Area (Ordinance No. 810);
 - c. A Development Impact Fee Area (Ordinance No. 659);
 - d. The Rubidoux Community Service District;
 - e. A Circulation Element Right-Of-Way (Arterial 128' ROW);
 - f. The Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area);
 - g. The Rubidoux Village Policy Area;
 - h. The Flabob Airport Influence Area Zone D;
 - i. A Low Paleontological Potential;
 - j. An Area Very High Liquefaction Potential;
 - k. An Area Susceptible to Subsidence; and,
 - l. The boundaries of the Jurupa Unified School District.

4. The subject site is currently designated as Assessor's Parcel Numbers 181-120-003 and 181-120-004.

5. This project was filed with the Planning Department on December 23, 2008.

6. This project was reviewed by the Land Development Committee 2 times on the following dates
January 29, 2009 and August 6, 2009.

7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$21,146.14.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03617

VICINITY/POLICY AREAS

Supervisor Tavaglione
District 2

Date Drawn: 07/28/10
Vicinity Map



RUBIDOUX VILLAGE POLICY AREA

Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 15, 16

Assessors Bk. Pg. 181-12
Thomas Bros. Pg. 685 D2
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>



RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03617

LAND USE

Supervisor Tavaglione
District 2

Date Drawn: 7/28/10
Exhibit 1



Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 15, 16

Assessors Bk. Pg. 181-12
Thomas Bros. Pg. 685 D2
Edition 2009



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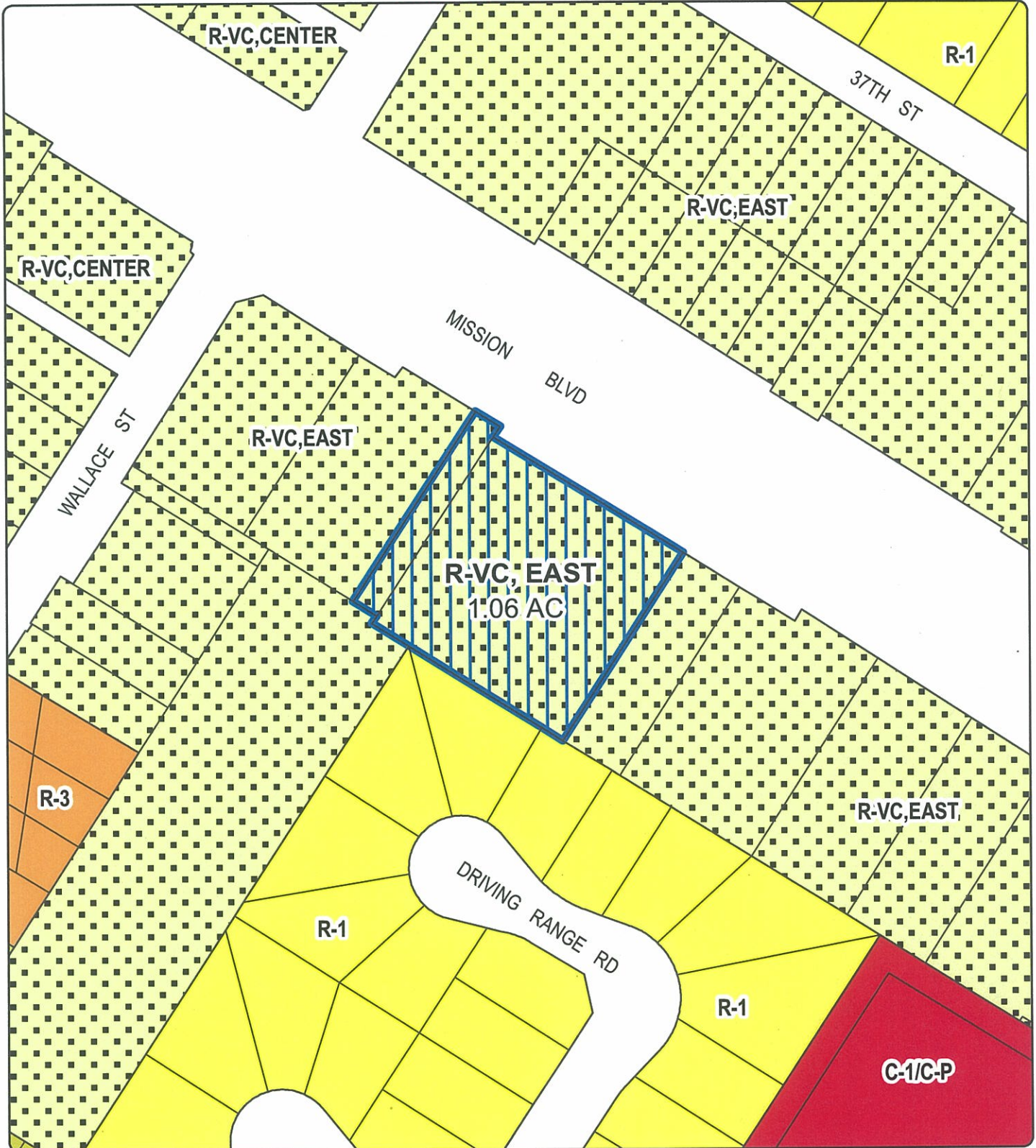
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03617

EXISTING ZONING

Supervisor Tavaglione
District 2

Date Drawn: 7/28/10
Exhibit 2



Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 15, 16

Assessors Bk. Pg. 181-12
Thomas Bros. Pg. 685 D2
Edition 2009



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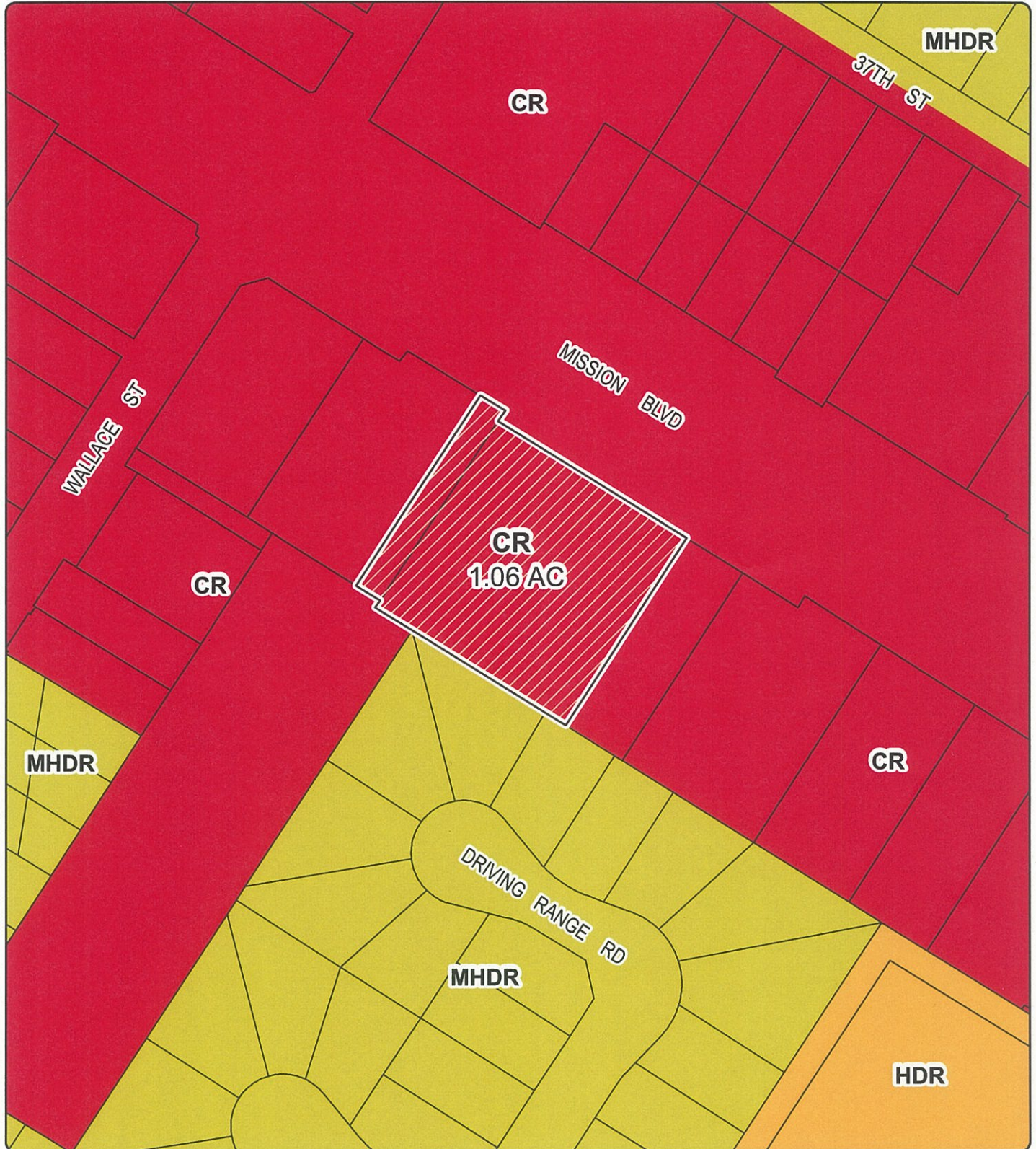
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03617

EXISTING GENERAL PLAN

Supervisor Tavaglione
District 2

Date Drawn: 7/28/10
Exhibit 5



Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 15, 16

Assessors Bk. Pg. 181-12
Thomas Bros. Pg. 685 D2
Edition 2009



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EXISTING & DEMOLITION SITE PLAN KEYNOTES:

- 1 EXISTING SIDEWALK TO REMAIN
- 2 EXISTING WATER METER TO REMAIN
- 3 EXISTING MONUMENT SIGN TO REMAIN - SIGN TO BE RE-COATED UNDER A SEPARATE SUBMITTAL
- 4 EXISTING CONCRETE PAVING AREA
- 5 EXISTING MANNHOLE TO REMAIN
- 6 EXISTING CHAIN LINK FENCE TO BE REMOVED
- 7 EXISTING WROUGHT IRON FENCE TO BE REMOVED
- 8 EXISTING CHAIN LINK FENCE TO BE REMOVED
- 9 EXISTING CONC. WHEELED STOP TO BE REMOVED
- 10 EXISTING LIGHT POLE TO BE REMOVED
- 11 EXISTING MAIL BOX TO BE REMOVED
- 12 EXISTING TREE/TREE WELL TO REMAIN
- 13 EXISTING FIRE HYDRANT TO REMAIN
- 14 EXISTING CONCRETE SIGNWALL WITH DECORATIVE PAVERS TO REMAIN
- 15 EXISTING CURB TO REMAIN
- 16 EXISTING GUTTER TO REMAIN
- 17 EXISTING ASPHALT PAVING

NEW SITE PLAN KEYNOTES:

- 1 NEW HIGH WROUGHT IRON FENCE
- 2 NEW CONCRETE CURBS & PLANTER
- 3 NEW LANDSCAPE - SEE LANDSCAPING PLANS
- 4 PATCH ASPHALT & BLURRY COAT EXISTING ASPHALT PAVING AS NEEDED
- 5 NEW STRIPING FOR PARKING LOT
- 6 NEW WROUGHT IRON FENCE WITH PILASTERS - SEE SHEET A1.2
- 7 NEW WROUGHT IRON SWING GATE - SEE SHEET A1.2
- 8 NEW WROUGHT IRON ROLLING GATE - SEE SHEET A1.2
- 9 NEW ACCESSIBLE PARKING STALL - SEE DETAIL 3A1.2
- 10 NEW ACCESSIBLE PARKING SIGN - SEE DETAIL 3A1.2
- 11 NEW TRASH ENCLOSURE - SEE DETAIL 3A1.2
- 12 NEW CONCRETE WHEEL STOP
- 13 NEW TRASH ENCLOSURE - SEE DETAIL 3A1.2
- 14 NEW LOCATION FOR MAIL BOX
- 15 EXISTING POLE MOUNTED SIGN TO BE REMOVED

- 16 NEW CONCRETE SToop - SEE PLAN FOR HEIGHT - SEE DETAIL 8, SHEET A1.2 FOR ENLARGED PLAN
- 17 NEW ACCESSIBLE RAMP - PER C.B.C. SECTION 11328.5
- 18 NEW CONCRETE STEPS
- 19 NEW DETRACTABLE WARNING (TRUNCATED CONES) - SEE DETAIL
- 20 NEW W.I. GUARDRAIL - PER A.D.A. STANDARDS
- 21 NEW W.I. GUARDRAIL WALL - SEE DETAIL 8A1.2
- 22 NEW W.I. GUARDRAIL CASE 1 (RACK FOR BIKE SPACES - SEE LIST OF BIKE SPACES REQUIRED - PER RIVERSIDE ORDINANCE 348)
- 23 EXIST ASPHALT PAVING - CONTRACTOR TO PROVIDE PAVEMENT REHABILITATION PROVISION MIN. 3" OF ASPHALT OF W.P. CONTRACTED SUBGRADE. MIN. POSITIVE DRAINAGE TO MATCH EXIST. DRAINAGE PATTERN, BLEND TO MATCH EXIST. PAVING
- 24 EXISTING CHAIN LINK FENCE TO REMAIN
- 25 BID ALTERNATE 1: REMOVE EXISTING CHAIN LINK FENCE, EXTEND NEW HIGH C.M.U. WALL TO PROPERTY LINE
- 26 NEW MONUMENT SIGN 1- SEE SHT. A1.3
- 27 NEW MONUMENT SIGN 2- SEE SHT. A1.3
- 28 NEW POLE MOUNTED LIGHT FIXTURE
- 29 EXISTING FIRE HYDRANT

SCOPE OF WORK:

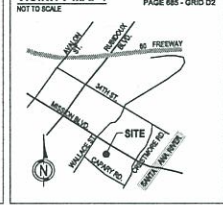
- ITEMS:**
1. PROVIDE & INSTALL NEW CONCRETE CURBS AND PLANTERS PER PLAN.
 2. PROVIDE & INSTALL NEW LANDSCAPE AND IRRIGATION PER LANDSCAPING PLAN.
 3. PATCH AND REPAIR EXISTING ASPHALT.
 4. RESTRIPING PARADE LOT PER PLAN.
 5. PROVIDE & INSTALL WROUGHT IRON FENCE & GATES PER PLAN. PROPERTY FENCE SHALL BE WROUGHT IRON FENCE ADJACENT TO EXISTING CHAIN LINK FENCE. CHAIN LINK FENCE TO BE REMOVED. PROVIDE APPROVAL OF ADJACENT PROPERTY OWNER. CONTRACTOR TO VERIFY LOCATION OF CHAIN LINK FENCE.
 6. INSTALL NEW TRASH ENCLOSURE PER COUNTY OF RIVERSIDE STANDARDS.
- BUILDING:**
1. CONSTRUCT NEW BUILDING FACADE.
 2. PREP. PRIME & PAINT BUILDING EXTERIOR. CONTRACTOR TO FOLLOW MANUFACTURER'S PREPARATION AND INSTALLATION INSTRUCTIONS, AS WELL AS ALL ESTABLISHED STANDARDS OF WORKMANSHIP.
 3. REMOVE & DISPOSE EXISTING WINDOWS. INSTALL NEW WINDOWS PER DRAWINGS.
 4. REMOVE OR REPLACE ALL EXTERIOR BUILDING SIGNAGE. SIGNAGE TO COMPLY WITH COUNTY OF RIVERSIDE STANDARDS.
- GENERAL:** CONTRACTOR SHALL VERIFY EXISTING BUILDING CIRCUITING BEFORE INSTALLING ANY NEW LIGHTS OR ELECTRICAL FIXTURES. G.I.E. SHALL NOTIFY ARCHITECT IF EXISTING CIRCUITING IS INADEQUATE TO HANDLE PROPOSED ADDITIONAL LOADS.

CONTRACTOR GENERAL NOTES:

1. CONTRACTOR TO FIELD-VERIFY ALL DIMENSIONS
 2. CONTRACTOR TO FIELD-VERIFY ALL EXISTING UTILITY LOCATIONS AND CAPACITIES.
 3. ALL EXTERIOR SITE LIGHTING MUST BE REVIEWED & APPROVED BY RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY AND OWNER OF PROPERTY PRIOR TO PURCHASE AND INSTALLATION.
 4. CONTRACTOR TO PROPERLY DISPOSE OF ALL CONSTRUCTION DEBRIS AND DISCARDED MATERIALS.
- FIRE DEPARTMENT NOTES:**
1. INSTALL PORTABLE FIRE EXTINGUISHERS WITH A MINIMUM RATING OF 3A:10BC AND 20# ABC. FIRE EXTINGUISHER LOCATION IN PUBLIC AREAS SHALL BE AN RECESSED CABINET MOUNTED 4" TO CENTER ABOVE FLOOR LEVEL WITH A MINIMUM 6" PROTECTION FROM THE WALL. CONTACT THE FIRE DEPARTMENT FOR PROPER PLACEMENT OF EQUIPMENT PRIOR TO INSTALLATION.

SHEET INDEX:

- PRELIMINARY LANDSCAPE PLAN**
- A1.1 SITE PLAN
 - A1.2 EXISTING CONDITIONS
 - A1.3 SITE DETAILS
 - A1.4 FENCE & GATES
 - A1.5 BUILDING & FLOOR PLAN
 - A1.6 BUILDING & EXTERIOR ELEVATION
 - A1.7 BUILDING & EXTERIOR ELEVATION
 - A1.8 BUILDING & EXTERIOR ELEVATION
 - A1.9 BUILDING & EXTERIOR ELEVATION

VICINITY MAP:**C.U.P. PURPOSE:**

THIS C.U.P. PROPOSES TO LICENSE AND EXISTING USES AUTOMOBILE DEALER BUSINESS ON A GROSS ACRE LOT IN THE JURUPA AREA. THE SITE IS LOCATED SOUTHWEST OF MISSION BOULEVARD, NORTHERLY OF CAPTAIN ROAD, EASTERLY OF WALLACE STREET AND WESTERLY OF GREENTREE ROAD.

TWO EXISTING STRUCTURES ARE TO REMAIN AT CURRENT LOCATION, WITH USES AS PROPOSED. AS NEEDED FOR PROPER ADHERENCE TO APPLICABLE CODES AND REGULATIONS, PROPOSED UPDATES SHOWN HERE AND ON ATTACHED DRAWINGS.

PROJECT DATA:

FINDER, NO. AND ADDRESS: 181-120-003 3771 MISSION BLVD. RIVERSIDE, CA 92509

APN: 181-120-004 3771 MISSION BLVD. RIVERSIDE, CA 92509

LEGAL DESCRIPTION: TRACT 11, RANGE 12S, SECTION 34, TOWNSHIP 12N, RANGE 12S, COUNTY OF RIVERSIDE, CALIFORNIA

LOT # AND SIZE: 181-120-004 3771 MISSION BLVD. RIVERSIDE, CA 92509

EVANS ROAD W/ADJ. 2.500 SQ. FT.

LAND USE ZONING: C-4 RURAL COMMERCIAL w/ PARTIAL USE AUTOMOBILE SALES & BUSINESS OFFICE

EXISTING ZONING: BUREAU OF FIRE

PROPOSED LAND USE: SAME NO CHANGE

PROPOSED ZONING: SAME NO CHANGE

EXISTING BUILDING SQUARE FOOTAGE:

BUILDING A: 4,828 SQ. FT.

BUILDING B: 2,500 SQ. FT.

USED CAR SALES LOT STORAGE: 800 SQ. FT.

PROFESSIONAL OFFICE: 1,500 SQ. FT.

BUILDING C: 2,500 SQ. FT.

BUILDING D: 2,500 SQ. FT.

BUILDING E: 2,500 SQ. FT.

BUILDING F: 2,500 SQ. FT.

BUILDING G: 2,500 SQ. FT.

BUILDING H: 2,500 SQ. FT.

BUILDING I: 2,500 SQ. FT.

BUILDING J: 2,500 SQ. FT.

BUILDING K: 2,500 SQ. FT.

BUILDING L: 2,500 SQ. FT.

BUILDING M: 2,500 SQ. FT.

BUILDING N: 2,500 SQ. FT.

BUILDING O: 2,500 SQ. FT.

BUILDING P: 2,500 SQ. FT.

BUILDING Q: 2,500 SQ. FT.

BUILDING R: 2,500 SQ. FT.

BUILDING S: 2,500 SQ. FT.

BUILDING T: 2,500 SQ. FT.

BUILDING U: 2,500 SQ. FT.

BUILDING V: 2,500 SQ. FT.

BUILDING W: 2,500 SQ. FT.

BUILDING X: 2,500 SQ. FT.

BUILDING Y: 2,500 SQ. FT.

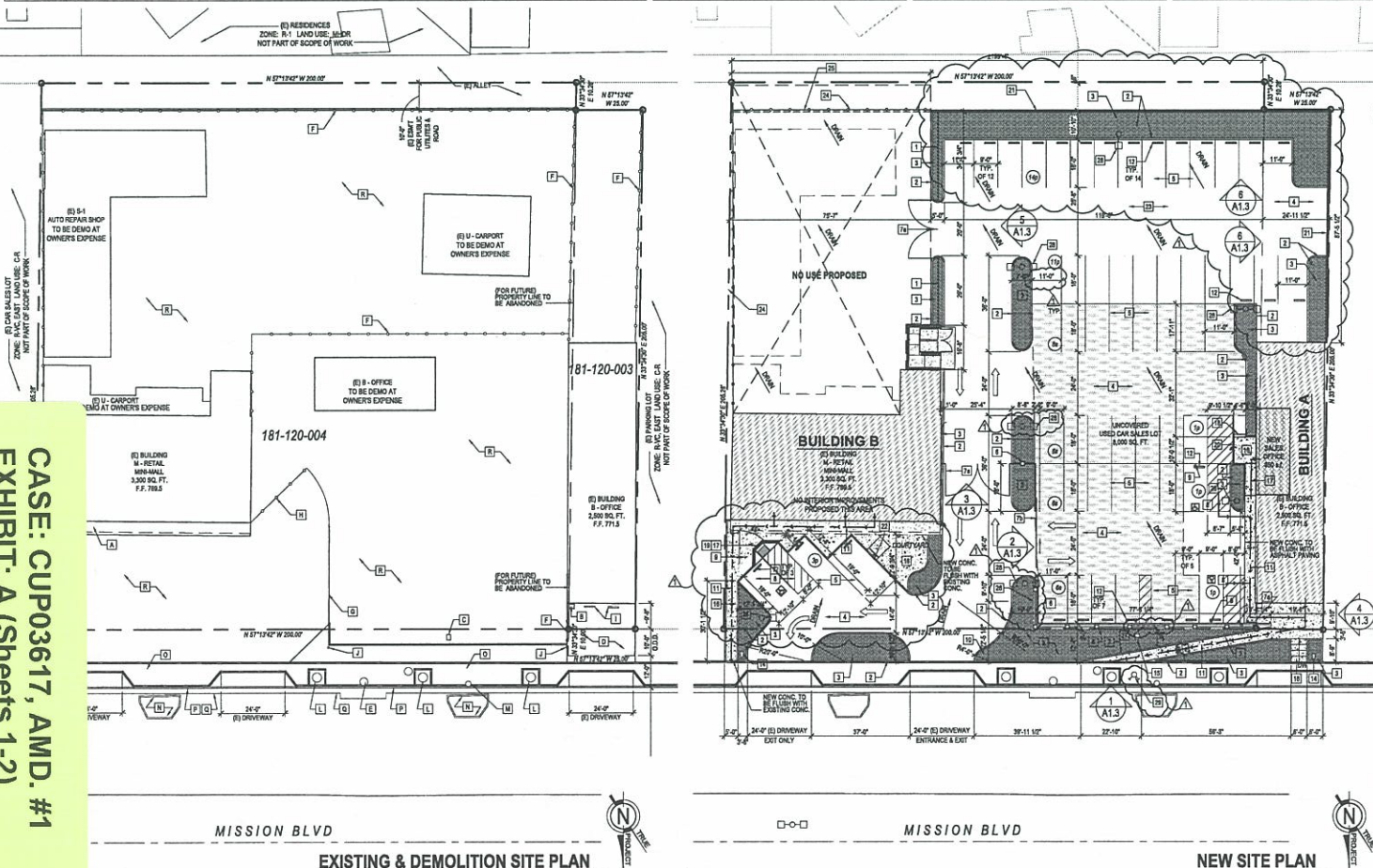
BUILDING Z: 2,500 SQ. FT.

brosnick architects & associates, inc.

4344 Iwan Avenue, Suite 100
Riverside, CA 92504-1773
PH: 951-205-1466
FX: 951-205-1468

REGISTERED ARCHITECT
REGISTERED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

No. C020174
Exp. 11-30-2021



EXISTING SITE DATA:

APN: 181-120-004 SITE AREA: 8.94 ACRES

181-120-003 3771 MISSION BLVD. RIVERSIDE, CA 92509

SITE AREA TOTAL (GROSS ACRES): 1.8 ACRES

NET SITE AREA: 14.74 AC. 100% OF SITE

48.74 AC. SQ. FT. 100% OF SITE

14.74 AC. SQ. FT. 100% OF SITE

EXIST. NEW

| | BLDG. SQ. FT. | LANDSCAPING + HARDWARE | % |
|------------|---------------|------------------------|-----|
| BUILDING A | 4,828 | 4,828 | 10% |
| BUILDING B | 2,500 | 2,500 | 10% |
| BUILDING C | 2,500 | 2,500 | 10% |
| BUILDING D | 2,500 | 2,500 | 10% |
| BUILDING E | 2,500 | 2,500 | 10% |
| BUILDING F | 2,500 | 2,500 | 10% |
| BUILDING G | 2,500 | 2,500 | 10% |
| BUILDING H | 2,500 | 2,500 | 10% |
| BUILDING I | 2,500 | 2,500 | 10% |
| BUILDING J | 2,500 | 2,500 | 10% |
| BUILDING K | 2,500 | 2,500 | 10% |
| BUILDING L | 2,500 | 2,500 | 10% |
| BUILDING M | 2,500 | 2,500 | 10% |
| BUILDING N | 2,500 | 2,500 | 10% |
| BUILDING O | 2,500 | 2,500 | 10% |
| BUILDING P | 2,500 | 2,500 | 10% |
| BUILDING Q | 2,500 | 2,500 | 10% |
| BUILDING R | 2,500 | 2,500 | 10% |
| BUILDING S | 2,500 | 2,500 | 10% |
| BUILDING T | 2,500 | 2,500 | 10% |
| BUILDING U | 2,500 | 2,500 | 10% |
| BUILDING V | 2,500 | 2,500 | 10% |
| BUILDING W | 2,500 | 2,500 | 10% |
| BUILDING X | 2,500 | 2,500 | 10% |
| BUILDING Y | 2,500 | 2,500 | 10% |
| BUILDING Z | 2,500 | 2,500 | 10% |

WATER DISTRICT: WESTERN MUNICIPAL WATER DISTRICT

ELECTRICAL: EDISON

TELEPHONE: PACIFIC BELL

SEWER: RIVERSIDE COMMUNITY SERVICES DISTRICT

CABLE: CHARTER

SCHOOL DISTRICT: JURUPA UNIFIED SCHOOL DISTRICT

GENERAL NOTES:

1. EXISTING STREET IMPROVEMENTS AND STREET LIGHTS PER MS 304 E.P. 02/14/81
2. NO LAND OR RIGHTS-OF-WAY TO BE DEDICATED TO PUBLIC OR OTHER USES.
3. NO GRADING WILL BE REQUIRED.
4. THE PROJECT WILL MAINTAIN ALL EXISTING GRADES AND DRAINAGE PATTERNS.
5. NO OPEN CHANNELS NEARBY.
6. PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATIONS OR FLOOD HAZARD. PROPERTY IS WITHIN THE RIVERSIDE COUNTY FLOOD CONTROL DISTRICT. FEEL/FEMA ZONE B FLOOD PLAN.
7. PROPERTY IS NOT WITHIN A BUREAU OF FIRE PLAN.
8. PROPERTY HAS VERY HIGH SEISMIC RISK POTENTIAL.
9. THE PROJECT IS EXEMPT FROM THE COUNTY WATER QUALITY MANAGEMENT PLAN DUE TO THE INCREASE OF PROPOSED IMPERVIOUS AREAS NOT EXCEEDING 6,000 SQ. FT.
10. NO EXISTING POWER POLES ALONG MISSION BOULEVARD

SITE PARKING TABULATION:

| | SQ. FT. | TOTAL | SPACES | REMARKS |
|------------|---------|-------|--------|---------|
| BUILDING A | 1,190 | 1,190 | 1 | 1 |
| BUILDING B | 1,250 | 1,250 | 1 | 1 |
| BUILDING C | 1,250 | 1,250 | 1 | 1 |
| BUILDING D | 1,250 | 1,250 | 1 | 1 |
| BUILDING E | 1,250 | 1,250 | 1 | 1 |
| BUILDING F | 1,250 | 1,250 | 1 | 1 |
| BUILDING G | 1,250 | 1,250 | 1 | 1 |
| BUILDING H | 1,250 | 1,250 | 1 | 1 |
| BUILDING I | 1,250 | 1,250 | 1 | 1 |
| BUILDING J | 1,250 | 1,250 | 1 | 1 |
| BUILDING K | 1,250 | 1,250 | 1 | 1 |
| BUILDING L | 1,250 | 1,250 | 1 | 1 |
| BUILDING M | 1,250 | 1,250 | 1 | 1 |
| BUILDING N | 1,250 | 1,250 | 1 | 1 |
| BUILDING O | 1,250 | 1,250 | 1 | 1 |
| BUILDING P | 1,250 | 1,250 | 1 | 1 |
| BUILDING Q | 1,250 | 1,250 | 1 | 1 |
| BUILDING R | 1,250 | 1,250 | 1 | 1 |
| BUILDING S | 1,250 | 1,250 | 1 | 1 |
| BUILDING T | 1,250 | 1,250 | 1 | 1 |
| BUILDING U | 1,250 | 1,250 | 1 | 1 |
| BUILDING V | 1,250 | 1,250 | 1 | 1 |
| BUILDING W | 1,250 | 1,250 | 1 | 1 |
| BUILDING X | 1,250 | 1,250 | 1 | 1 |
| BUILDING Y | 1,250 | 1,250 | 1 | 1 |
| BUILDING Z | 1,250 | 1,250 | 1 | 1 |

PROVIDED PARKING SPACES:

PER RIVERSIDE COUNTY ZONING ORDINANCE 348 SECTION 18.2

* TOTAL SQUARE FOOTAGE OF BUILDING IS 28,000 SQ. FT. SQUARE FOOTAGE TO BE USED FOR OFFICE, STORAGE AND STORAGE SQUARE FOOTAGE - SEE "BELOW"

* PROVIDE 1 PARKING SPACE PER 1,000 SQ. FT. OF GROSS FLOOR AREA. (CARPools TO OCCUPY NEW OFFICE AND STORAGE AREA)

* NET LEASABLE FLOOR AREA

(1) THREE OF THE PARKING SPACES PROVIDED WILL BE ACCESSIBLE

PER RIVERSIDE COUNTY ZONING ORDINANCE 348 SECTION 18.2

F2 FOR PROJECTS WITHIN THE "NEIGHBORHOOD POLICE AREA" OF THE JURUPA COMMUNITY PLAN WHICH ARE ZONED R.V.C. PER NEIGHBORHOOD LOT IN EXCESS OF 10,000 SQUARE FEET MAY USE STREET AND PUBLIC AREA PARKING TO MEET NO MORE THAN 50 PERCENT OF THE PARKING REQUIREMENTS.

3. OFFICE PARKING SPACES USE TO ACCOMMODATE TOTAL PARKING REQUIREMENTS

BUSINESS HOURS OF OPERATIONS:

BUSINESS HOURS OF OPERATIONS FOR CAR SALES LOT AND BUILDING B WILL BE 10:00 AM TO 6:00 PM DAILY FROM 8/10/10 TO 12/31/10. ALL OTHER BUILDING B WILL REMAIN OPEN DURING BUSINESS HOURS PROVIDING PARKING SPACES IN BUILDING B

PARKING SPACES:

- (1) UNCOVERED USED CAR SALES LOT
- (2) 18" PARKING STALLS FOR PUBLIC USE
- (3) 18" PARKING STALLS FOR DISPLAY OF USED CAR SALES
- (4) 18" PARKING STALLS FOR TEMPORARY USE (EX: FUTURE SALES CAR TO BE ON DISPLAY, MAY REQUIRE FORDS AND/OR WASH)

PROJECT DIRECTORY:

PROPERTY ADDRESS: 3771 MISSION BLVD. RIVERSIDE, CA 92509

ARCHITECT: BROSNICK ARCHITECTS & ASSOCIATES 4344 IWAN ST., SUITE 100 RIVERSIDE, CA 92509 PH: 951-205-1466 FAX: 951-205-1468

LANDSCAPING: JOSEPH LYNDES 4945 BROCKTON AVE. RIVERSIDE, CA 92509 PH: 951-438-0700 FAX: 951-305-4030

ENGINEER: JOSEPH LYNDES 4945 BROCKTON AVE. RIVERSIDE, CA 92509 PH: 951-438-0700 FAX: 951-305-4030

CASE: CUP03617, AMD. #1
EXHIBIT: A (Sheets 1-2)
DATED: 8/09/10
PLANNER: C. HINOJOSA

AUTO AMERICANA

(CONDITIONAL USE PERMIT NO. 3617)

5580 MISSION BLVD. RIVERSIDE, CA 92509

THE DIVISION HAS THE DUTY TO REVIEW AND APPROVE ALL PROJECTS AND TO ENFORCE THE RULES AND REGULATIONS OF THE DIVISION. THE DIVISION IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE APPLICANT. THE APPLICANT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTED AGENCIES. THE DIVISION SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE PROJECT OR BY THE APPLICANT'S NEGLIGENCE OR WILLFUL MISFEASANCE.

DATE: 8/10/10

APPROVED BY: [Signature]

SCALE: 1" = 20'-0"

PROJECT TITLE: SITE PLAN

SHEET NO.: A1.1

SECTION, TOWNSHIP & RANGE

SECTION 16, TOWNSHIP 2 SOUTH, RANGE 5 WEST

ASSESSOR'S PARCEL NO.

APN:181-120-004, APN:181-120-003

UTILITY PURVEYORS

WATER _____
 GAS _____ THE GAS COMPANY
 ELECTRICAL _____ TIDSON
 TELEPHONE _____ PACIFIC BELL
 CABLE _____ RCSD
 OTHER _____ CHARTER

ZONING/LANDUSE/GENERAL PLAN

EXISTING ZONING: _____ R-VC, EAST
 EXISTING GENERAL PLAN: _____ CR (COMMERCIAL RETAIL)

ACRAGE

APN:181-120-004 _____ 0.84 ACRES
 APN:181-120-003 _____ 0.41 ACRES
 GROSS _____ 1.25 ACRES
 OTHER OF DESIGNATION _____ 0.05 ACRES
 NET _____ 1.34 ACRES

SCHOOL DISTRICT

JURUPA UNIFIED

CUP 3617

GENERAL NOTES

- THIS PROJECT NOT WITHIN A SPECIFIC PLAN.
- THIS PROJECT OBLIGATION POTENTIAL IS VERY LOW.
- THIS PROJECT IS NOT SUBJECT TO OVERLOOK, MINUTE OR A FLOOD HAZARD.
- THIS PROJECT WILL MAINTAIN ALL EXISTING GRACES AND DRAINAGE PATTERNS.
- THIS PROJECT IS EXEMPT FROM THE COUNTY'S WATER QUALITY MANAGEMENT PLAN USE TO THE EXTENT OF PROPOSED IMPROVEMENTS AREA NOT EXCEEDING 5,000 SF.
- NO EXISTING POWER POLES ALONG MISSION BOULEVARD.
- EXISTING STREET IMPROVEMENTS AND STREET LIGHTS PER MS 3024 (P.P. 03/01/04)

FEMA ZONE B FLOOD PLAIN

FEMA FLOOD ZONE DESIGNATION - COMMUNITY - PLANE NO. 082245 0710 B
 MAP REVISED JUNE 15, 1993 ZONE B - NOT WITHIN FLOOD PLAIN
 SITE IS NOT SUBJECT TO OVERLOOK AND MINUTE.

RECORD DATA COMPILED FROM

- 1) MAP OF EVANS R/O RANCHO M.B. 10/25-54
- 2) CAROL CHATT TRACT M.B. 21/91
- 3) TRACT NO. 11818 M.B. 114/48-50
- 4) GUT CLAIM DEED 3006-831812
- 5) CLAIM DEED 1908-2127
- 6) ASSESSOR'S MAP

○ INDICATES AREA DEFINED BY ASSESSOR MAP

NO TITLE REPORT OR BACK-UP DOCUMENTS
 OVER AS OF 7-31-07.
 CLOUDED AREA NEEDS TO BE CHECKED AFTER RECEIVING
 TITLE REPORT AND BACK-UP DOCUMENTS.

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 5 OF EVANS R/O, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 52 TO 54, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHEASTERLY LINE OF LOT 5 AT A POINT 75 FEET SOUTHWESTERLY OF THE NORTHEAST CORNER OF BLOCK "A" AS SHOWN BY MAP OF CAROL CHATT TRACT ON FILE IN BOOK 21, PAGE 91, OF MAPS, RIVERSIDE COUNTY RECORDS; THENCE SOUTH 32 DEGREES 34 MINUTES 30 SECONDS WEST 185 FEET; THENCE SOUTH 52 DEGREES 34 MINUTES 30 SECONDS EAST 25 FEET; THENCE NORTH 33 DEGREES 34 MINUTES 30 SECONDS EAST 185 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 5; THENCE NORTHWESTERLY, ALONG NORTHEASTERLY LINE OF LOT 5, 25 FEET, TO THE POINT OF BEGINNING.

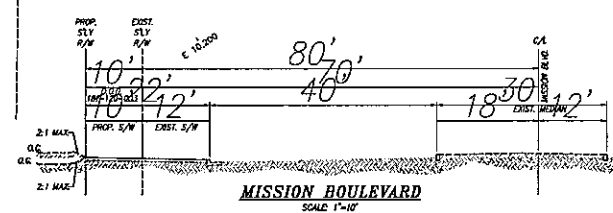
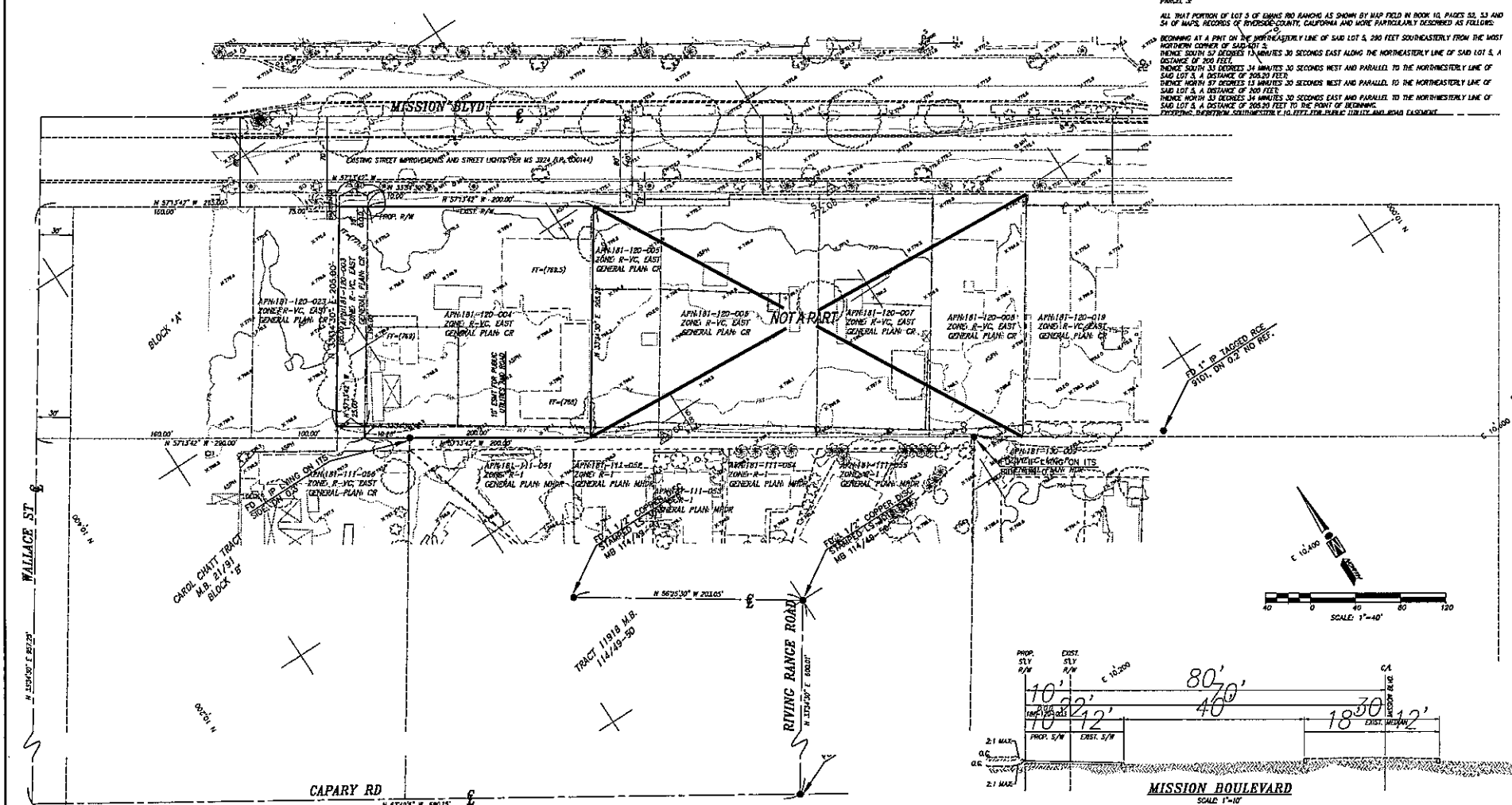
PARCEL 2:

THAT PORTION OF THE SOUTHWESTERLY 10 FEET OF MISSION BOULEVARD (SHOWN AS STATE HIGHWAY 100 FEET WIDE) ALLOWING THE NORTHEASTERLY LINE OF LOT 5 OF EVANS R/O RANCHO, AS SHOWN ON MAP THEREOF ON FILE IN BOOK 10, PAGE 53 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND LYING BETWEEN THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY AND SOUTHWESTERLY LINES OF THE PARCEL OF LAND CONVEYED TO MILDRED S. FRANKLIN AND THEMA A. FRANKLIN BY DEED RECORDED JUNE 28, 1950, AS INSTRUMENT NO. 3086 BY BOOK 1163, PAGE 274 OF OFFICIAL RECORDS OF SAID COUNTY; THIS REALTY IS LOCATED IN THE UNINCORPORATED AREA.

PARCEL 3:

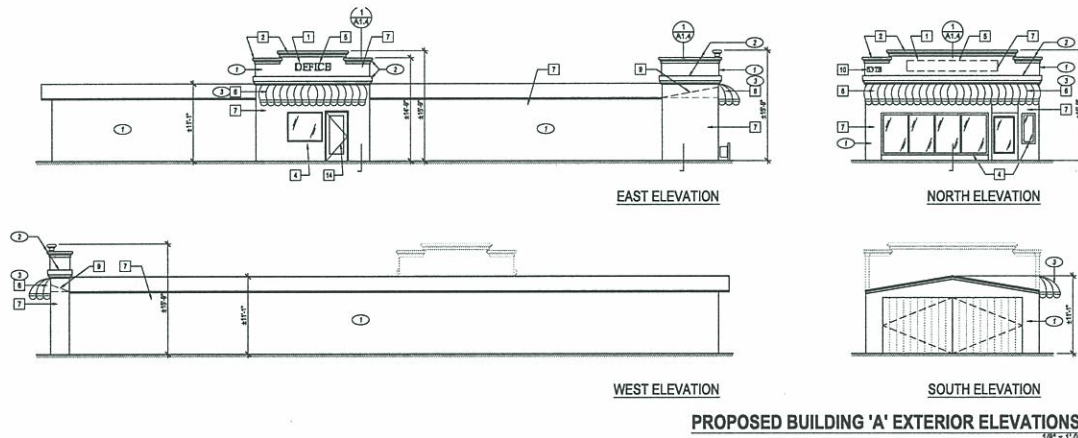
ALL THAT PORTION OF LOT 5 OF EVANS R/O RANCHO AS SHOWN BY MAP FILED IN BOOK 10, PAGES 52, 53 AND 54 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 5, 250 FEET SOUTHEASTERLY FROM THE MOST NORTHERN CORNER OF SAID LOT 5; THENCE SOUTH 52 DEGREES 34 MINUTES 30 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 200 FEET; THENCE SOUTH 33 DEGREES 34 MINUTES 30 SECONDS WEST AND PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 5, A DISTANCE OF 200.20 FEET; THENCE NORTH 57 DEGREES 15 MINUTES 30 SECONDS WEST AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 200 FEET; THENCE NORTH 33 DEGREES 34 MINUTES 30 SECONDS EAST AND PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 5, A DISTANCE OF 200.20 FEET TO THE POINT OF BEGINNING.

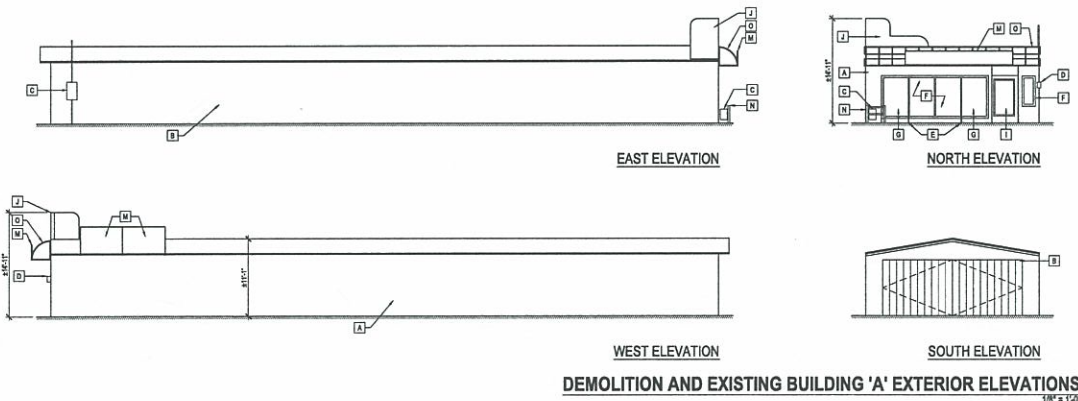


Document Produced by GeoBID® Unimaps.com
 http://www.unimaps.com

CASE: CUP03617, AMD. #1
 EXHIBIT: B (Sheets 1-4)
 DATED: 8/09/10
 PLANNER: C. HINOJOSA



- NEW MATERIAL ELEVATION KEYNOTES:**
- 1 NEW FRAMED OUT PARAPET WALL
 - 2 NEW FOAM TRIM ELEMENT - SMOOTH FINISH PAINT FINISH
 - 3 EXISTING EXTENSIVE STUCCO FINISH TO BE PATCHED UP AS NEEDED AND PAINTED
 - 4 NEW PAINT OVER EXISTING WOOD TRIM
 - 5 NEW SIGNAGE PER RIVERSIDE COUNTY REGULATIONS
 - 6 NEW CANVAS AWNING
 - 7 NEW EXTENSIVE STUCCO FINISH TEXTURED TO MATCH EXISTING STUCCO.
 - 8 EXISTING SIDEWALK
 - 9 NEW ROOF CRACKET FOR DRAINAGE
 - 10 NEW #1 HIGH BUILDING ADDRESS (ALUMINUM MEDIUM BRONZE)
 - 11 NEW ALUM. STOREFRONT GLAZING SYSTEM: "MAGNOLIA" 40" X 81" COLOR - MEDIUM BRONZE PANEL GLAZING "SILVERMIRROR" FLUAT GLASS BY PPG OR APPROVED EQUAL. G.C. TO FIELD VERIFY EXACT ROUGH OPENING DIMENSIONS PRIOR TO FABRICATION AND INSTALLATION
 - 12 NEW ALUMINUM AND GLASS STOREFRONT DOOR FRAME COLOR TO MATCH REMAINDER OF STOREFRONT
 - 13 NEW LOCATION FOR METER
 - 14 NEW METAL DOOR WITH FLX-F SCREEN VENTING FOR WATER HEATER. G.C. TO FIELD-VERIFY EXACT ROUGH OPENING DIMENSIONS PRIOR TO FABRICATION AND INSTALLATION
- COLOR KEY:**
- 1 DOWNWARDS DESIIT "FINEST BLK"
 - 2 DOWNWARDS DESIIT "DEEP BROWN"
 - 3 DEEP RED - CANVAS AWNING



- EXISTING & DEMOLITION ELEVATION KEYNOTES:**
- A PATCH EXISTING EXTERIOR CEMENT PLASTER AS NECESSARY
 - B EXISTING EXTERIOR BLOCK WALL
 - C EXISTING METER TO REMAIN
 - D EXISTING WALL/CURB TO BE REMOVED
 - E EXISTING TUBES TO BE REMOVED????
 - F EXISTING WINDOWS TO BE REMOVED, REPLACE WITH NEW WINDOWS
 - G EXISTING WOOD PANEL TO BE REMOVED
 - H EXISTING SIDEWALK TO REMAIN
 - I EXISTING DOOR TO BE REMOVED
 - J EXISTING PARAPET TO BE REMOVED
 - K EXISTING ROOF OVERHANG TO BE REMOVED
 - L EXISTING WROUGHT IRON GRILLES TO BE REMOVED
 - M EXISTING BONS TO BE REMOVED
 - N EXISTING PIPE SULLAGE - RAL TO REMAIN
 - O EXISTING METAL AWNING TO BE REMOVED



brooks architects & associates, inc.
 4344 Mission Row, Suite 102
 Riverside, CA 92501-1773
 Tel. 951-306-1888
 Fax 951-306-1888



CONSULTANTS

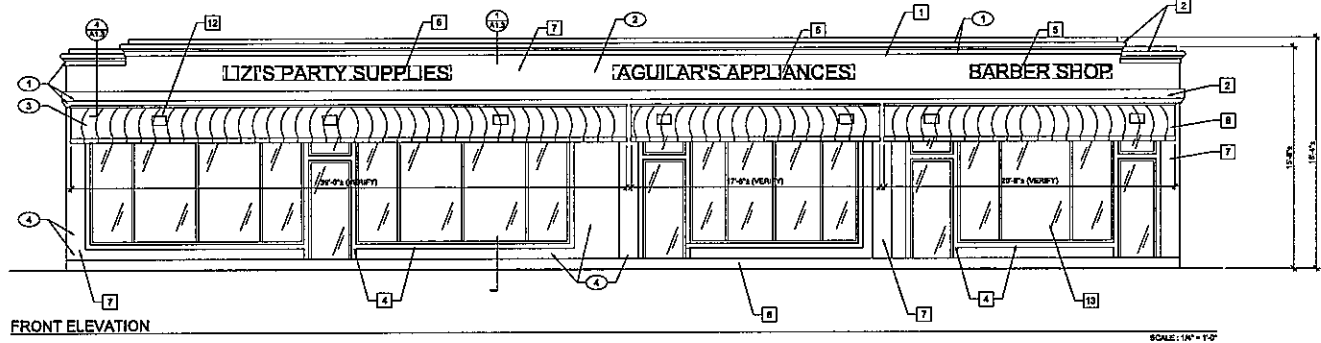
AUTO AMERICANA
 (CONDITIONAL USE PERMIT NO. 3617)
 5360 MISSION BLVD. RIVERSIDE, CA. 92509

REVISIONS

| NO. | DATE | BY | REVISION |
|-----|-------------------|---------|-------------------|
| 1 | NOVEMBER 11, 2008 | RV - NS | ISSUED FOR PERMIT |
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SHEET TITLE: BUILDING 'A' EXTERIOR ELEVATIONS

SHEET NO.: A1.5



FRONT ELEVATION

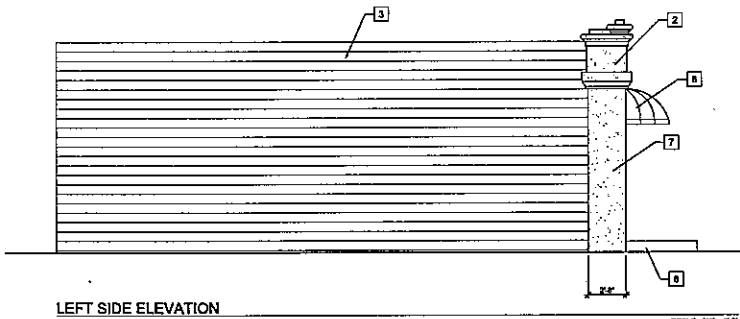
SCALE: 1/8" = 1'-0"

PAINT COLORS

- ① DUNKERWARDS "MUNKEN SHIP" (DEA148)
- ② DUNKERWARDS "MELTED WAX" (DECI89)
- ③ DUNKERWARDS "SCARLET PAINT" (DEA187) - AROUND FRAME, AROUND FRAME COLOR TO MATCH
- ④ DUNKERWARDS "BAKED POTATO" (DECI17)

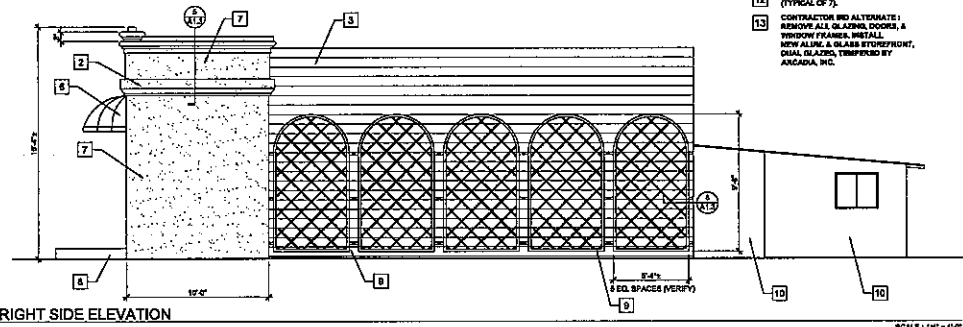
NEW MATERIAL ELEVATION KEYNOTES :

- 1 NEW PARAPET WALL
- 2 NEW FOAM TRIM ELEMENT
- 3 NEW PAINT OVER EXISTING BLOCK WALL (PAINT FINISH TO BE CRAFTSMAN RESISTANT)
- 4 NEW PAINT OVER EXISTING WOOD TRIM (REPLACE & REPAIR DAMAGED TRIM)
- 5 NEW SIGNAGE BY GEMINI, INC. "MINNEROTA" LETTERS (TIMES BOLD FONT) (FORMED PLASTIC) COLOR AND VERSAGE PER OWNER, SUBJECT TO ADA APPROVAL.
- 6 NEW CANVAS AWNINGS
- 7 NEW STUCCO AND PAINT
- 8 EXISTING SIDEWALK
- 9 NEW METAL LATTICE
- 10 NEW PAINT AT EXISTING CEMENT PLASTER.
- 11 NEW GALV. METAL PARAPET CAP, PAINT.
- 12 NEW SURFACE MOUNTED LIGHT FIXTURES (TYPICAL OF 7).
- 13 CONTRACTOR (NO ALTERNATE) : REMOVE ALL GLAZING, DOORS, & WINDOW FRAMES, INSTALL NEW ALUM. & GLASS STOREFRONT, DUAL GLAZING, TYPIFIED BY ANCADIA, INC.



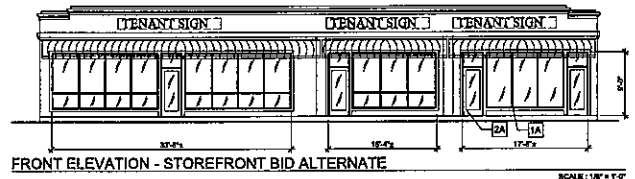
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

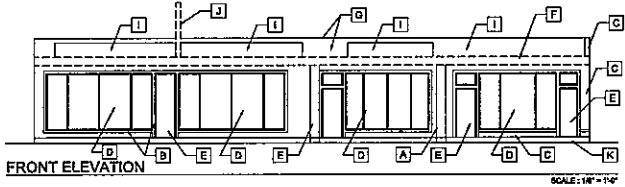
SCALE: 1/8" = 1'-0"



FRONT ELEVATION - STOREFRONT BID ALTERNATE

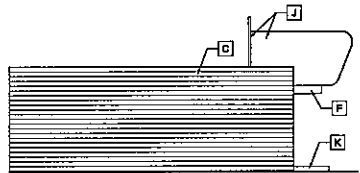
SCALE: 1/8" = 1'-0"

- 1A NEW ALUM. STOREFRONT GLAZING SYSTEM - "MAGNAD" 84-430 COLOR - MEDIUM BRONZE (ABS), GLAZING - "COLARBRONZE" FLOAT GLASS BY PPG OR APPROVED EQUAL.
- 2A NEW GLASS DOOR AND ALUMINUM FRAME 9'-0" WIDE x 7'-0" HIGH ANCADIA BRASS 1 HD OR APPROVED EQ., COLOR TO MATCH STOREFRONT



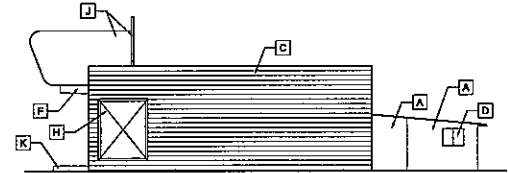
FRONT ELEVATION

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



LEFT SIDE ELEVATION

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

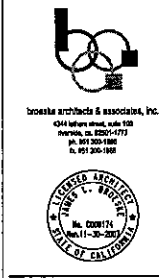


RIGHT SIDE ELEVATION

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

EXISTING AND DEMOLITION ELEVATION KEYNOTES :

- A EXISTING EXTERIOR CEMENT PLASTER TO REMAIN, PATCH & REPAIR AS REQUIRED.
- B EXISTING WOOD DOOR & WINDOW TRIM TO REMAIN, REPLACE & REPAIR AS REQUIRED.
- C EXIST. CM U. CLEAN AND PREP FOR NEW PAINT / CEMENT PLASTER.
- D EXISTING WINDOW TO REMAIN REMOVE EXISTING UTILITY W/AVE
- E REMOVE / REPLACE EXISTING ENTRANCE DOOR.
- F REMOVE EXISTING CANOPY.
- G REMOVE EXISTING FINISH & CAP AT PARAPET.
- H REMOVE & REPLACE EXISTING WINDOWS, FILL OPENING WITH 20" WOOD STUDS AS REQUIRED.
- I REMOVE ALL EXISTING EXTERIOR SIGNAGE / AWNING.
- J REMOVE EXISTING SIGN & SUPPORT POLE, PATCH & REPAIR ROOF AS REQUIRED.
- K EXISTING CURB & SIDEWALK TO REMAIN.



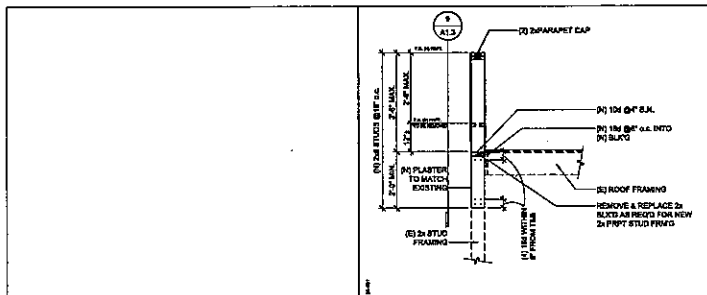
FORMAL DWG

AUTO AMERICANA
5300 MISSION BLVD., RIVERSIDE, CA 92509

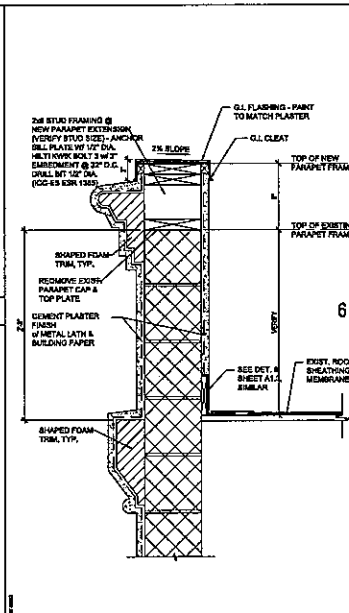
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| PROJECT NO. | 12170-0001 |
| DATE | 04/20/2011 |
| SCALE | AS SHOWN |
| DESIGNED BY | PLM, RLB |
| CHECKED BY | |
| SCALE | |
| REVISION | |

EXTERIOR ELEVATIONS

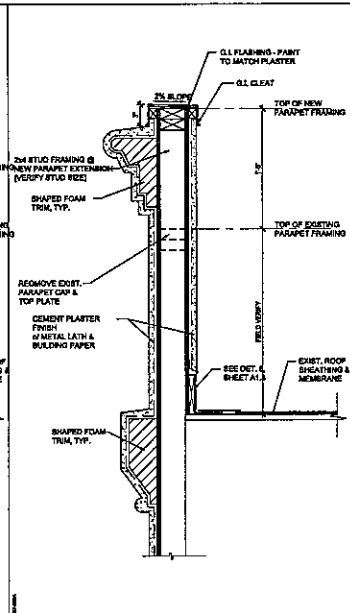
B1.2



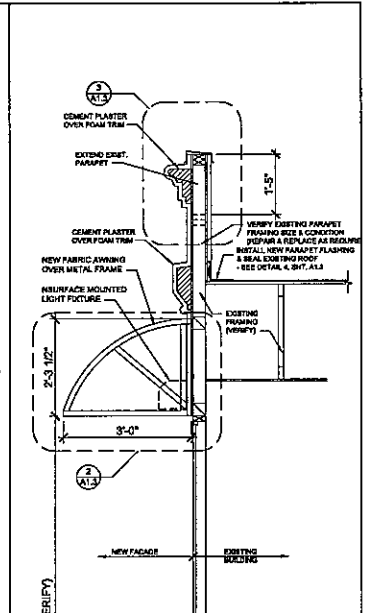
PARAPET EXTENSION SCALE 1/2"=1'-0"



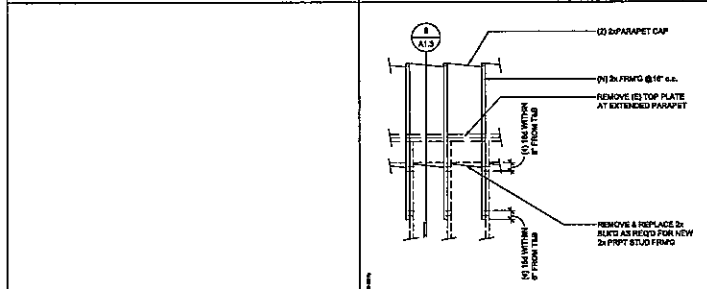
CAP @ PARAPET SCALE 1/2"=1'-0"



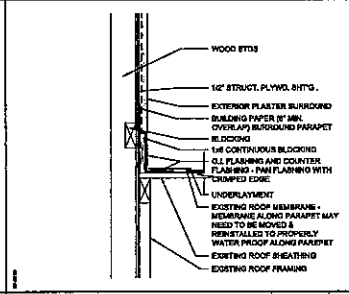
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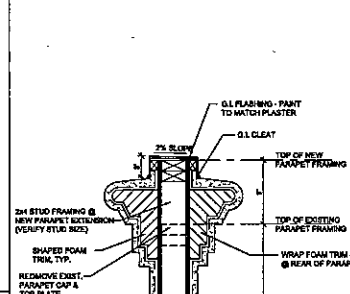
WALL SECTION SCALE 3/4"=1'-0"



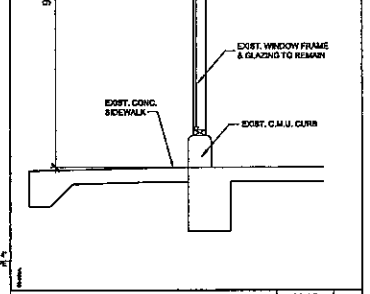
PARAPET EXTENSION SCALE 1/2"=1'-0"



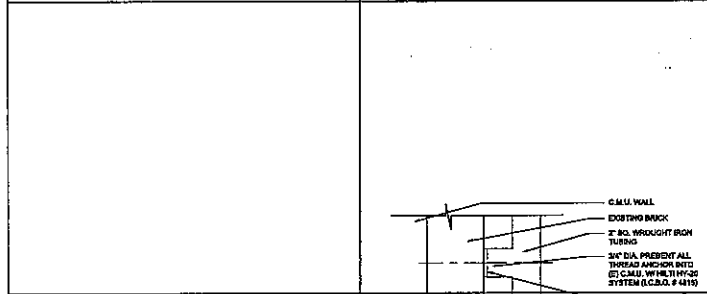
PARAPET @ EXIST. ROOF SCALE 1/2"=1'-0"



CAP @ PARAPET SCALE 1/2"=1'-0"



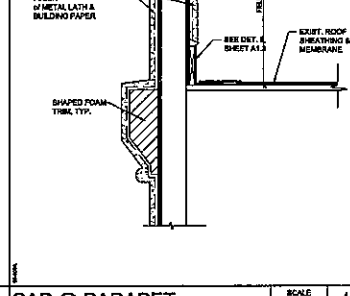
WALL SECTION SCALE 3/4"=1'-0"



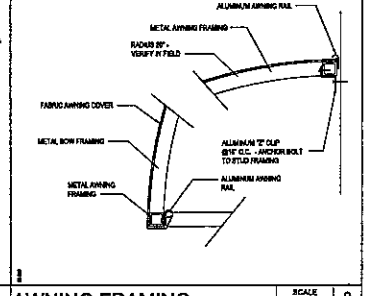
PARAPET EXTENSION SCALE 1/2"=1'-0"



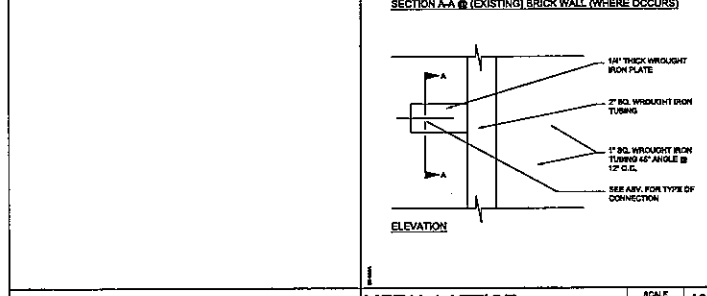
CAP @ PARAPET SCALE 1/2"=1'-0"



CAP @ PARAPET SCALE 1/2"=1'-0"



AWNING FRAMING SCALE 3/4"=1'-0"



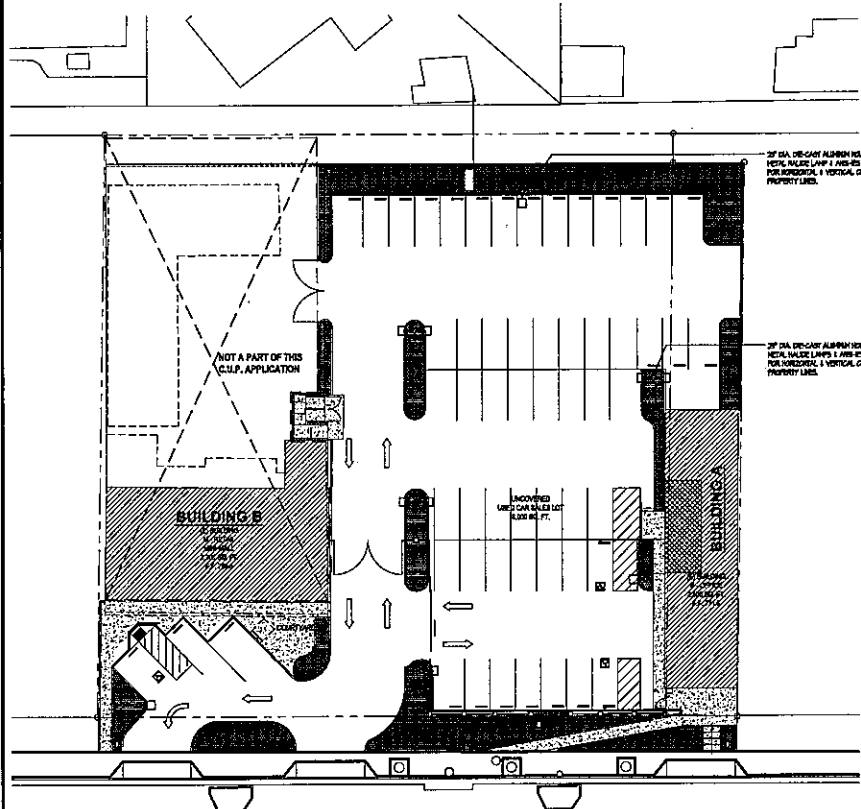
METAL LATTICE SCALE 3/4"=1'-0"



AUTO AMERICANA
 5350 MISSION BLVD., RIVERSIDE, CA 92509

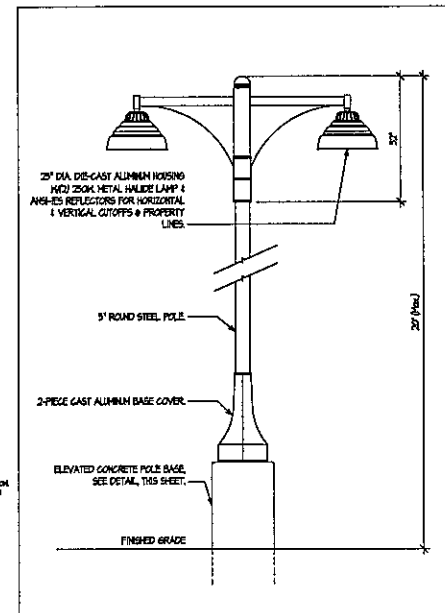
PREPARED FOR: CONTRACTOR
 PREPARED BY: ARCHITECT
 DATE: JAN 14, 2011
 DRAWING NO.: B1.3
 CROWNED BY:
 SCALE:
 BUILDING DEPARTMENT SUBMITTAL:
 ISSUED FOR BID:
 ISSUED FOR CONSTRUCTION:
 SHEET NO.:
 TOTAL SHEETS:

B1.3

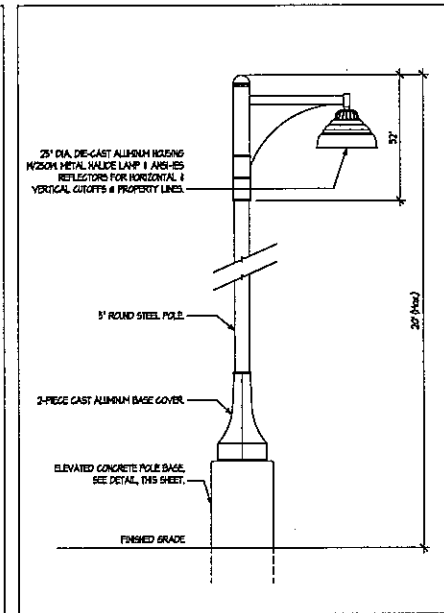


PROPOSED SITE LIGHTING PLAN
SCALE: 1/8"=1'-0"

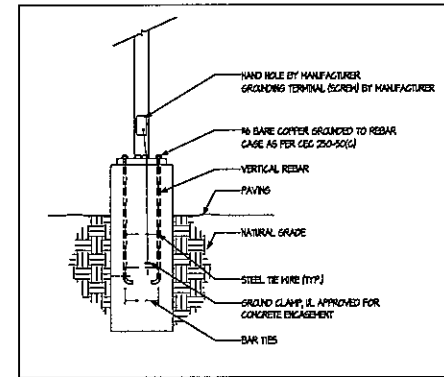
LIGHT FIXTURE DETAIL-DUAL HEAD TYPE-nts



LIGHT FIXTURE DETAIL-SINGLE HEAD TYPE-nts



POLE BASE DETAIL-nts



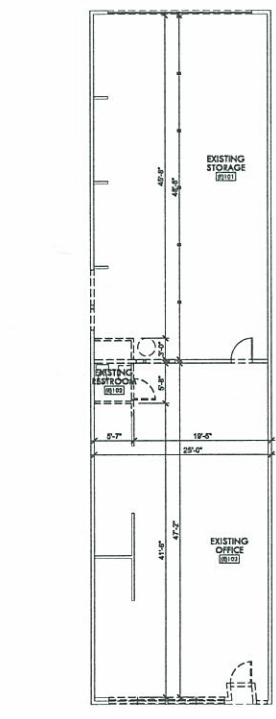
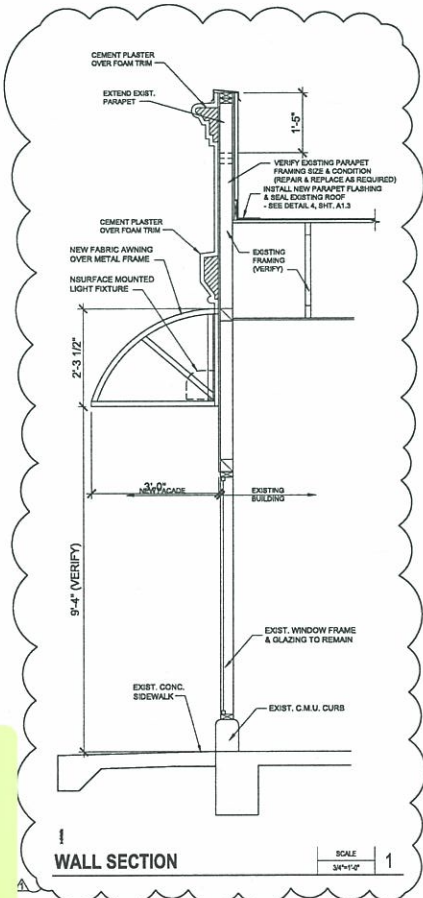
| REVISIONS | |
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ELECTRICAL/MECHANICAL ENGINEER
 RIVERSIDE ENGINEERING GROUP
 280 E. 27th St.
 Riverside, CA 92504
 Phone (951) 514-2700
 Fax (951) 514-0600
 E-mail: info@rengroup.com

AUTO AMERICANA
 (CONDITIONAL USE PERMIT NO. 3817)
 5360 MISSION BLVD.
 RIVERSIDE, CA 92509

| | |
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| PROJECT: | |
| DATE: | 06/23/2016 |
| SCALE: | AS NOTED |
| DRAWN BY: | S. Oude |
| JOB: | 100506R |

SCALE:
E-1
 OF 1 SHEET

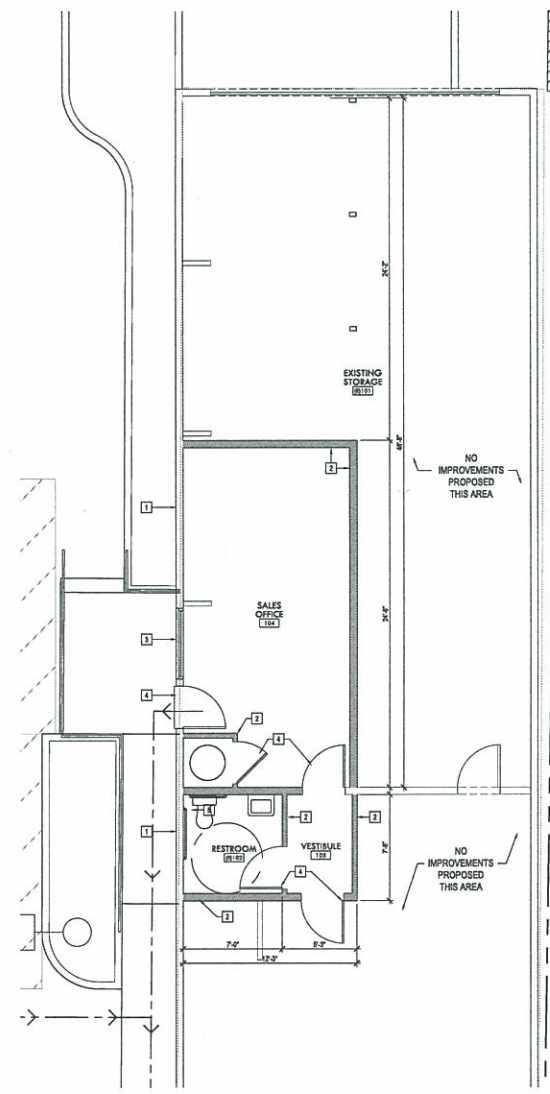


EXISTING FLOOR PLAN - BLDG. 'A'
1/8" = 1'-0"



| FLOOR PLAN KEYNOTES | |
|---------------------|------------------------|
| | EXISTING EXTERIOR WALL |
| | NEW WALL |
| | NEW WINDOW |
| | NEW DOOR |

| GENERAL NOTES | |
|---------------|--|
| 1. | ALL DIMENSIONS TO BE FIELD VERIFIED. IF ANY FUTURE NEW CONSTRUCTION IS TO BE PROPOSED. |



ENLARGED FLOOR PLAN - NEW OFFICE AT BLDG. 'A'
1/4" = 1'-0"



brooks architects & associates, inc.
4344 Mission Street, Suite 110
Berkeley, CA 94705-1773
Ph. 925 325-1985
Fax 925 325-1988



AUTO AMERICANA
(CONDITIONAL USE PERMIT NO. 3617)
5300 MISSION BLVD., RIVERSIDE, CA. 92509

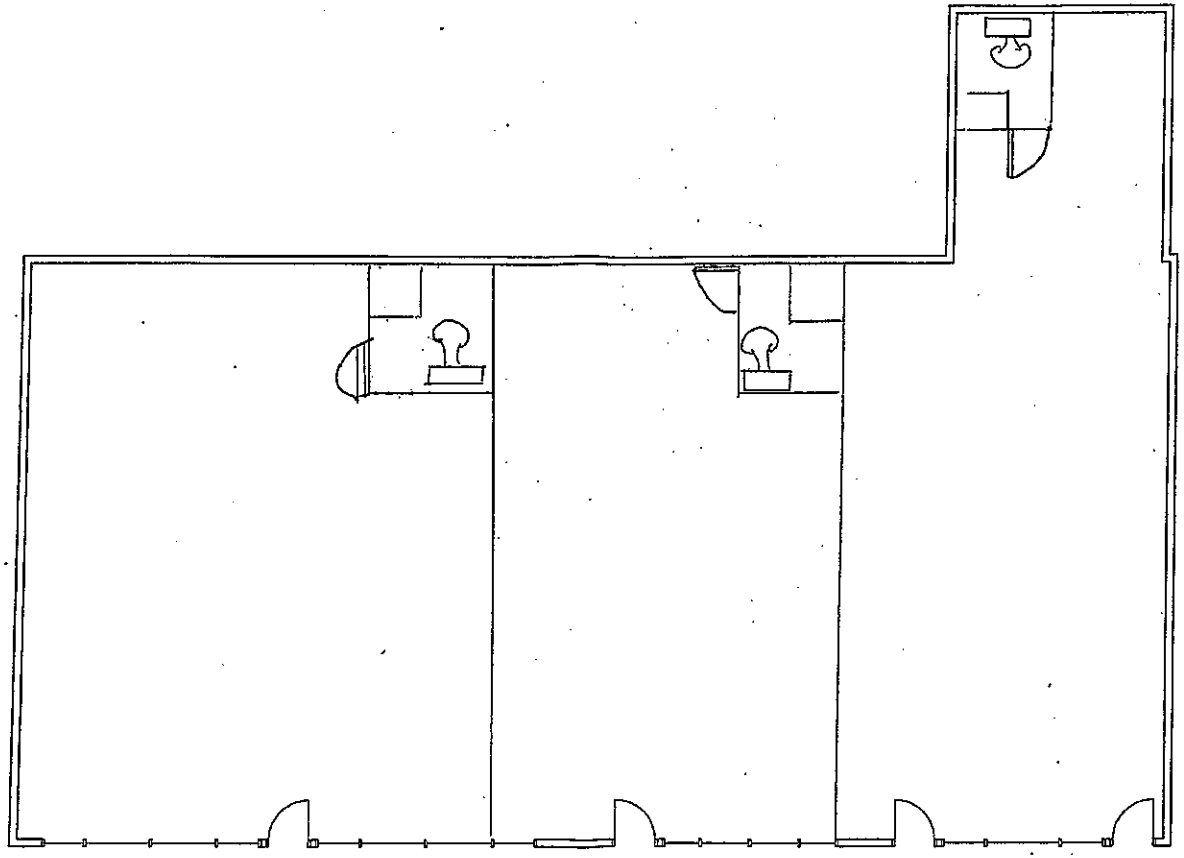
This document and the project environment, including, but not limited to, all drawings and specifications, shall be read and understood in conjunction with the Conditional Use Permit No. 3617, and the rules and regulations of the Riverside County Board of Supervisors, and the rules and regulations of the Riverside County Board of Planning and Zoning. The project shall be subject to the terms and conditions of the Conditional Use Permit No. 3617, and the rules and regulations of the Riverside County Board of Supervisors, and the rules and regulations of the Riverside County Board of Planning and Zoning.

| | |
|-------------|-------------------|
| APP. # | 121-102884 |
| REV. # | 121-102884 |
| DATE | NOVEMBER 11, 2008 |
| DESIGNED BY | JLV-BB |
| CHECKED BY | - |
| SCALE | - |
| REVISIONS | SEE CUP REVISIONS |

SHEET TITLE
SITE DETAILS & ENLARGED FLOOR PLAN

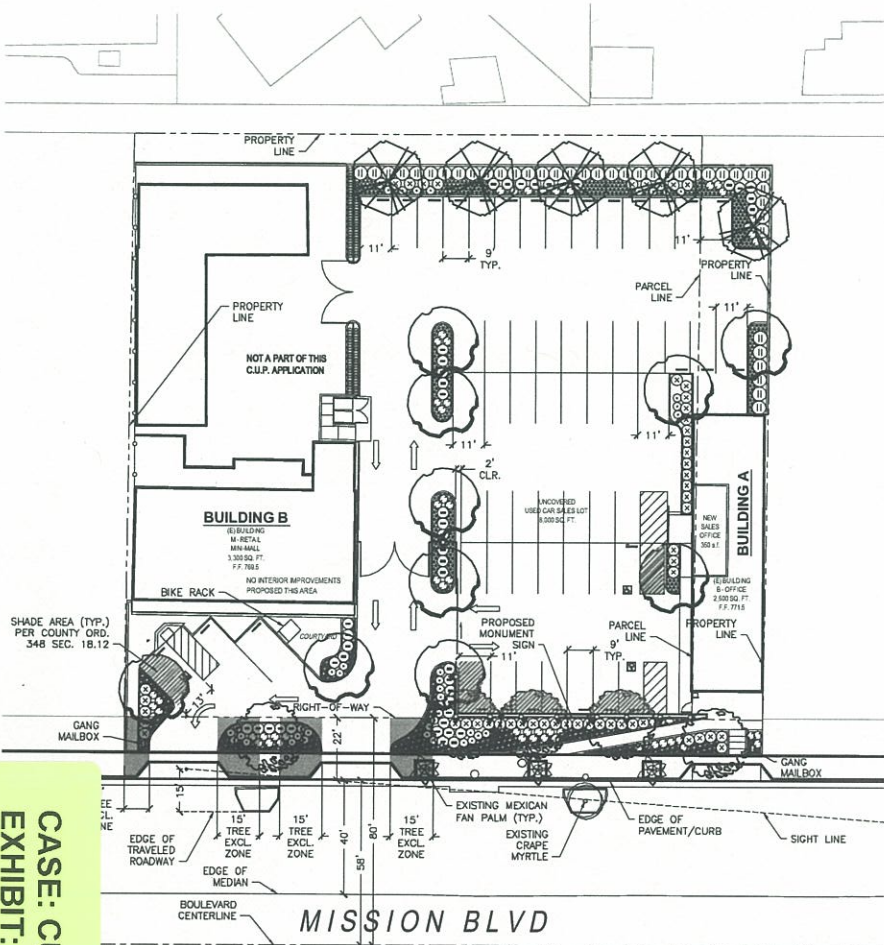
SHEET NO.
A1.4

CASE: CUP03617, AMD. #1
EXHIBIT: C (Sheets 1-2)
DATED: 8/09/10
PLANNER: C. HINOJOSA



EXISTING FLOOR PLAN - BUILDING B
AUTO AMERICANA

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



PLANTING LEGEND:

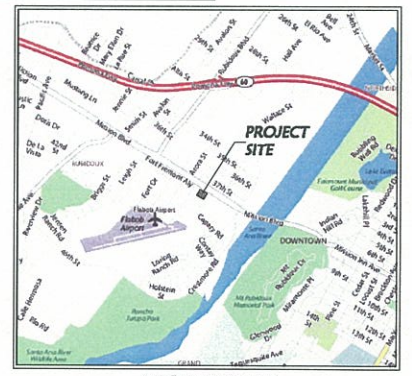
| TREES | BOTANIC NAME | COMMON NAME | SIZE / SPACING | QTY. | WUCOLS |
|----------------|---------------------------------------|-----------------------|-----------------|--------|--------------|
| | LAGERSTROEMIA INDICA 'WATERMELON RED' | GRAPE MYRTLE | 24" BOX | 5 | MEDIUM (0.5) |
| | PISTACHIA CHINENSIS | CHINESE PISTACHE | 24" BOX | 10 | MEDIUM (0.5) |
| | PLATANUS RACEMOSA | CALIFORNIA SYCAMORE | 24" BOX | 5 | MEDIUM (0.5) |
| SHRUBS / VINES | | | | | |
| | CALLISTEMON VIMINALIS 'LITTLE JOHN' | DWARF BOTTLEBRUSH | 1 GAL. | 38 | MEDIUM (0.5) |
| | DIETES VEGETA | FORTNIGHT LILY | 5 GAL. | 44 | MEDIUM (0.5) |
| | HEBE 'VERONICA LAKE' | HEBE | 5 GAL. | 60 | MEDIUM (0.5) |
| | NANDINA DOMESTICA 'GULF STREAM' | HEAVENLY BAMBOO | 5 GAL. | 54 | MEDIUM (0.5) |
| | RHAPHOLEPIS INDICA 'SPRING RAPTURE' | INDIAN HAWTHORN | 5 GAL. | 54 | MEDIUM (0.5) |
| | XYLOSMA CONGESTUM 'COMPACTA' | SHINY XYLOSMA | 5 GAL. | 40 | MEDIUM (0.5) |
| | PARTHENOCISSUS TRICUSPIDATA | BOSTON IVY | 1 GAL./10' O.C. | 10 | MEDIUM (0.5) |
| GROUNDCOVERS | | | | | |
| | HOMEROCALLIS VAR. | DAYLILY (YELLOW ONLY) | 1 GAL./18" O.C. | 689 SF | MEDIUM (0.5) |
| | TRACHELOSPERMUM JASMINOIDES | STAR JASMINE | FLATS/24" O.C. | 806 SF | MEDIUM (0.5) |

ALL TREES WITHIN 6' OF HARDSCAPE TO RECEIVE ROOTBARRIER
 ALL LANDSCAPED AREAS TO RECEIVE 3" MINIMUM DEPTH OF SHREDDED HARDWOOD MULCH
 * WUCOLS II (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES) DESIGNATIONS ARE BASED ON REGION 4

MAINTENANCE NOTE:
 ALL ONSITE LANDSCAPE AND IRRIGATION IMPROVEMENTS WILL BE MAINTAINED BY AUTO AMERICANA OWNERS

PHASING NOTE:
 ALL ONSITE LANDSCAPE AND IRRIGATION IMPROVEMENTS WILL BE INSTALLED IN ONE PHASE

| Riverside County Ordinance 859 Landscape Water Use Calculations | |
|---|--------------------------------|
| Auto Americana | |
| 1 Maximum Annual Water Allowance (MAWA) | |
| INPUT the total square footage of landscape = | 4,688 S.F. |
| INPUT the Hist. ETo for the area = | 55.3 |
| MAWA = | 150 ccf / yr |
| 2 Estimated Annual Water Use (EAWU) | |
| Hydrozone # 3 | INPUT Plant Factor = 0.5 (Med) |
| INPUT square footage of hydrozone = | 4,688 |
| INPUT hydrozone irrigation efficiency = | 0.85 |
| EAWU = | 128 ccf / yr |
| SubTotal EAWU = | 128 ccf / yr |
| Input Irrigation System Operation Factor = | 0.85 |
| Total EAWU = | 148 |
| EAWU < MAWA = | 2 ccf / yr |
| (this number must be positive) | |



VICINITY MAP NOT TO SCALE

SHADING CALCULATIONS:
 (Per County Ordinance 348 Section 18.12)
 Parking Area - 2,387 sq. ft.
 Shade Provided - 717 sq. ft.
 Required = 30% Coverage
 Provided = 717/2,387 = 30% Coverage

SURROUNDING LAND USE:
 NORTH - Open Lot (Commercial Retail)
 SOUTH - Commercial Retail/
 Medium High Density Residential
 EAST - No Landscaping (Commercial Retail)
 WEST - Parking Lot (Commercial Retail)

The automatic irrigation system shall be designed in accordance with County Ordinance 859 & the Auto Americana Design & Landscape Guidelines from the Second Supervisorial District Design Guidelines.

The landscape design is in accordance with County Ordinance 859 & the Auto Resale Center Design & Landscape Guidelines from the Second Supervisorial District Design Guidelines.

CASE: CUP03617, AMD. #1
 EXHIBIT: L
 DATED: 8/09/10
 PLANNER: C. HINOJOSA

PRELIMINARY LANDSCAPE PLAN ADDITIONAL USE PERMIT #3617 AUTO AMERICANA CITY OF RIVERSIDE



1842 Brockton Ave
 Riverside, CA 92506
 (951) 268-0700
 Fax (951) 268-4030
<http://www.comworksgroup.com>

AUTO AMERICANA C.U.P. 3617

5360 Mission Boulevard,
Riverside, CA

PLANT MATERIAL PHOTO SHEET



Lagerstroemia indica
'Watermelon Red'

Crape Myrtle
Deciduous
Height (at Maturity):
20-25 ft.
Spread (at Maturity):
20-25 ft.
Flower: Large red clusters



Pistacia chinensis
Chinese Pistache
Deciduous
Height (at Maturity):
30-60 ft.
Spread (at Maturity):
30-60 ft.
Flower: None



Platanus racemosa
California Sycamore
Deciduous
Height (at Maturity):
30-80 ft.
Spread (at Maturity):
20-50 ft.
Flower: None

CASE: CUP03617, AMD. #1
EXHIBIT: L-1 (Sheets 1-4)
DATED: 8/09/10
PLANNER: C. HINOJOSA

ES



AUTO AMERICANA C.U.P. 3617

5360 Mission Boulevard,
Riverside, CA

PLANT MATERIAL PHOTO SHEET



Callistemon viminalis
'Little John'

Dwarf Bottlebrush
Evergreen Shrub
Height (at Maturity): 3 ft.
Spread (at Maturity): 3 ft.
Flower: Red cluster



Dietes vegeta
Fortnight Lily

Perennial
Height (at Maturity): 3 ft.
Spread (at Maturity): 3 ft.
Flower: White w/yellow &
purple markings



Hebe 'Veronica Lake'
Hebe

Evergreen Shrub
Height (at Maturity): 3 ft.
Spread (at Maturity): 3 ft.
Flower: Lilac spikes



Nandina domestica
'Gulf Stream'

Heavenly Bamboo
Evergreen Shrub
Height (at Maturity):
3-3.5 ft.
Spread (at Maturity): 1.5 ft.
Flower: White clusters

SHRUBS



AUTO AMERICANA C.U.P. 3617

5360 Mission Boulevard,
Riverside, CA

PLANT MATERIAL PHOTO SHEET



Rhaphiolepis indica
'Spring Rapture'
Indian Hawthorn
Evergreen Shrub
Height (at Maturity): 3-4 ft.
Spread (at Maturity): 3-4 ft.
Flower: Rose red blossom



Xylosma congestum
'Compacta'
Compact Shiny Xylosma
Evergreen Shrub
Height (at Maturity): 4-5 ft.
Spread (at Maturity): 4-5 ft.
Flower: None



Parthenocissus tricuspidata
Boston Ivy
Deciduous Vine
Height & Spread:
Dependent on support
Flower: None

SHRUBS/VINES



AUTO AMERICANA C.U.P. 3617

5360 Mission Boulevard,
Riverside, CA

PLANT MATERIAL PHOTO SHEET



Hemerocallis var.
Daylily (Yellow Only)
Perennial
Height (at Maturity): 1-3 ft.
Spread (at Maturity): 3-4 ft.
Flower: Yellow blooms



Trachelospermum
jasminoides
Star Jasmine
Evergreen Shrub
Height (at Maturity): 2 ft.
Spread (at Maturity): 10 ft.
Flower: Small, white clusters

GROUND COVER





GLAZING
PPG SOLAR BRONZE

13 *InterSupers*

SOLARCOOL™ (2) Bronze Finish Glass

| Color | Coating | U Value | SHGC | Visible Transmittance | Visible Light Transmittance | Light Reflectance | Light Absorptance |
|-------|---------|---------|------|-----------------------|-----------------------------|-------------------|-------------------|
| Clear | None | 0.78 | 0.86 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.76 | 0.76 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.74 | 0.69 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.72 | 0.64 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.70 | 0.56 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.68 | 0.48 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.66 | 0.40 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.64 | 0.32 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.62 | 0.24 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.60 | 0.16 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.58 | 0.08 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.56 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.54 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.52 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.50 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.48 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.46 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.44 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.42 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.40 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.38 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.36 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.34 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.32 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.30 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.28 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.26 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.24 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.22 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.20 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.18 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.16 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.14 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.12 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.10 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.08 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.06 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.04 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.02 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |
| Clear | Low E | 0.00 | 0.00 | 0.88 | 0.88 | 0.12 | 0.12 |

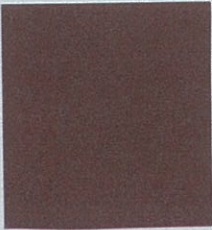
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WINDOW FRAMING
MEDIUM BRONZE



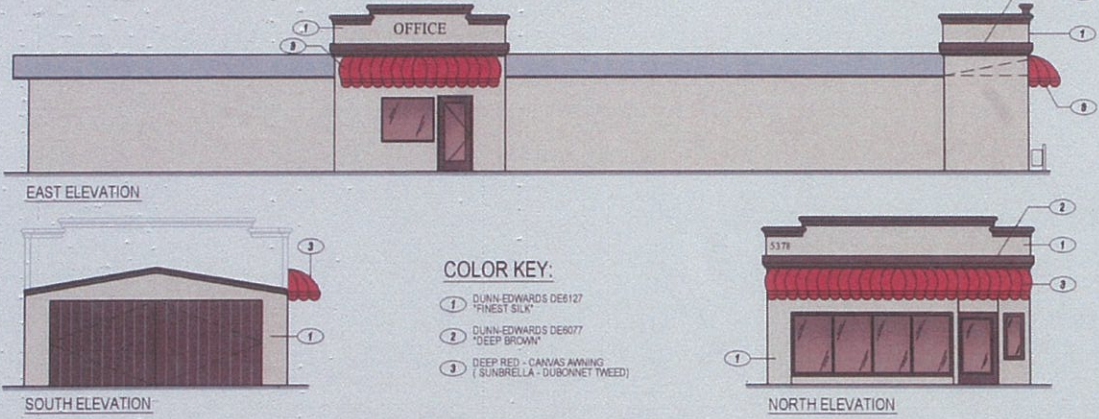
COLOR 3
DEEP RED
(SUNBRELLA - DUBONNET TWEED)



COLOR 2
DUNN EDWARDS - "DEEP BROWN"
(DE 6077)



COLOR 1
DUNN EDWARDS - "FINEST SILK"
(DE 6127)



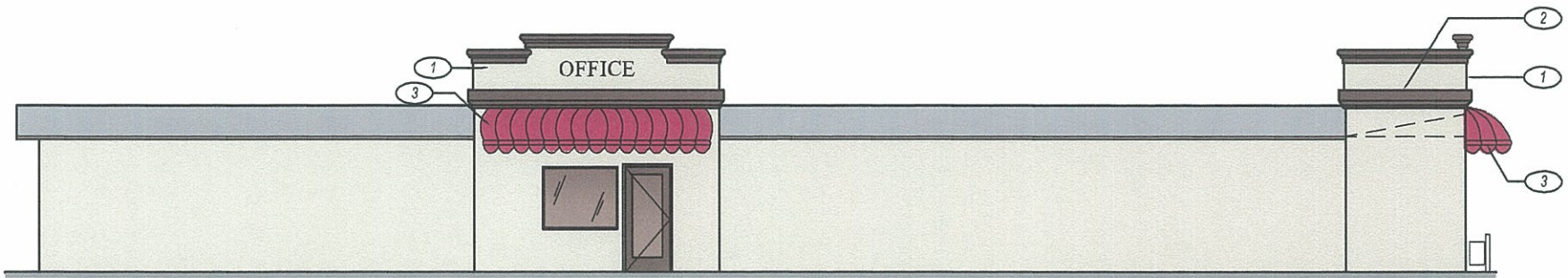
AUTO AMERICANA - COLOR BOARD

CASE: CUP03617, AMD. #1
EXHIBIT: M (Sheets 1-3)
DATED: 8/09/10
PLANNER: C. HINOJOSA

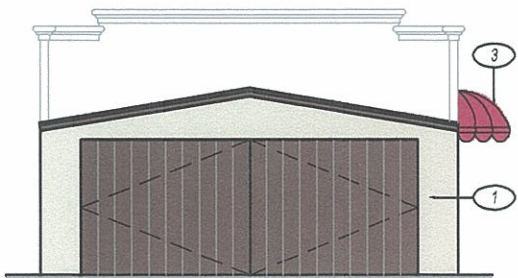
JULY 7, 2010

broskie architects
& associates, inc.

One Union Street, Suite 400
Providence, RI 02903-1775
Tel: 401.863.8888
Fax: 401.863.8888



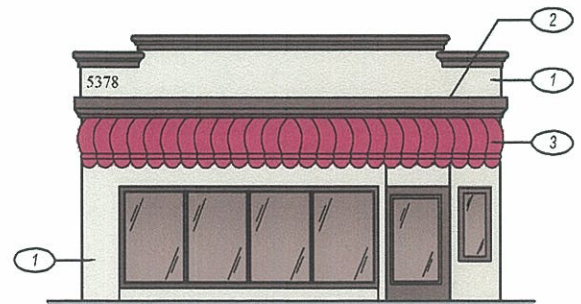
EAST ELEVATION



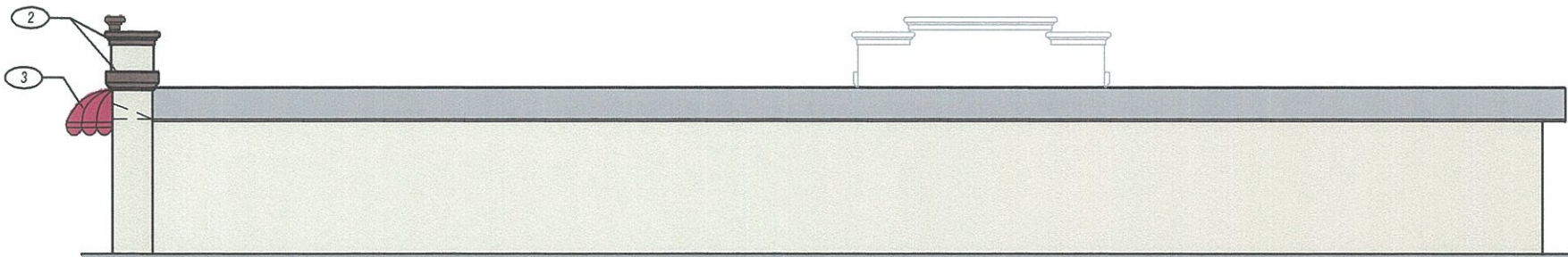
SOUTH ELEVATION

COLOR KEY:

- ① DUNN-EDWARDS DE6127 "FINEST SILK"
- ② DUNN-EDWARDS DE6077 "DEEP BROWN"
- ③ DEEP RED - CANVAS AWNING (SUNBRELLA - DUBONNET TWEED)



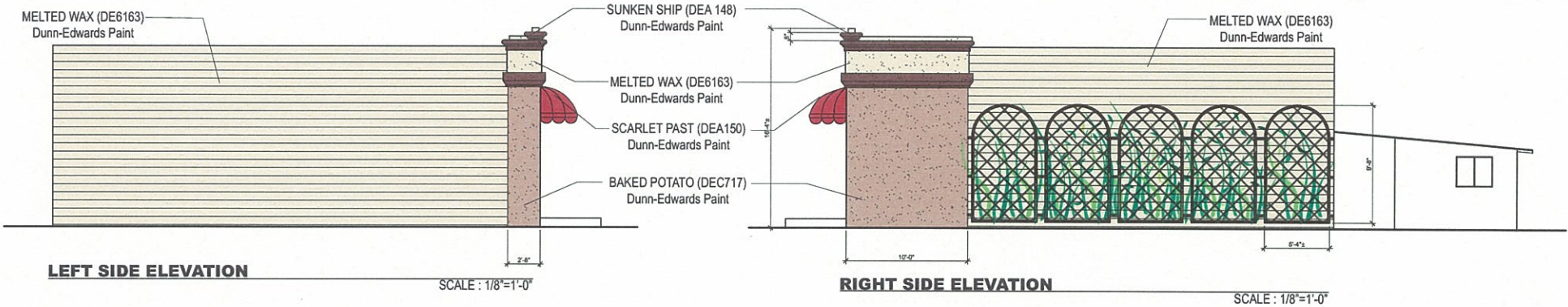
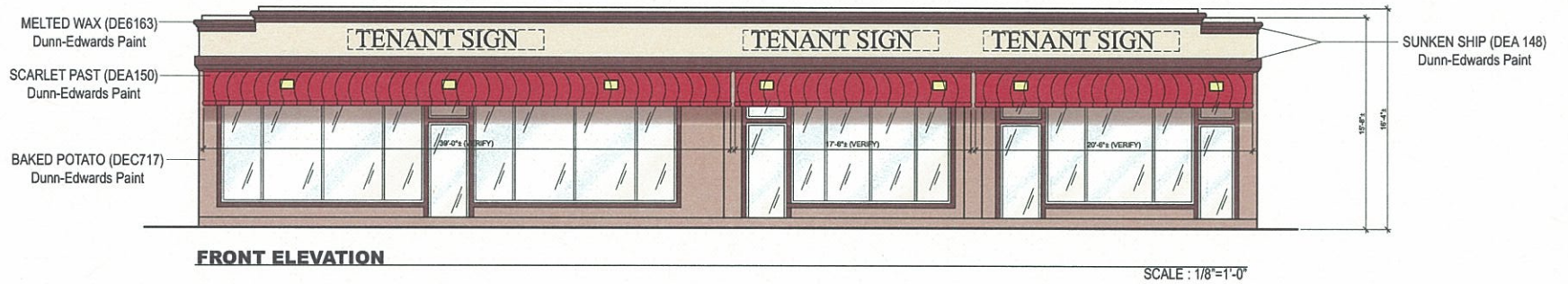
NORTH ELEVATION



WEST ELEVATION

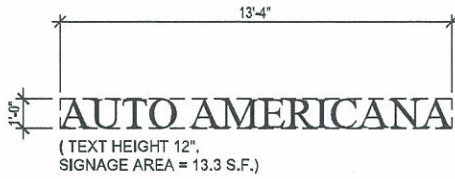
| | |
|-------------|---|
| APN | 181-120-003, 181-120-004, 181-120-005 |
| JOB ADDRESS | 8369 MESSERS BLVD, KINGSBROOK, GA 30146 |
| DATE | 06/25/09 |
| JOB NO. | 08-019 |
| SHEET | A1.2 |

AUTO AMERICANA BUILDING A



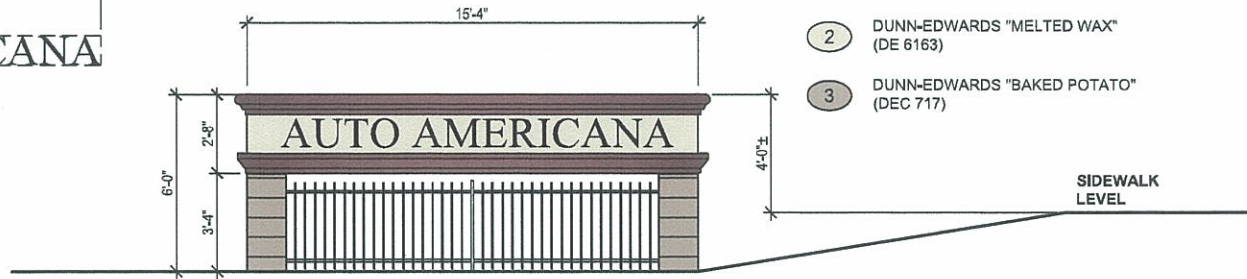
| | |
|-------------|--|
| APN | • 181-120-003, 181-120-004, 181-120-005 |
| JOB ADDRESS | • 5360 MISSION BLVD. RUBIDOUX, CA 91752 |
| DATE | • 06/25/09 |
| JOB NO. | • 08 - 019 |
| SHEET | • A1.2 |

AUTO AMERICANA

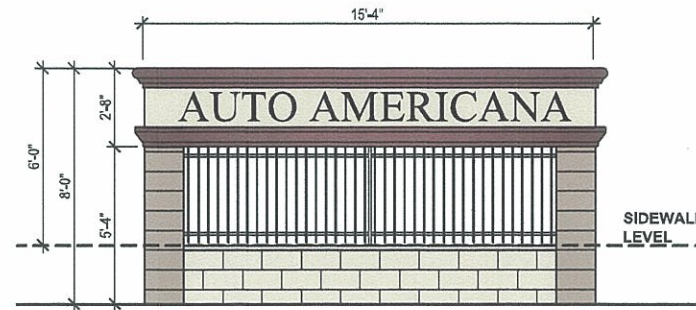


PAINT COLORS

- 1 DUNN-EDWARDS "SUNKEN SHIP" (DEA 148)
- 2 DUNN-EDWARDS "MELTED WAX" (DE 6163)
- 3 DUNN-EDWARDS "BAKED POTATO" (DEC 717)



SIGN 1 - MONUMENT SIGN



SIGN 2 - MONUMENT SIGN

NO SCALE

AUTO AMERICANA - SIGNAGE

CASE: CUP03617, AMD. #1
 EXHIBIT: S (Sheets 1-3)
 DATED: 8/09/10
 PLANNER: C. HINOJOSA

JULY 29, 2010

05118 Project: Auto Americana
 6/14/2010, 10:17:00 AM
 01 - 0210 000 Rev
 10 - 7/11/10 10:17 AM

SIGNAGE NOTES:

1. TOTAL SITE SIGNAGE AREA :
BUILDINGS : 67 S.F.
MONUMENT SIGN : 13.3 S.F.
CANTILEVER SIGNS : 29.6 S.F.

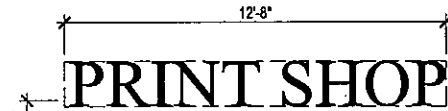
2. CHANNEL LETTERS - GREEN, - TIMES BOLD FONT,
PAINTED FINISH CAN - PROVIDE & INSTALL MOUNTING
STUDS

4. ILLUMINATED SIGNS, WHERE APPLICABLE, SHALL
MEET OR EXCEED UNDERWRITERS LABORATORY
STANDARD UL 48 FOR ELECTRIC SIGNS; AND ALL
OTHER APPLICABLE CODES AND STANDARDS.

5. CONTRACTOR TO BID ILLUMINATED SIGNS AS
OPTIONAL. NEON LIGHTING & ELECTRICAL
COMPONENTS, IF PROVIDED SEPARATELY, ARE TO BE
INCLUDED IN PRICING.

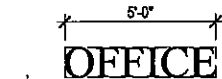
6. INSTALLATION METHODS PER MANUFACTURER'S
SPECIFICATIONS

7. BUILDING ADDRESS CHANNEL LETTERS - GREEN, 12"
HIGH - TIMES BOLD FONT, PAINTED FINISH CAN -
PROVIDE & INSTALL MOUNTING STUDS



BUILDING SIGN 1

(TEXT HEIGHT 18",
SIGNAGE AREA = 19 S.F.)



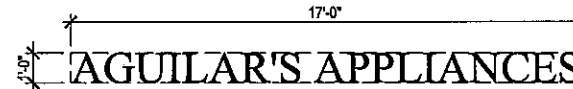
BUILDING SIGN 2

(TEXT HEIGHT 12",
SIGNAGE AREA = 5 S.F.)



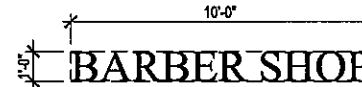
BUILDING SIGN 3

(TEXT HEIGHT 12",
SIGNAGE AREA = 16 S.F.)



BUILDING SIGN 4

(TEXT HEIGHT 12",
SIGNAGE AREA = 17 S.F.)



BUILDING SIGN 5

(TEXT HEIGHT 12",
SIGNAGE AREA = 10 S.F.)

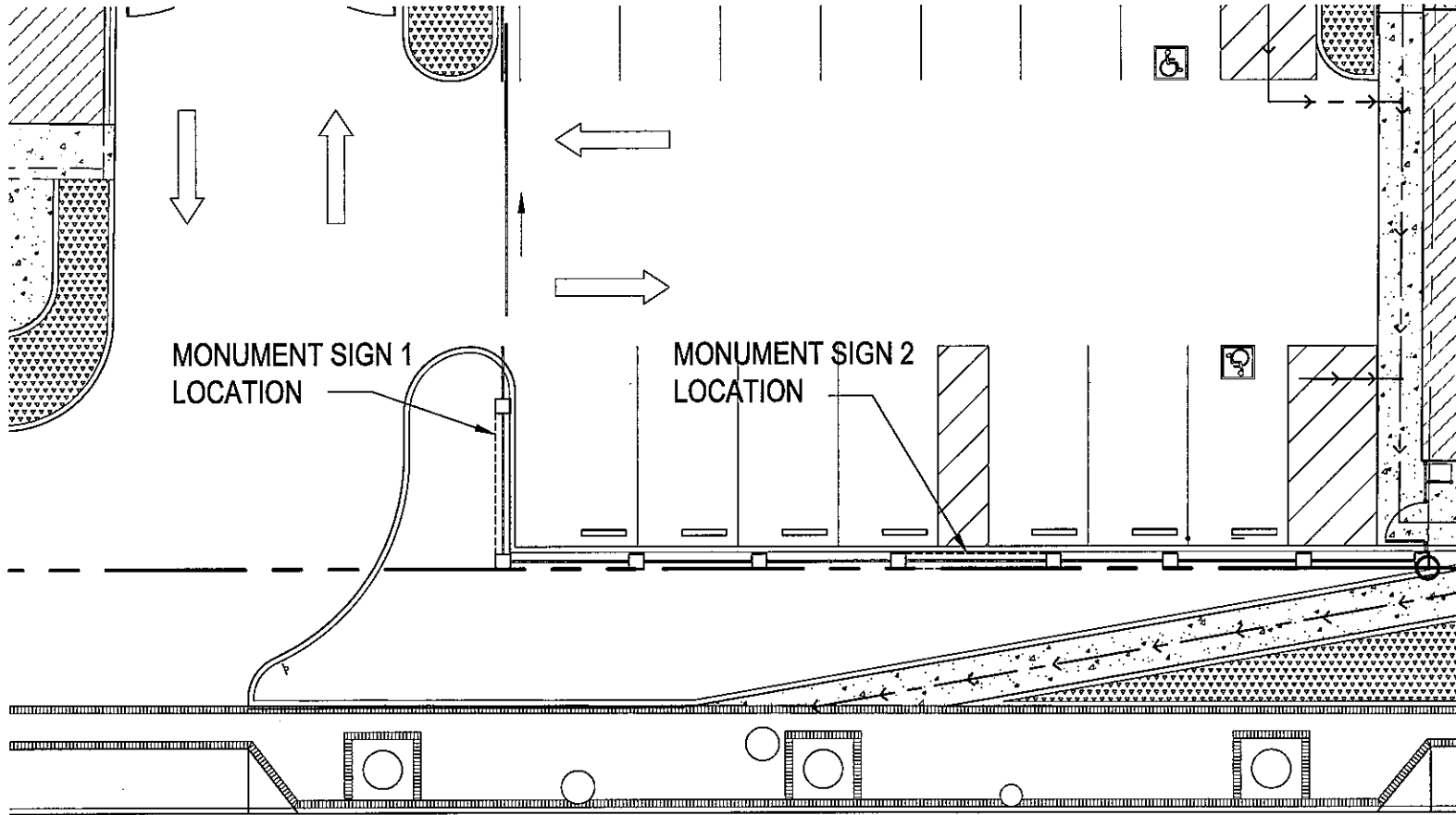
AUTO AMERICANA - SIGNAGE

broeske architects
& associates, inc.

JULY 7, 2010

4344 Lakewood Blvd., Suite # 102
Beverly Hills, CA 90210-3773
PH: (310) 200-1844
F: (310) 200-1844





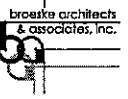
MONUMENT SIGN 1
LOCATION

MONUMENT SIGN 2
LOCATION

AUTO AMERICANA - SIGNAGE

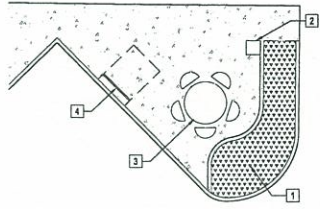
JULY 22, 2010

2345 Lynch Blvd., Suite 100
Folsom, CA 95630-1773
PH: (916) 932-1666
FX: (916) 932-1666



bresler architects
& associates, inc.

CASE: CUP03617, AMD. #1
 EXHIBIT: W (Sheets 1-2)
 DATED: 8/09/10
 PLANNER: C. HINOJOSA



NEW SITE PLAN KEYNOTES :

- 1 NEW LANDSCAPE PLANTER
- 2 NEW TRASH RECEPTACLE
- 3 NEW 36" DIA. CONCRETE TABLE WITH SEATS
- 4 NEW BIKE RACK

ENLARGED PLAN @ COURTYARD SCALE 1" = 10'

LIMITATIONS:

1. PLAGSTER SPACING SHALL NOT EXCEED 20 FT. WHEN OTHER INFILL FENCING IS ATTACHED.
2. FENCE HEIGHTS ARE REGULATED - CONSULT ZONING REGULATIONS BEFORE BEGINNING CONSTRUCTION.
3. ONLY OPEN TYPE FENCING SUCH AS WOOD/WHITE IRON MAY BE ATTACHED TO PLASTER. SOLID TYPE FENCING MAY NOT BE ATTACHED TO PLASTER.
4. GATES AND DOORS ATTACHED TO PLASTER ARE LIMITED TO 200# MAX. WEIGHT AND 4' X 7' MAX. WIDTH PER PLASTER.
5. THIS PLASTER DESIGN IS INTENDED TO BE USED ONLY AS A FENCING FEATURE AND IS NOT INTENDED TO SUPPORT ANY OTHER LOADS.
6. ALL REBAR OVERLAP TO BE 34" MIN.
7. INSTALLATION OF ELECTRIC CONDUITS, CONDUITS, OR LIGHTING FIXTURES REQUIRED ELECTRICAL PERMITS AND INSPECTION.
8. FOOTINGS TO BE PLACED IN UNDISTURBED SOIL OR PROPERLY COMPACTED AND ENGINEERED.

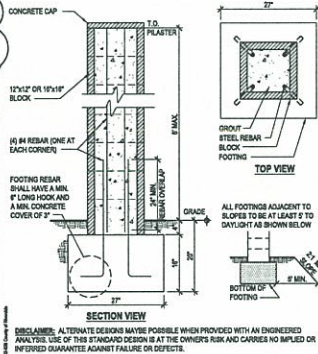
WHEN A PERMIT IS REQUIRED THE FOLLOWING INSPECTIONS ARE REQUIRED:

1. FOOTING: EXCAVATION TRENCH CLEAN WITH STEEL IN PLACE AND SUPPORTED 7' AWAY AND AWAY FROM THE SURROUNDING EARTH OBT.
2. REBAR (PRE-GROUT): BOND BEAM REBAR AND VERTICAL REBAR IN PLACE - INSPECTION PRIOR TO PLACING GROUT.
3. FINAL: AFTER GROUT IS PLACED - PRIOR TO ANY DECORATIVE CAP PLACEMENT.

DESIGN PARAMETERS:

ACTIVE SOIL PRESSURE (PSP) = 30
 ALLOWABLE SOIL BEARING (PSF) = 1500
 WIND = 18 MPH, EXPOSURE C

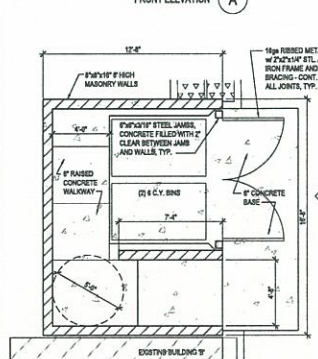
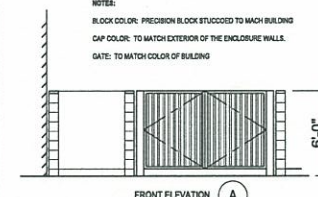
PASSIVE SOIL BEARING (PSF) = 150
 ALLOWABLE SOIL BEARING (PSF) = 1500
 SEISMIC DESIGN CATEGORY 'C', SITE CLASS 'S'



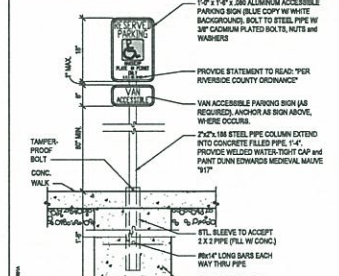
MASONRY PILASTER SCALE 3/4" = 1'-0"

NOTES:

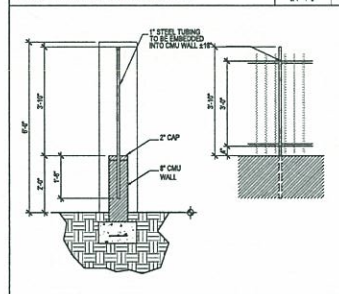
1. BLOCK COLOR: PRECISION BLOCK STUCCOED TO MATCH BUILDING CAP COLOR. TO MATCH EXTERIOR OF THE ENCLOSURE WALLS.
2. GATE: TO MATCH COLOR OF BUILDING



TRASH CAN ENCLOSURE SCALE 1/4" = 1'-0"



H.C. PARKING SIGNAGE SCALE 3/4" = 1'-0"



C.M.U. WALL W/ RAILS SCALE 1/2" = 1'-0"

NOTES:

1. THIS DESIGN DOES NOT ALLOW GRADE DIFFERENTIALS ON MORE THAN 6" ON OPPOSING SIDES OF THE WALL. THIS IS NOT A RETAINING WALL.
2. FENCE HEIGHTS ARE REGULATED - CONSULT ZONING REGULATIONS BEFORE BEGINNING CONSTRUCTION.
3. NO WATER CONDUIT OR NATURAL DRAINAGE SHALL BE DETRACTED.
4. GROUT ONLY THE CELLS CONTAINING REBAR. THIS WALL IS NOT DESIGNED FOR ALL CELLS TO BE GROUTED.
5. ALL REBAR TO BE ASTM SPEC. A615, GRADE 40 MIN.
6. ALL REBAR LAP SPLICES TO BE 34" MIN.
7. ALL MASONRY UNITS TO BE ASTM CAP GRADE N.
8. REBAR TO BE CENTERED IN MASONRY CELLS.

WHEN A PERMIT IS REQUIRED THE FOLLOWING INSPECTIONS ARE REQUIRED:

1. FOOTING: EXCAVATION TRENCH CLEAN WITH STEEL IN PLACE AND SUPPORTED 7' AWAY AND AWAY FROM THE SURROUNDING EARTH OBT.
2. REBAR (PRE-GROUT): BOND BEAM REBAR AND VERTICAL REBAR IN PLACE - INSPECTION PRIOR TO PLACING GROUT.
3. FINAL: AFTER GROUT IS PLACED - PRIOR TO ANY DECORATIVE CAP PLACEMENT.

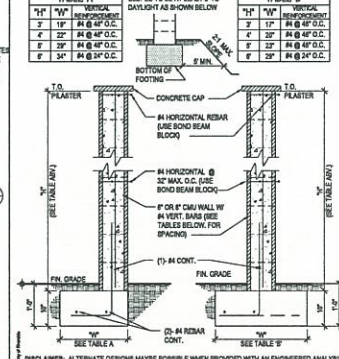
DESIGN PARAMETERS:

ACTIVE SOIL PRESSURE (PSP) = 30
 ALLOWABLE SOIL BEARING (PSF) = 1500
 WIND = 18 MPH, EXPOSURE C

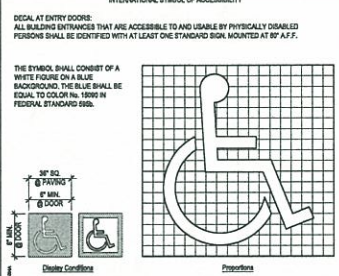
PASSIVE SOIL BEARING (PSF) = 150
 ALLOWABLE SOIL BEARING (PSF) = 1500
 SEISMIC DESIGN CATEGORY 'C', SITE CLASS 'S'

ALL FOOTINGS ADJACENT TO BLOBS TO BE AT LEAST 6" TO DAYLIGHT AS SHOWN BELOW

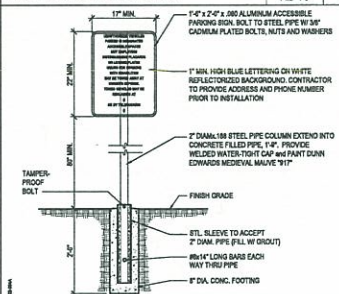
| TABLE 'A' | | TABLE 'B' | |
|--------------------------|-----|--------------------------|-----|
| TY | TY | TY | TY |
| VERTICAL REBAR (SPACING) | | VERTICAL REBAR (SPACING) | |
| 2 | 12" | 2 | 12" |
| 4 | 20" | 4 | 20" |
| 6 | 24" | 6 | 24" |
| 8 | 28" | 8 | 28" |
| 10 | 32" | 10 | 32" |



C.M.U. WALL SCALE 3/4" = 1'-0"



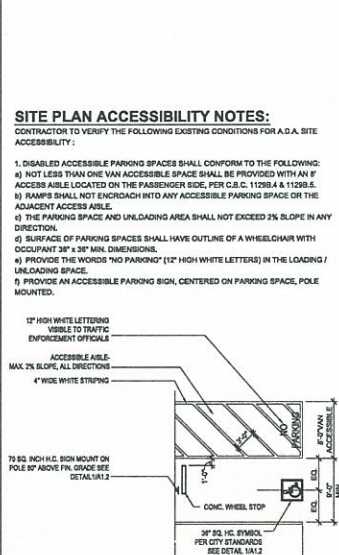
ACCESSIBLE PARKING SCALE 1/2" = 1'-0"



SITE ENTRANCE SIGNAGE SCALE 3/4" = 1'-0"

SITE PLAN ACCESSIBILITY NOTES:

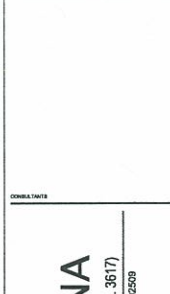
1. DISABLED ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE FOLLOWING:
 - a) NOT LESS THAN ONE VAN ACCESSIBLE SPACE SHALL BE PROVIDED WITH AN IF ACCESSIBLE LOCATED ON THE PASSENGER SIDE, PER P.B.C. 11298.4 & 11298.5.
 - b) RAMPS SHALL NOT ENCRUMB INTO ANY ACCESSIBLE PARKING SPACE OR THE ADJACENT ACCESSIBLE.
 - c) THE PARKING SPACE AND UNLOADING AREA SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
 - d) SURFACE OF PARKING SPACES SHALL HAVE OUTLINE OF A WHEELCHAIR WITH OCCUPANT 36" X 36" MIN. DIMENSIONS.
 - e) PROVIDE THE WORDS "NO PARKING" (12" HIGH WHITE LETTERS) ON THE LOADING / UNLOADING SPACE.
 - f) PROVIDE AN ACCESSIBLE PARKING SIGN, CENTERED ON PARKING SPACE, POLE MOUNTED.



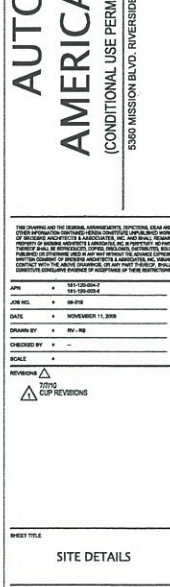
ACCESSIBLE PARKING SCALE 1/8" = 1'-0"



INTERNATIONAL SYMBOL OF ACCESSIBILITY



AUTO AMERICANA (CONDITIONAL USE PERMIT NO. 3617)



SITE DETAILS SCALE 1/8" = 1'-0"

A1.2

brooks architects & associates, inc.
 4344 Wilbur Street, Suite 100
 Riverside, CA 92507-1773
 PH: 951 305-1866
 FX: 951 305-1868

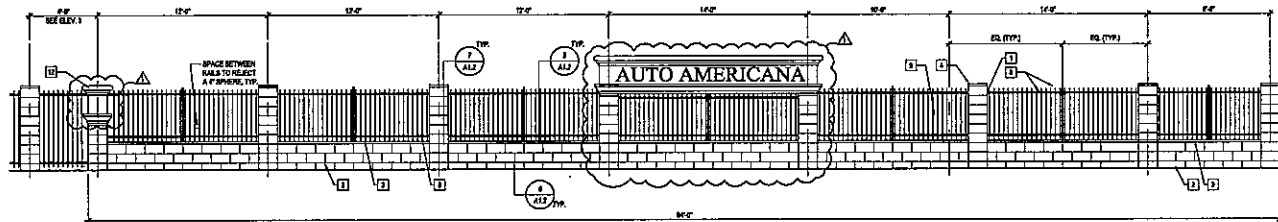
LICENSED ARCHITECT
 STATE OF CALIFORNIA
 No. C029174
 Exp. 11-30-2011

5360 MISSION BLVD., RIVERSIDE, CA. 92509

DATE: NOVEMBER 11, 2009
 DRAWN BY: AV-NB
 CHECKED BY: AV-NB
 SCALE: AS SHOWN
 REVISIONS: THIS CUP REVISIONS

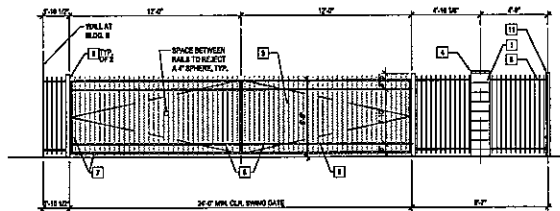
SHEET TITLE: SITE DETAILS

SHEET NO. A1.2



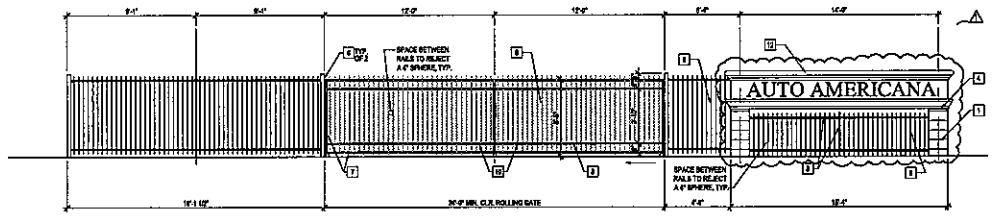
FRONT SITE FENCE ELEVATION
1/4" = 1'-0"

1



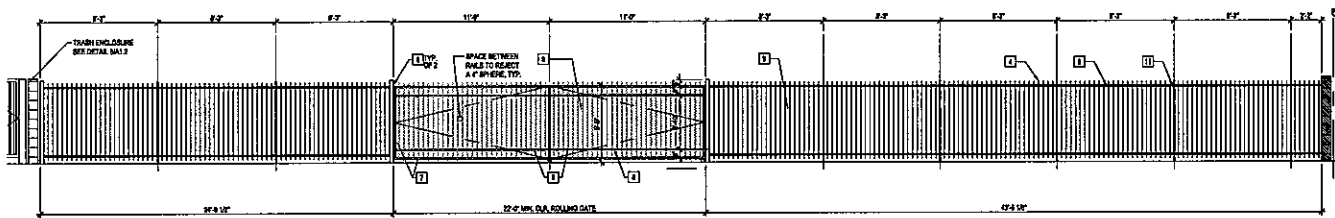
SITE FENCE & SWING GATE ELEVATION
1/4" = 1'-0"

3



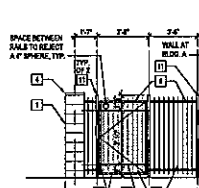
SITE FENCE & ROLLING GATE ELEVATION
1/4" = 1'-0"

2



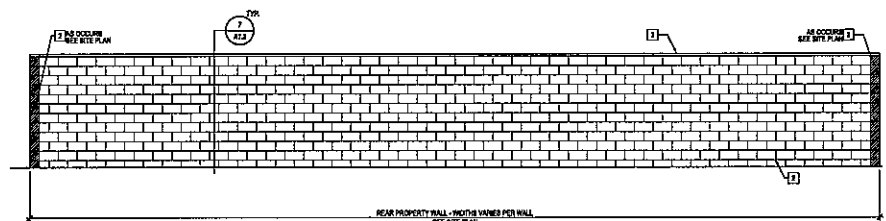
SITE FENCE & SWING GATE ELEVATION
1/4" = 1'-0"

5



MAN-GATE ELEVATION
1/4" = 1'-0"

4



PROPERTY BLOCK WALL ELEVATION
1/4" = 1'-0"

6

FENCE & GATE KEYNOTES

- 1) 3/8" MIN. DIA. CONCRETE PASTER - SEE DETAIL WALL 2
- 2) 8" MIN. DIA. CONCRETE BLOCK
- 3) 3/8" MIN. DIA. CONCRETE CAP
- 4) 3/8" MIN. DIA. CONCRETE CAP
- 5) 1" STEEL BRIDGE GATE BRACK
- 6) 1" STEEL JAMB WITH 1/2" CLEAR SPACE BETWEEN JAMB AND PALLET - BLACK
- 7) 1" W/ 1/2" STEEL TUBE FRAME - BLACK
- 8) 1" STEEL TUBE - BLACK
- 9) 1/2" STEEL TUBE PICKETS - BLACK
- 10) 1" STEEL ROLLING GATE BRACK
- 11) 1" STEEL POINT - BLACK
- 12) NEW MONUMENT SIGN - CEAL. PLAS. FINISH
- 13) NEW CANTILEVER SIGN - CEAL. PLAS. FINISH

NOTE: CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION OF SITE WALLS, PICKETS & GATES.



Broetto architects & associates, inc.
4344 Mission Street, Suite 100
Berkeley, CA 94704-1773
PH: 917.255.1494
F: 917.255.1488



FORMAL TITLE

AUTO AMERICANA
(CONDITIONAL USE PERMIT NO. 3617)
5340 MISSION BLVD., ROVERDE, CA. 92389

APPROVED FOR CONSTRUCTION BY THE CITY OF BERKELEY
DATE: 11/11/11
PROJECT: 11-11-11-001

DATE: 11/11/11
SCALE: AS SHOWN
DRAWN BY: J. J. J.
CHECKED BY: J. J. J.
SCALE: AS SHOWN
REVISIONS: NONE

DATE: 11/11/11
SCALE: AS SHOWN

A1.3

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42110
Project Case Type (s) and Number(s): Conditional Use Permit No. 3617 and Variance No. 1871
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Christian Hinojosa, Project Planner
Telephone Number: (951) 955- 0972
Applicant's Name: Johnny Linarez
Applicant's Address: 5360 Mission Boulevard; Riverside, CA 92509
Engineer's Name: Broeske Architects & Associates, Inc.
Engineer's Address: 4344 Latham Street, Suite 100; Riverside, CA 92501

I. PROJECT INFORMATION

A. Project Description:

Conditional Use Permit No. 3617 proposes to permit an existing used automobile sales operation, "Auto Americana," and retail development with 4,820 square feet (10%) of landscaping area, thirty-one (31) parking spaces, twenty-six (26) of which are used for the storage of used cars being sold, and a sign program which includes two (2) 6 foot high tenant monument signs and affixed signage on all subject buildings pursuant to the attached Sign Program on a 1.06 gross (1.01 net) acre site with a floor area ratio of 0.27 (Commercial Retail requires a 0.20 - 0.35 floor area ratio). The site currently consists of an existing 2,500 square foot office building (Building A) and a 3,300 square foot retail building (Building B) that will be permitted and redeveloped. The existing auto repair shop, carport and mobile office are proposed for demolition.

Variance No. 1871 is a proposal to allow the sign program to exceed the number of free-standing signs per site identified in Ordinance 348, Section 19.8. Specifically, the two (2) 6 foot high tenant monument signs exceed the limit of one (1) free-standing sign per street frontage.

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

C. Total Project Area: 1.06 Gross / 1.01 Net

| | | | |
|------------------------|-----------|------------------------------|---------------------------------|
| Residential Acres: N/A | Lots: N/A | Units: N/A | Projected No. of Residents: N/A |
| Commercial Acres: 1.06 | Lots: 2 | Sq. Ft. of Bldg. Area: 5,800 | Est. No. of Employees: N/A |
| Industrial Acres: N/A | Lots: N/A | Sq. Ft. of Bldg. Area: N/A | Est. No. of Employees: N/A |
| Landscape Area: 10% | | Sq. Ft. of LS. Area: 4,820 | |

D. Assessor's Parcel No: 181-120-003 and 181-120-004

E. Street References: southerly of Mission Boulevard and easterly of Wallace Street

F. Section, Township & Range Description or reference/attach a Legal Description:
Sections 15 and 16, Township 2 South, Range 5 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in the Jurupa Area Plan of the Riverside County General Plan. Urban entitlements have been approved or are currently being processed through the County of Riverside to the north and west. Vacant land, single family residences

and commercial land uses currently surround the project site. The site currently consists of an existing 2,500 square foot office building (Building A) and a 3,300 square foot retail building (Building B). The existing auto repair shop, carport and mobile office are proposed for demolition. The topography of the project site is generally level, with a low elevation of approximately 780 feet above mean sea level over the majority of the property.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) General Plan Land Use Designation. The proposed project meets all other applicable land use policies, including the Rubidoux Village Policy.
2. **Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. 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 proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The project site is located in Airport Zone D of the Flabob Airport Influence. The project is consistent with the standards of the Airport Land Use Plan. The proposed project is within an area that has a very high susceptibility to liquefaction. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future 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 measures against any foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The proposed project could not potentially induce population growth in the area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). The proposed project replaces an existing business; therefore, no additional jobs are introduced. The proposed project meets all other 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 Area Plan

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

D. **Land Use Designation(s):** Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio)

E. Overlay(s), if any: Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area)

F. Policy Area(s), if any: Rubidoux Village

G. Adjacent and Surrounding:

1. Area Plan(s): Jurupa Area Plan

2. Foundation Component(s):

To the North: Community Development

To the South: Community Development

To the East: Community Development

To the West: Community Development

3. Land Use Designation(s):

To the North: Commercial Retail

To the South: Commercial Retail and Medium High Density Residential

To the East: Commercial Retail

To the West: Commercial Retail

4. Overlay(s) and Policy Area(s):

To the North: Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area) and Rubidoux Village Policy Area

To the South: Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area) and Rubidoux Village Policy Area

To the East: Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area) and Rubidoux Village Policy Area

To the West: Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area) and Rubidoux Village 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: Rubidoux-Village Commercial East (R-VC)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning:

To the North: Rubidoux-Village Commercial East (R-VC)

To the South: Rubidoux-Village Commercial East (R-VC) and One-Family Dwelling (R-1)

To the East: Rubidoux-Village Commercial East (R-VC)

To the West: Rubidoux-Village Commercial East (R-VC)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

Aesthetics

Hazards & Hazardous Materials

Recreation

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as

complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

September 27, 2010

Date

Christina Hinojosa, Project Planner

For Carolyn Syms Luna, Planning Director

Printed Name

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 in a primarily urban area of Riverside County, which has no designated Scenic Highways. The Riverside County Integrated Plan (RCIP) indicates that the project site is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses compatible with the proposed project.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the proposed project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Mt. Palomar Observatory | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655? | <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 the GIS Database, the project site is located approximately 53.69 miles from the Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and the 30-mile radius defined by the RCIP as the Mt. Palomar Special Lighting Areas, and, therefore, is not subject to any special lighting policies that protect the Mt. Palomar Observatory.

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 Materials

Findings of Fact:

a) The proposed project will result in a new source of light and glare from the addition of security lighting, facility lighting, as well as vehicular lighting from cars traveling on adjacent roadways.

Riverside County Ordinance No. 655 is applicable to the project site. Pursuant of this Ordinance, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Furthermore, the amount of lighting will be similar to other planned commercial areas surrounding the site. Conditions of Approval 10.PLANNING.03 and 80.PLANNING.32 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

b) The proposed project is not expected to create unacceptable light levels as it has been conditioned for conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

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

Findings of Fact:

- a) The project site 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) The project site will not 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) The project site is not located within 300 feet of agriculturally zoned property; therefore there is no potential for the project to indirectly impact agricultural lands.
- d) The project site 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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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

Findings of Fact:

a-b) The proposed project will not conflict with or cause rezoning of any forest land or timberland zoned areas. The County has no such zones. Nor is the proposed project in a forest area.

b) The project will not involve any other changes to the environment which could result in conversion of forest land to non-forest use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

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

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

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

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

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2; AQMD Air Quality Management Plan (2007); County General Plan Air Quality Element; Project Application Materials

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations and population estimates.

b) The SCAQMD permit is evidence that the point source complies with all SCAQMD rules and regulations. Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading. (COA: 10.BS GRADE.06) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

c) The project will not 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.

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 single family residences 50 feet to the south of the project site, which is considered a sensitive receptor; however, the project is not expected to generate substantial point source emissions. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

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?

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| d) 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? | <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, WRC-MSHCP, On-site Inspection

Findings of Fact:

- a) The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
- b) The proposed project will not conflict with 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) as a result of mitigation.
- c) The proposed project will not have a significant 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) The proposed 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.
- e) The proposed project will not 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) The proposed project will not 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) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

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

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 8. Historic Resources | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Alter or destroy an historic site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure OS-7, Project Application Materials

Findings of Fact:

a) A records search conducted at the Eastern Information Center (EIC) indicated that no historical resources existed on the project site. Therefore the proposed project will not alter or destroy an historic site.

b) Development of the proposed project will have a less than significant impact on a historical resource as defined in California Code of Regulations, Section 15064.5.

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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 resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal 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 representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation. Conditions of Approval 10.PLANNING.42 and 10.PLANNING.43 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 9. Archaeological Resources | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 | <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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potential impact area?

Source: Riverside County General Plan Figure OS-6 "Relative Archaeological Sensitivity of Diverse Landscapes," Project Application Materials

Findings of Fact:

- a) This area has been completely disturbed. It is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the RCIP, Multipurpose Open Space Element (Figure OS-06). Therefore, this project will have no impact on archaeological resources.
- b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.
- c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of Approval 10.PLANNING.42 is not considered a unique mitigation measure pursuant to CEQA. No additional mitigation is identified or required.
- d) This project will not restrict existing or religious or sacred uses within the potential impact area.

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?

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

Findings of Fact:

a) According to the Riverside County General Plan, the project site is located within an area of Low Paleontological sensitivity. Therefore, this project will have a less than significant impact on potential paleontological resources.

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

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. 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 commercial development they are not considered mitigation for CEQA implementation purposes.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 12. Liquefaction Potential Zone | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be subject to seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

a) The project site is located within an area of very high liquefaction potential. The County Geologist has reviewed and approved the project with no conditions of approval.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 13. Ground-shaking Zone | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Be subject to strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) 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. The County Department of Building and Safety requires construction to conform to the California Building Code (CBC). Through the compliance with Riverside County requirements related to geotechnical and soil reports, the potential of the proposed project due to ground shaking will be less than significant.

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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is generally flat and according to Figure S-5, the project site is not located in an area with slopes greater than 25%; therefore, there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain therefore the project is not subject to rock fall hazards. No impacts will occur as a result of the proposed project.

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: RCIP Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. 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.

16. Other Geologic Hazards

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

Source: Project Application Materials

Findings of Fact:

a) The project site is not located in an area susceptible to unstable geologic hazards such as seiche, mudflow, or volcanic hazard on the project site.

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: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1, but may create a slope higher than 10 feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

| 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.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 18. Soils | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 Table 18-1-B of the Uniform Building Code (1994), 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: RCIP figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, Project Application Materials

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. However, no grading is anticipated. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. (COA 10.BS GRADE.04)

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes.

c) The project is currently connected to a sewer system, there is no septic on site.

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 |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 19. Erosion | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Flood Control District review, Building and Safety – Grading Review, Project 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 site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

b) Since the site is existing and the proposed improvements do not require substantial grading, there will be no impacts that will increase the potential for erosion either on or off site.

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 is located within a HIGH wind erosion area. All projects proposing grading are condition for dust control (10.BS GRADE.06, "DUST CONTROL"). The RCIP, Safety Element Policy for Wind Erosion requires buildings to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, impacts to wind erosion and blowsand from the project on or off site are considered to be less than significant. As no unique mitigation measures are identified, no additional mitigation is required.

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-b) The County Planning Department specifies that greenhouse gas (GHG) emissions exceeding 900 metric tons per year (MTY) of carbon dioxide equivalents (CO2e) are the threshold for which a project must be examined for potentially significant contributions to global climate change. The

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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California Air Pollution Control Officers Association (CAPCOA) estimates that to exceed the 900 MTY level, a commercial use would need to be approximately 30,000 square feet (sf) in size. As the proposed project involves operation of a use that is roughly 20% this size, it can readily be estimated that the proposed use's operational emissions will be well under the 900 MTY CO₂e threshold for GHG emissions.

In addition, a number of measures associated with the project as Conditions of Approval or requirements of existing County ordinances will serve to qualitatively reduce GHG. These measures include:

- Design, installation and maintenance of landscaping and irrigation systems for the site in accordance with County Ordinance No. 859, Water Efficient Landscaping.
- Preparation and implementation of a Waste Recycling Program approved by the County Waste Management Department for reduction and recycling of both construction and operational wastes.
- Use of equipment and fixtures that comply with applicable Title 24 energy conservation requirements for both the new addition and remodeled areas within the existing space.
- Project construction activities will conform to all applicable SCAQMD and CARB air quality protection requirements for construction equipment and vehicles.
- Project will comply with all applicable AB 32 / Scoping Plan early implementation measures implemented by the California Air Resources Board (CARB) via the South Coast Air Quality Management District (SCAQMD).

Taken together these project features, conditions and compliance actions will serve to further reduce project GHG emissions below the expected business-as-usual levels that would exist without the project. Therefore, the project will not contribute significant GHG emissions nor will it interfere with implementation of any GHG reduction plans, including California AB 32.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 22. Hazards and Hazardous Materials | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to | <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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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, Departments of Environmental Health and Fire Review

Findings of Fact:

a-b) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The proposed project will not create a hazard to the public or the environment.

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

d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Project Application Materials, Riverside County Airport Land Use Commission (ALUC) e-mail, dated January 28, 2009

Findings of Fact:

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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a-c) The project site is located in Airport Zone D of the Flabob Airport Influence Area. On January 28, 2009, Riverside County Airport Land Use Commission (ALUC) staff comments concluded that review would be optional as the project is proposing a total building floor area of less than 20,000 square feet.

Based on the adopted plan, the Riverside County Airport Land Use Commission (ALUC) staff found the proposed project consistent with the 2004 Flabob Airport Land Use Compatibility Plan.

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) According to GIS, the project site is not located in a hazardous fire area. No impacts will occur as a result of the proposed project.

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)?

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Jurupa Area Plan Figure 8 "Flood Hazards"

Findings of Fact:

- a) The proposed project will 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.
- b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- e) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- f) The site is located within designation Zone X of the Santa Ana River flood plain as shown on Map Number 06065C0710G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

Existing drainage and street improvements results in a site subject to nuisance nature local runoff. However, a storm of unusual magnitude may cause damage. The exhibit indicates that the areas where the existing structures are being demolished are to be replaced with asphalt. No new structures or additional impervious surface is being proposed. Impacts would be less than significant.

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

g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge.

h) The project will 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 and odors).

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

Source: Riverside County General Plan Figure S-9 "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 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.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff.

c) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 27. Land Use | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Result in a substantial alteration of the present or planned land use of an area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The project would not result in a substantial alteration of the present or planned land of the area.
- b) The project does not affect land use within a city sphere of influence or within adjacent city or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 28. Planning | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a) The project is consistent with the site's existing zoning Rubidoux-Village Commercial East (R-VC).
- b) The surrounding zoning is Rubidoux-Village Commercial East (R-VC) to the north, east and west, and Rubidoux-Village Commercial East (R-VC) and One-Family Dwelling (R-1) to the south. The project will be compatible with the surrounding zoning classifications.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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c) The project site is designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) in the RCIP. Surrounding properties are also designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the north, east and west, and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) to the south.

d) The project is consistent with current land use designations and the policies of the RCIP.

e) The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

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

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 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

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

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

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, Project Application Materials, Riverside County Airport Land Use Commission (ALUC) e-mail, dated January 28, 2009

Findings of Fact:

a) The project site is located in Airport Zone D of the Flabob Airport Influence. On January 28, 2009, the project was reviewed by the Riverside County Airport Land Use Commission (ALUC) staff and was found to be consistent with the 2004 Flabob Airport Land Use Compatibility Plan. Therefore, impacts are considered less than significant to people residing or working in the project area to excessive noise levels.

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.

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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

31. Railroad Noise

NA A B C D

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

Findings of Fact:

The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

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

Findings of Fact:

The project site is located approximately 3,800 feet south of State Highway 60. The project's land uses would not be sensitive to highway noise; therefore, impacts would be less than significant.

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 other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 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? | <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 type="checkbox"/> | <input checked="" 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: Project Application Materials, Riverside County General Plan Noise Element; Riverside County Noise Ordinance No. 847

Findings of Fact:

a) The proposed project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.

c) The project will not cause 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) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 35. 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, | <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 |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| necessitating the construction of replacement housing elsewhere? | | | | |
| d) Affect a County Redevelopment Project Area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

- a) The project will not necessitate the construction or replacement of housing elsewhere.
- b) The project could create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.
- c) The project will not displace any people.
- d) The project site is located within the Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area); the Riverside County Economic Development Agency (EDA) reviewed the proposed project and it found it to be consistent with the objectives of the Jurupa Valley Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) Development of the proposed project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

| | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 36. Fire Services | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan Safety Element

Findings of Fact:

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

The proposed project will have no impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Fire services is viewed as less than significant.

Additionally, the project with not result in substantial adverse physical impacts associate with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response ties or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 90.PLANNING.33)

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

37. Sheriff Services

Source: RCIP

Findings of Fact:

The proposed project will have no impact on the demand for Sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Sheriff services is viewed as less than significant.

Additionally, the project with not result in substantial adverse physical impacts associate with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response ties or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 90.PLANNING.33)

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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

38. Schools

Source: Jurupa Unified School District correspondence, GIS database

Findings of Fact:

The proposed project is located within the Jurupa Unified School District. The impact of the project is considered less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the new provision of new or physically altered government facilities or the need for new or physically alter governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios and performance objectives for any public services.

These projects have been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation (COA 80.PLANNING.31). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: RCIP

Findings of Fact:

The proposed project will have no impact on the demand for Library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Library services is viewed as less than significant.

Additionally, the project with not 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. As such, this project will not cause construction 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.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 90.PLANNING.33)

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

Source: RCIP

Findings of Fact:

The construction of health service buildings in conjunction with the proposed development is not anticipated. Existing health services facilities will serve the site.

Additionally, the project will no 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. As such, this project will not cause construction 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.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 90.PLANNING.33)

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

RECREATION

41. Parks and Recreation

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

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

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

Findings of Fact:

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

a-b) The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities as well as it does not include the use of existing neighborhood or regional parks or other recreational facilities.

c) The project is within the Jurupa Area Recreation and Parks District. Ordinance No. 460 does not require payment of Quimby fees for commercial / industrial developments.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County Parks, RCIP Figure C-7 "Trails and Bikeway System", Ord. No. 460, Ord. No. 461

Findings of Fact:

The Jurupa Area Plan identifies a Class 1 Bike Path / Regional Trail along Mission Boulevard. The General Plan Circulation Element designates Mission Boulevard as an Arterial 128' Right-Of-Way roadway per Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). At this time, the Riverside County Parks and Recreation Department has reviewed and approved the project with no conditions of approval. Mission Boulevard designated as an Arterial 128' Right-Of-Way roadway, would allow enough right-of-way for a future Class 2 Bike Path, per request by the Riverside County Parks and Recreation Department. Therefore, the proposed project will have a less than significant impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

Source: RCIP, Transportation Department Review, Ord. No. 348, Ord. No 659

Findings of Fact:

- a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.
- b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The project site will have no impact on circulation altering waterborne, rail or air traffic.
- e) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.
- f) The proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.
- g) The proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.
- h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.

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

i) No structures or utilities are proposed as a part of this project. Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

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

Source: Riverside County Parks, RCIP Figure C-7 "Trails and Bikeway System", Ord. No. 460, Ord. No. 461

Findings of Fact:

The Jurupa Area Plan identifies a Class 1 Bike Path / Regional Trail along Mission Boulevard. The General Plan Circulation Element designates Mission Boulevard as an Arterial 128' Right-Of-Way roadway per Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). At this time, the Riverside County Parks and Recreation Department has reviewed and approved the project with no conditions of approval. Mission Boulevard designated as an Arterial 128' Right-Of-Way roadway, would allow enough right-of-way for a future Class 2 Bike Path, per request by the Riverside County Parks and Recreation Department. Therefore, the proposed project will have a less than significant impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The Rubidoux Community Services District currently services the project with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

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

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

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) The Rubidoux Community Services District currently services the project with sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not 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) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?

Source: RCIP, Letter from Riverside County Waste Management Division, dated January 29, 2010 from Mirtha Liedl, Planner

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

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan). Conditions of Approval 10.PLANNING.45, 80.PLANNING.49 and 90.PLANNING.31 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

Source: RCIP, Ord. No 517, Ord. No. 659

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.

d) Storm water drainage will be handled on-site.

e-f) Street lighting exists for the access to the project site. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional government services.

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 |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

49. Energy Conservation

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

Source: Project Application Materials

Findings of Fact:

a) The proposed project will not impact any adopted energy conservation plans.

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 to 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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)?

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

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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: RCIP: Riverside County Integrated Project.
- Jurupa Area Plan.
- SCAQMD CEQA Air Quality Handbook
- Riverside County Airport Land Use Commission (ALUC) e-mail, dated January 28, 2009
- Letter from Riverside County Waste Management Division, dated January 29, 2010 from Mirtha Liedl, Planner

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

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

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.

CONDITIONAL USE PERMIT Case #: CUP03617

Parcel: 181-120-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to permit an existing used automobile sales operation, "Auto Americana," and retail development with 4,820 square feet (10%) of landscaping area, thirty-one (31) parking spaces, twenty-six (26) of which are used for the storage of used cars being sold, and a sign program which includes two (2) 6 foot high tenant monument signs and affixed signage on all subject buildings pursuant to the attached Sign Program on a 1.06 gross (1.01 net) acre site with a floor area ratio of 0.27 (Commercial Retail requires a 0.20 - 0.35 floor area ratio). The site currently consists of an existing 2,500 square foot office building (Building A) and a 3,300 square foot retail building (Building B) that will be permitted and redeveloped. The existing auto repair shop, carport and mobile office are proposed for demolition.

The project site is located in the Community of Rubidoux of the Jurupa Area Plan in Western Riverside County; more specifically, southerly of Mission Boulevard and easterly of Wallace Street.

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 Conditional Use Permit No. 3617. 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. 3617 shall be henceforth defined as follows:

09/29/10
08:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

CONDITIONAL USE PERMIT Case #: CUP03617

Parcel: 181-120-004

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.)

RECOMMND

APPROVED EXHIBIT A = Site Plan (Sheets 1-2) for Conditional Use Permit No. 3617 Amended No. 1, dated August 9, 2010.

APPROVED EXHIBIT B = Project Elevations (Sheets 1-4) for Conditional Use Permit No. 3617 Amended No. 1, dated August 9, 2010.

APPROVED EXHIBIT C = Project Floor Plans (Sheets 1-2) for Conditional Use Permit No. 3617 Amended No. 1, dated August 9, 2010.

APPROVED EXHIBIT L = Preliminary Landscaping Plans for Conditional Use Permit No. 3617 Amended No. 1, dated August 9, 2010.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette Booklet (Sheets 1-4) for Conditional Use Permit No. 3617 Amended No. 1, dated August 9, 2010.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-3) for Conditional Use Permit No. 3617 Amended No. 1, dated August 9, 2010.

APPROVED EXHIBIT S = Sign Program (Sheets 1-3) for Conditional Use Permit No. 3617 Amended No. 1, dated August 9, 2010.

APPROVED EXHIBIT W = Wall and Fence Plan (Sheets 1-2) for Conditional Use Permit No. 3617 Amended No. 1, dated August 9, 2010.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

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Parcel: 181-120-004

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE* - GIN VARY INTRO RECOMMND

The conditional use permit proposes to legalize an existing automobile sales operation, modify existing building elevations, demo several structures, and provide a signage plan with related improvements. No grading is proposed.

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.

CONDITIONAL USE PERMIT Case #: CUP03617

Parcel: 181-120-004

10. GENERAL CONDITIONS

10.BS GRADE. 6 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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 RCS D WATER AND SEWER SERVICE RECOMMND

This property is currently being provided water and sewer service from Rubidoux Community Services District (RCS D).

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.

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) 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

CONDITIONAL USE PERMIT Case #: CUP03617

Parcel: 181-120-004

10. GENERAL CONDITIONS

10.FIRE. 4 USE-#25-GATE ENTRANCES (cont.) RECOMMND

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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 03617 is a proposal to legalize an existing used automobile operation on an approximately 1-acre site. The site is located in the Rubidoux area on the southerly side of Mission Boulevard easterly of Wallace Street.

The site is located within designation Zone X of the Santa Ana River flood plain as shown on Map Number 06065C0710G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

Existing drainage and street improvements results in a site subject to nuisance nature local runoff. However, a storm of unusual magnitude may cause damage. The exhibit indicates that the areas where the existing structures are being demolished are to be replaced with asphalt. No new structures or additional impervious surface is being proposed. No grading is proposed. The existing drainage patterns of the site shall be maintained.

The District does not object to this proposal.

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Parcel: 181-120-004

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M.

10.PLANNING. 5 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. 6 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 8:00 a.m. to 7:00 p.m., Monday through Sunday in order to reduce conflict with adjacent residential zones and land uses.

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Parcel: 181-120-004

10. GENERAL CONDITIONS

10.PLANNING. 7 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), professional business office: 1 space per 200 square feet of net leasable floor area, uncovered sales area, including areas for new or used automobiles, boat or trailer sales, lumber or building materials yards, plant nurseries or similar uses: 1 space per 1,000 square feet of uncovered sales area to a maximum of 20 spaces and 1 space per employee, general retail; including but not limited to, neighborhood, community and regional shopping centers, including those with restaurants: 5 1/2 spaces per 1,000 square feet of net leasable floor area and Section 18.12. e.(2).f), for projects within the "Rubidoux Village Policy Area" of the Jurupa Community Plan which are zoned R-VC (Rubidoux-Village Commercial), 3. Individual lots in excess of 15,000 square feet may use street and public area parking to meet no more than 50 percent of the parking requirement.

The project is proposing 1,190 square feet of office net leasable floor area, 8,000 square feet of uncovered sales area with 2 employees, 3,300 square feet of general retail net leasable floor area and with the lot in excess of 15,000 square feet that may use street and public area parking to meet no more than 50 percent of the parking requirement requires 17 parking spaces. The project is providing a total of 31 parking spaces.

10.PLANNING. 9 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the sign program shown on APPROVED EXHIBIT S. 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. 10 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.

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Parcel: 181-120-004

10. GENERAL CONDITIONS

10.PLANNING. 13 USE - LANDSCAPE SPECIES RECOMMND

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

10.PLANNING. 18 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 20 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 Department of Motor Vehicles (DMV) 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. 22 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 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 70 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

CONDITIONAL USE PERMIT Case #: CUP03617

Parcel: 181-120-004

10. GENERAL CONDITIONS

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

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. 29 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 30 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. 35 USE - NO USE PRPSED LIMIT RECOMMND

The balance (undeveloped) portion of the property, APN 181-120-004, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 36 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

CONDITIONAL USE PERMIT Case #: CUP03617

Parcel: 181-120-004

10. GENERAL CONDITIONS

10.PLANNING. 36 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

EXHIBIT A shall not be included in the Project Area.

10.PLANNING. 37 USE - 2ND DIST LS GUIDELINES RECOMMND

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998 to APPROVED EXHIBITS B, L, M, S and W.

Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

10.PLANNING. 40 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. 42 USE - 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

CONDITIONAL USE PERMIT Case #: CUP03617

Parcel: 181-120-004

10. GENERAL CONDITIONS

10.PLANNING. 42 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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. 43 USE - 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.

10.PLANNING. 44 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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10. GENERAL CONDITIONS

10.PLANNING. 44 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

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

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

10.PLANNING. 45 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 January 29, 2010, summarized as follows:

The Riverside County Waste Management Department has reviewed the proposed project located easterly of Wallace Street and southerly of Mission Boulevard, in the Rubidoux Zoning District. The proposed project is a commercial use, and as such it is subject to the State Model Ordinance,

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10. GENERAL CONDITIONS

10.PLANNING. 45

USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

implemented in 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 the collection and loading of 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/facade, 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 building 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. Prior to 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

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10. GENERAL CONDITIONS

10.PLANNING. 45 USE - WASTE MGMT CLEARANCE (cont.) (cont.) RECOMMND

clean-up business.

4. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type 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.

5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the development of the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

6. 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.

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

Any questions, please contact Mirtha Liedl, Planner from the Riverside County Waste Management Department Phone (951) 486-3284.

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.

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10. GENERAL CONDITIONS

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 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. 3 USE - REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the project may be further restricted.

20.PLANNING. 4 USE - EXPIRATION DATE-CUP RECOMMND

This approval shall be used within two (2) 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 two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 USE - EXPIRATION DATE-CUP (cont.)

RECOMMND

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 in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 5 USE - EXPIRATION CODE ENFORCE

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 7 USE - EXISTING STRUCTURE CHECK

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 8 USE - PARCEL MERGR REQD (1)

RECOMMND

WITHIN THIRTY (30) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply for a Certificate of Parcel Merger to the Planning Department. WITHIN SIX (6) MONTHS OF THE EFFECTIVE DATE OF THIS PERMIT, the Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 181-120-003 and 181-120-004. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the Rubidoux-Village Commercial East (R-VC) zone.

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.

PLANNING DEPARTMENT

60.PLANNING. 4 USE - PARCEL MERGR REQD (2)

RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and approved by the

CONDITIONAL USE PERMIT Case #: CUP03617

Parcel: 181-120-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - PARCEL MERGR REQD (2) (cont.) RECOMMND

Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 181-120-003 and 181-120-004. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the Rubidoux-Village Commercial East (R-VC) zone.

This condition shall be considered MET if Condition Of Approval No. 20.PLANNING.08 is satisfied.

60.PLANNING. 15 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3617, 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. 16 USE - GRADING PLAN REVIEW RECOMMND

The permit holder shall submit an application for a grading plan check to be submitted to the County T.L.M.A - Land Use Division for review by the County Planning Department. Said grading plan shall be in conformance with the APPROVED EXHIBITS of this plot plan, in compliance with County Ordinance No. 457, and the conditions of approval.

60.PLANNING. 17 USE - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved site plan.

80. PRIOR TO BLDG PRMT ISSUANCE

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.

CONDITIONAL USE PERMIT Case #: CUP03617

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 3 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 6 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 EXHIBITS B and M.

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 8 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. 19 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. 21 USE - PARCEL MERGR REQD (3) RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 181-120-003 and 181-120-004. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - PARCEL MERGR REQD (3) (cont.) RECOMMND

Department approval. The proposed parcel shall comply with the development standard of the Rubidoux-Village Commercial East (R-VC) zone.

This condition shall be considered MET if Conditions of Approval Nos. 20.PLANNING.08 and 60.PLANNING.04 are satisfied.

80.PLANNING. 31 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Jurupa Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 32 USE - LIGHTING PLANS RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 42 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3617, the Planning Department shall determine the status of the deposit based fees for this project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 47 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;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 47

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 shall not approve landscape plans within the Road Right-of-Way.

)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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 47 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

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. 48 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 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.

80.PLANNING. 49 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 January 29, 2010, summarized as follows:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 49 USE - WASTE MGMT CLEARANCE (cont.) RECOMMND

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/facade, 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 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.

80.PLANNING. 50 USE - SHERIFF LETTER RECOMMND

Prior to the issuance of a building permit, the Riverside County Planning Department shall verify compliance with the conditions contained in the Riverside County Sheriff letter dated February 5, 2009.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Mission Boulevard (APN: 181-120-003) shall be conveyed for public use to provide for an 80 foot half-width right-of-way.

80.TRANS. 2 USE-ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE-ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

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 Judy Watterlond, Transportaton Department, at (951) 955-6829, 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 Section. Said annexation should include the following:

- (1) Landscaping along Mission Boulevard.
- (2) Traffic signals located on Mission Boulevard at intersection of Wallace Street.
- (3) Street sweeping. Contact EDA Administrtror or County Environmental Health Department.

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.

80.TRANS. 3 USE-LANDSCAPING/TRAIL COM/IND

RECOMMND

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 Mission Boulevard and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 4 USE - FENCE/REMOVE

RECOMMND

The existing fence along project boundary shall be removed from the road right-of-way. Any cost incurred to remove the fence shall be the owner(s) expenses.

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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.

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-#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.

PLANNING DEPARTMENT

90.PLANNING. 6 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of thirty-one (31) 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 with asphaltic concrete or concrete to current standards as approved by the Department

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - PARKING PAVING MATERIAL (cont.) RECOMMND
of Building and Safety.

90.PLANNING. 7 USE - ACCESSIBLE PARKING RECOMMND

A minimum of three (3) 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 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 by telephoning the local sheriff's office."

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. 12 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. 14 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of five (5) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those

CONDITIONAL USE PERMIT Case #: CUP03617

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 USE - INSTALL BIKE RACKS (cont.) RECOMMND

plans.

90.PLANNING. 15 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.

90.PLANNING. 17 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. 20 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping screening, above trellis 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 - 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.

CONDITIONAL USE PERMIT Case #: CUP03617

Parcel: 181-120-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and fence locations shall be in conformance with APPROVED EXHIBITS A and W.

90.PLANNING. 28 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. 31 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 January 29, 2010, summarized as follows:

1. Prior to final building 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.

2. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type 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.

90.PLANNING. 32 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3617 is

09/29/10
08:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 29

CONDITIONAL USE PERMIT Case #: CUP03617

Parcel: 181-120-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

calculated to be 1.01 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.

90.PLANNING. 33 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 Conditional Use Permit No. 3617 has been calculated to be 1.01 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. 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

CONDITIONAL USE PERMIT Case #: CUP03617

Parcel: 181-120-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 36 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

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 with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 38 USE - SHERIFF LETTER RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the Riverside County Planning Department shall verify compliance with the conditions contained in the Riverside County Sheriff letter dated February 5, 2009.

TRANS DEPARTMENT

90.TRANS. 1 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with P/P 940-V.

90.TRANS. 2 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 #: CUP03617

Parcel: 181-120-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

USE - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, closure of existing driveways as shown on Amended No. 1 exhibit, sidewalks and/or drainage devices within County right-of-way, including sewer and water laterals on Mission Boulevard shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461. Such construction shall be shown on existing street improvement plans P/P940-V and approved and permitted by the Transportation Department.

90.TRANS. 4

USE-ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a "Landscape Maintenance Agreement" through the Transportation Department, Plan Check Section 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 Mission Boulevard.
- (2) Traffic signals located on Mission Boulevard at intersection of Wallace Street.
- (3) Street sweeping.

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

DATE: January 5, 2009

TO:

| | | |
|--|--|--|
| Riv. Co. Transportation Dept. | P.D. Trails Section-J. Jolliffe | Jurupa Area Recreation & Parks Dist. |
| Riv. Co. Environmental Health Dept. | P.D. Landscaping Section-R. Dyo | Rubidoux Community. Services District |
| Riv. Co. Flood Control District | P.D. Archaeology Section-L. Mouriquand | Riv. Co. Redevelopment Agency |
| Riv. Co. Fire Department | Riverside Transit Agency | Riv. Co. Airport Land Use Com. John Guerin |
| Riv. Co. Dept. of Bldg. & Safety - Grading | Riv. Co. Sheriff's Dept. | Flabob Airport |
| Regional Parks & Open Space District. | Riv. Co. Waste Management Dept. | Eastern Information Center (UCR) |
| Riv. Co. Environmental Programs Dept. | 2nd District Supervisor | U.S. Postal Service (San Bernardino) |
| P.D. Geology Section-D. Jones | 2nd District Planning Commissioner | Riv. Co. Hazardous Materials |

CONDITIONAL USE PERMIT NO. 3617 – EA42110 – Applicant: Johnny Linarez – Engineer/Representative: Broeske Architects & Associates – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) – Location: Easterly of Wallace Street and Southerly of Mission Boulevard – 1.06 Gross Acres – Zoning: Rubidoux-Village Commercial (R-VC) – REQUEST: The Conditional Use Permit proposes to legalize an existing used automobile sales operation, modify existing building elevations, demo several existing structures, and provide a signage plan with related improvements on a 1.06 gross acre site. The site currently consists of an existing 2,500 sq. ft. building (Building A) for office use and a 3,300 sq. ft. building (Building B) for retail use that will remain and be remodeled. The existing auto repair shop, carport, and office are proposed for demolition. A total of 2,274 sq. ft. of landscaping (5%), forty-two (42) parking spaces, twelve (12) of which are used for the storage of used cars being sold, two (2) accessible parking spaces for persons with disabilities, and project signs are also proposed. – APN(s): 181-120-003 and -004

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 29, 2009**. 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 **Ray Juarez, Project Planner**, at (951) 955-2419 or email at rjuarez@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.

MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Robert Field
Assistant County Executive Officer/EDA

TO: Christian Hinojosa, Planning Department
CC: Tim Miller, Charles Waltman, Claudia Steiding, John Field, Susan Swieca,
Gloria Perez, Brenda Salas, Trish Field

FROM: **Redevelopment Agency**
Nicole Walker, Development Specialist

DATE: August 10, 2010

SUBJECT: **COMPREHENSIVE PLANNING REVIEW**
Comments

Case: Conditional Use Permit 3617 Amended No. 1 [Legalize existing used auto sales
lot – Rubidoux]

Site Visit: February 2, 2009 and August 2, 2010

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit 3617, Amended No. 1 requests to legalize an existing auto sales lot. The proposed project consists of 1.06 acres located easterly of Wallace Street and southerly and adjacent to Mission Boulevard. Currently, there are several structures on the project site. The zoning classification for the project site is Rubidoux- Village Commercial (R-VC) and the land use designation is Commercial Retail (CD: CR). The surrounding land uses include vacant land to the north, single-family residences to the south, and a commercial facility to the east and, a parking lot to the west.

REDEVELOPMENT PROJECT AREA(S):

The proposed project is located in the Jurupa Valley Project Area (JVPA) (Rubidoux sub-area).

REDEVELOPMENT AGENCY COMMENTS:

The mission of the Redevelopment Agency is to eliminate present blight and prevent the potential for future blight in and ultimately add value to, all redevelopment project areas by recommending approval of projects that meet the highest standards of quality possible. This is of particular concern in the Rubidoux sub-area where blighting conditions are still present. In addition, it is of absolute importance that all new development in the sub-area be designed to upgrade the aesthetics of the surrounding area and minimize the potential for environmental degradation and issues relating to the health, safety and welfare of the public.

MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Robert Field
Assistant County Executive Officer/EDA

Comprehensive Planning Review Comments
Re: Conditional Use Permit 3617, Amended No. 1
August 10, 2010
Page 2

The proposed project complies with the *Auto Resale Design Guidelines (August 2001)*

The project site is located within the R-VC zoning classification. Therefore, the proposed project shall comply with the *Rubidoux Village Commercial Design Workbook*.

The applicant is also participating in the Façade Improvement Program.

Although, the nature of the proposed project is to legalize an existing use, all of the code violation cases associated with the APNS, are all closed.

The plant palette complies with the County of Riverside's Guide to California Friendly Landscaping (December 2009).

The proposed façade for the existing buildings are very attractive and comply with the Rubidoux Village-Commercial Design Workbook.

The revised exhibit with trash enclosures was submitted.

A sign program was reviewed and the proposed signage for the project site is attractive.

The Redevelopment Agency has no further concerns or comments regarding the proposed project at this time.



RIVERSIDE COUNTY SHERIFF
Jurupa Valley Station
7477 Mission Blvd. • Riverside, CA 92509
(951) 955-2600 • FAX: (951) 955-2630

County of Riverside
Planning Department
Received DER Document
FEB 11 2009

Crime Prevention and Plans

Document # 5149

Date: February 5, 2009

Project Number: Conditional Use Permit No. 3617 (EA42110)

Location: Easterly of Wallace Street and southerly of Mission Boulevard.

Project Description: The Conditional Use Permit proposes to legalize an existing used automobiles sales operation, modify existing building elevations, demo several existing structures, and provide a signage plan with related improvements on a 1.06 gross acre site.

The site currently consists of an existing 2,500 sq. ft. building (Building A) for office use and a 3,300 sq. ft. building (Building B) for retail use that will remain and be remodeled. The existing auto repair shop, carport, and office are proposed for demolition. A total of 2,274 sq. Ft. of landscaping (5%), forty-two (42) parking spaces, twelve (12) of which are used for the storage of used cars being sold, two (2) accessible parking spaces for persons with disabilities, and project signs are also proposed.

APN: 181-120-003 and 004.

Related Cases: N/A

Applicant: Johnny Linarez

Case Planners: Ray Juarez

Thank you for the opportunity to review and comment on the above listed project. This response is provided to identify the impact of such development on law enforcement services provided by this department. The following are a list of those issues and suggestions regarding those issues.

Pre-construction and Construction Phases

- 1. Material Storage Area & Property Accountability:**
 - A. Prior to construction on any structure, a material storage area should be established and enclosed by a six (6) foot chain link fence to minimize theft of materials and/or equipment.
 - B. A list of serial and/or license numbers of equipment stored at the location maintained at the site and any off-site main office. The public and non-essential employees should be restricted in access to the construction areas. It is

recommended that contact be made with representatives from the Crime Prevention Program of Southern California, a non-profit organization specializing in construction site theft prevention (562-860-9006).

2. Project Information & Emergency Contact:

- A. Current emergency contact information for the project should be kept on file with the Riverside County Sheriff's Department. The developer and/or builder's name, address and phone number should be conspicuously posted at the construction site.

3. Site Security & Lighting:

- A. The visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.
- B. The construction site should have a clearly designated point of contact, such as the construction trailer or office. Post the emergency and non-emergency phone numbers for the fire department (Riverside County Fire Department), ambulance service (American Medical Response) and the Riverside County Sheriff's Department, near any phone. The address for the facility should be posted near the above phones at the site. Any phones at the site that are blocked for outgoing calls should not be blocked from dialing an emergency call (i.e. 9-1-1).
- C. Establish parking areas for construction site workers, employees or vendors. The parking areas and commercial areas on the premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

Design Issues & Project Completion:

Location lighting:

All lighting fixtures should be resistant to vandalism and tampering.

Graffiti Abatement:

Prior to occupancy the surface of walls fences, buildings, logo monuments, etc., shall be graffiti resistant either through surface composition, applied paint type and/or planned shielding by landscaping or plants.

Address Numbering:

Illuminated or backlit property addresses shall be provided for each building. These devices shall be of the proper size to ensure proper display of locations for emergency responses by the fire department (Riverside County Fire Department) and law enforcement (Riverside County Sheriff and California Highway Patrol).

Property Gates and Knox Rapid Entry System:

The Riverside County Sheriff's Department will require the installation of the Knox Rapid Entry System. This system permits, law enforcement, fire and first responders to obtain independent access to the property in the event of an emergency. The necessary order forms for the Knox Company may be obtained by contacting the Jurupa Valley Sheriff's Station Crime Prevention Programs Coordinator at (951) 955-9230 for law enforcement. The Riverside County Fire, Planning Division must be contacted at (951) 955-4777 for the appropriate account numbered form.

Post Construction & Project Completion:

An alarm system used for after-hours purposes (i.e. burglary) shall be monitored by an alarm company who can verify the location and activation of the alarm. Businesses shall implement some manner of after-hours response to the site in the event of an emergency or actual break-in, whereby, the location can be secured.

1. Address Lighting:

The location needs to have displayed address numerics and be contrasting in color from the building façade. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e. landscaping). The address to each building shall be affixed upon the rooftop in a color contrasting from the roof and of adequate size to be observed from aircraft (no less than 1 x 4 ft.).

2. Property Signs:

The entire project area shall post the following sign on the premises:

A. "No Trespassing & Loitering" signs shall be displayed prominently throughout the project area at all businesses (602 P.C.).

3. Lighting:

The project area must have an inclusive lighting plan conducted by a professional firm. The installation of adequate lighting standards with the proper type light and lumens for the various commercial and business uses. The lighting plan will require review by the Riverside County Sheriff's Department.

4. Graffiti Resistant Surfaces, Walls and Monuments:

The developer shall be required to maintain the property with respect to their businesses. At present, the County of Riverside, Economic Development Agency operates a Graffiti Abatement program via CDBG grant monies. The timely reporting of vandalism and graffiti to local law enforcement is essential, as well as, the expeditious removal from public view.

5. Self Storage Facility:

The business shall have the ability to record the access and egress of all customers to the site by some manner of card reading machine identifiable to authorized users. The site shall have a digital recording device with both, date and time stamp on the image. The digital system shall have the capability of maintaining a record for a period of at least 30 days, and allow the data to be recovered via disk or similar device for investigative purposes.

Current Planned Design:

The proposed design with the plan presents several issues which should be discussed for security reasons and issues of public safety:

A. Structure Physical Security:

- The exterior and interior doors of the structure shall be secured with approved heavy duty commercial grade locks and hardware (ANSI/BHMA).
- Recommend a zoned security alarm system for the location. Provide the servicing alarm vendor with an after hours point of contact and responder in the event of activation.
- The proper use of security measures both, interior and exterior camera's (i.e. CCTV – digital recording) may preclude criminal conduct, document and, prevent the future loss of business equipment or merchandise.

B. Landscaping:

The landscape design should be based on the use of planted items which will not overgrow areas of the business and / or property. For example, trees or shrubs, should not be planted directly adjacent to structures or the building, nor should they be planted in a manner which will obstruct observation both, into and out of the building.

Should the planning department, planning commission, developer, architect or, construction staff have any questions regarding the above public safety concerns, please feel free to contact the Jurupa Valley Sheriff Station Crime Prevention and Plans Coordinator at (951) 955-9230.

Cordially,



Deputy Elizabeth Guillen
Crime Prevention and Plans
Jurupa Valley Station



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

January 29, 2009

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

RE: Conditional Use Permit (CUP) No. 3617

REQUEST: Legalize an existing used automobile sales operation, modify existing building elevations, demolish several existing structures, and provide a signage plan with related improvements on a 1.06 acre site.

APN: 181-120-003, -004.

Dear Mr. Juarez:

The Riverside County Waste Management Department has reviewed the proposed project located easterly of Wallace Street and southerly of Mission Boulevard, in the Rubidoux Zoning District. The proposed project is a commercial use, and as such it 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:

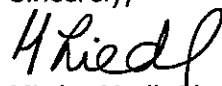
- 1. Prior to issuance of a building permit for EACH commercial building,** the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines 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

Juarez, Raymond

From: Ramirez, Brenda
Sent: Wednesday, January 28, 2009 3:26 PM
To: Juarez, Raymond
Cc: Guerin, John
Subject: Re: CUP03617

Ray,

On a previous transmittal (dated 1/7/09) I stated that ALUC review would be required for the project referenced above. I would like to change my original statement to the following:

ALUC review would be optional as the project is proposing a total building floor area of less than 20,000 square feet.

Respectfully,

Brenda Ramirez
Contract Planner
Riverside County Airport Land Use Commission
4080 Lemon Street, 9th Floor
Riverside, Ca 92501
Ph: (951) 955-0549
Fax: (951) 955-0923
brramire@rctlma.org



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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: CUP 03617 DATE SUBMITTED: 12-23-08

APPLICATION INFORMATION

Applicant's Name: Johnny Linare E-Mail: _____

Mailing Address: 5360 Mission Blvd.
Riverside, ^{Street} CA 92509
City State ZIP

Daytime Phone No: (951) 686-8866 Fax No: (951) 686-9440

Engineer/Representative's Name: Broeske Architects & Assoc. E-Mail: JLB@BroeskeArchitects

Mailing Address: 4344 Latham St., # 100
Riverside ^{Street} CA 92501
City State ZIP

Daytime Phone No: (951) 300-1866 Fax No: (951) 300-1868

Property Owner's Name: Johnny Linare E-Mail: _____

Mailing Address: 5360 Mission Blvd.
Riverside, ^{Street} CA 92509
City State ZIP

Daytime Phone No: (951) 686-8866 Fax No: (951) 9440

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.

Ea 42110

CFG 05466

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.

Johnny LINAREZ [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.

Johnny LINAREZ [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Coloia LINAREZ [Signature]
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): 181-120-004^{and} 181-120-003

Section: 16 Township: 2 South Range: 5 West

Approximate Gross Acreage: 1.35 Ac

General location (nearby or cross streets): North of Driving Range, South of Mission, East of Wallace West of Crestmore

Thomas Brothers map, edition year, page number, and coordinates: 2008, pg. 685, 2/D

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):

The existing car sales business office will be relocated into one of the existing buildings. This building will be remodeled as indicated. The lot will be revised as proposed. This facility requires a Conditional Use Permit. The remaining retail business are permitted uses and do not need a CUP application for their uses.

Related cases filed in conjunction with this request:

NA

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?
None

Estimated amount of cut = cubic yards: _____
None

Estimated amount of fill = cubic yards _____

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

Import NA Export NA Neither _____

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

How many anticipated truckloads? NA truck loads.

What is the square footage of usable pad area? (area excluding all slopes) NA 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 12-16-08

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 Santa Ana River Region**

| | |
|----------------------------|---|
| Project File No. | |
| Project Name: | Auto Americana |
| Project Location: | 5360 Mission Blvd., Riverside, CA 92509 |
| Project Description | Used Car Dealership |

| Proposed Project Consists of or includes: | Yes | No |
|--|--------------------------|-------------------------------------|
| Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539). | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ² as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ³ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

¹Land area is based on acreage disturbed.

²The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf.

³The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

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

Planning Department

Ron Goldman · Planning Director

Set ID# CC005024

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: VAR01871 DATE SUBMITTED: 7/19/10

APPLICATION INFORMATION

Applicant's Name: Johnny Linarez TRIST FIELD E-Mail: tfield@rivcoeda.org

Mailing Address: 5360 Mission Blvd. 3403 Tenth St., Ste. 580
Riverside CA 92500 92501
City State ZIP

Daytime Phone No: (951) 686-8866 Fax No: (951) 686-9440

Engineer/Representative's Name: Broeske Architects & Associates E-Mail: jlb@broeskearchitects

Mailing Address: 4344 Latham St. Suite 100
Riverside CA 92501
City State ZIP

Daytime Phone No: (951) 300-1866 Fax No: (951) 300-1868

Property Owner's Name: Johnny Linarez E-Mail: _____

Mailing Address: 5360 Mission Blvd.
Riverside CA 92509
City State ZIP

Daytime Phone No: (951) 686-8866 Fax No: (951) 686-9440

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.

VAR03617 / EA42110 / CFG05466

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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.

JOHNNY LINAREZ
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

TRISH FIELD

[Signature]

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.

JOHNNY LINAREZ
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 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): 181-120-003, 181-120-004

Section: _____ Township: T2SR5W Range: 15, 16

Approximate Gross Acreage: 1.06

General location (nearby or cross streets): North of Capary Road, South of Mission Boulevard, East of Wallace Street, West of Crestmore Road

Thomas Brothers map, edition year, page number, and coordinates: 685, grid D-2

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):

Signage variance - height

Related cases filed in conjunction with this request:

CUP03617

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) _____

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) _____

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 _____ Export _____ Neither _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 45,000 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.tima.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 _____

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 Santa Ana River Region¹ | | |
|--|---|-------------------------------------|
| Project File No. | | |
| Project Name: | | |
| Project Location: | | |
| Project Description: | | |
| Project Applicant Information: | | |
| Proposed Project Consists of, or includes: | | YES NO |
| Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities. | <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"/> |
| 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"/> |
| Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ¹ Includes San Jacinto River watershed. ² Land area is based on acreage disturbed. ³ The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf . ⁴ The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html . | | |
| DETERMINATION: Circle appropriate determination. | | |
| If <u>any</u> question answered "YES" | Project requires a project-specific WQMP. | |
| If <u>all</u> 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. | |

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. 3617 / VARIANCE NO. 1871 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Johnny Linarez – Engineer/Representative: Broeske Architects & Associates, Inc. – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) – Location: southerly of Mission Boulevard and easterly of Wallace Street – 1.06 Gross Acres – Zoning: Rubidoux-Village Commercial (R-VC), East – **REQUEST:** The Conditional Use Permit proposes to permit an existing used automobile sales operation, "Auto Americana," and retail development with 4,820 square feet (10%) of landscaping area, thirty-one (31) parking spaces, twenty-six (26) of which are used for the storage of used cars being sold, and a sign program which includes two (2) 6 foot high tenant monument signs and affixed signage on all subject buildings pursuant to the attached Sign Program on a 1.06 gross (1.01 net) acre site with a floor area ratio of 0.27 (Commercial Retail requires a 0.20 - 0.35 floor area ratio). The site currently consists of an existing 2,500 square foot office building (Building A) and a 3,300 square foot retail building (Building B) that will be permitted and redeveloped. The existing auto repair shop, carport and mobile office are proposed for demolition. The Variance is a proposal to allow the sign program to exceed the number of free-standing signs per site identified in Ordinance 348, Section 19.8. Specifically, the two (2) 6 foot high tenant monument signs exceed the limit of one (1) free-standing sign per street frontage. – APN(s): 181-120-003 and 181-120-004. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: November 3, 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, Christian Hinojosa, at 951-955-0972 or email chinojos@rctlma.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: Christian Hinojosa
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/26/2000

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CUP03617 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.

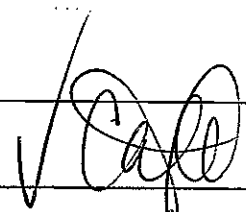
NAME: Vinnie Nguyen

TITLE GIS Analyst

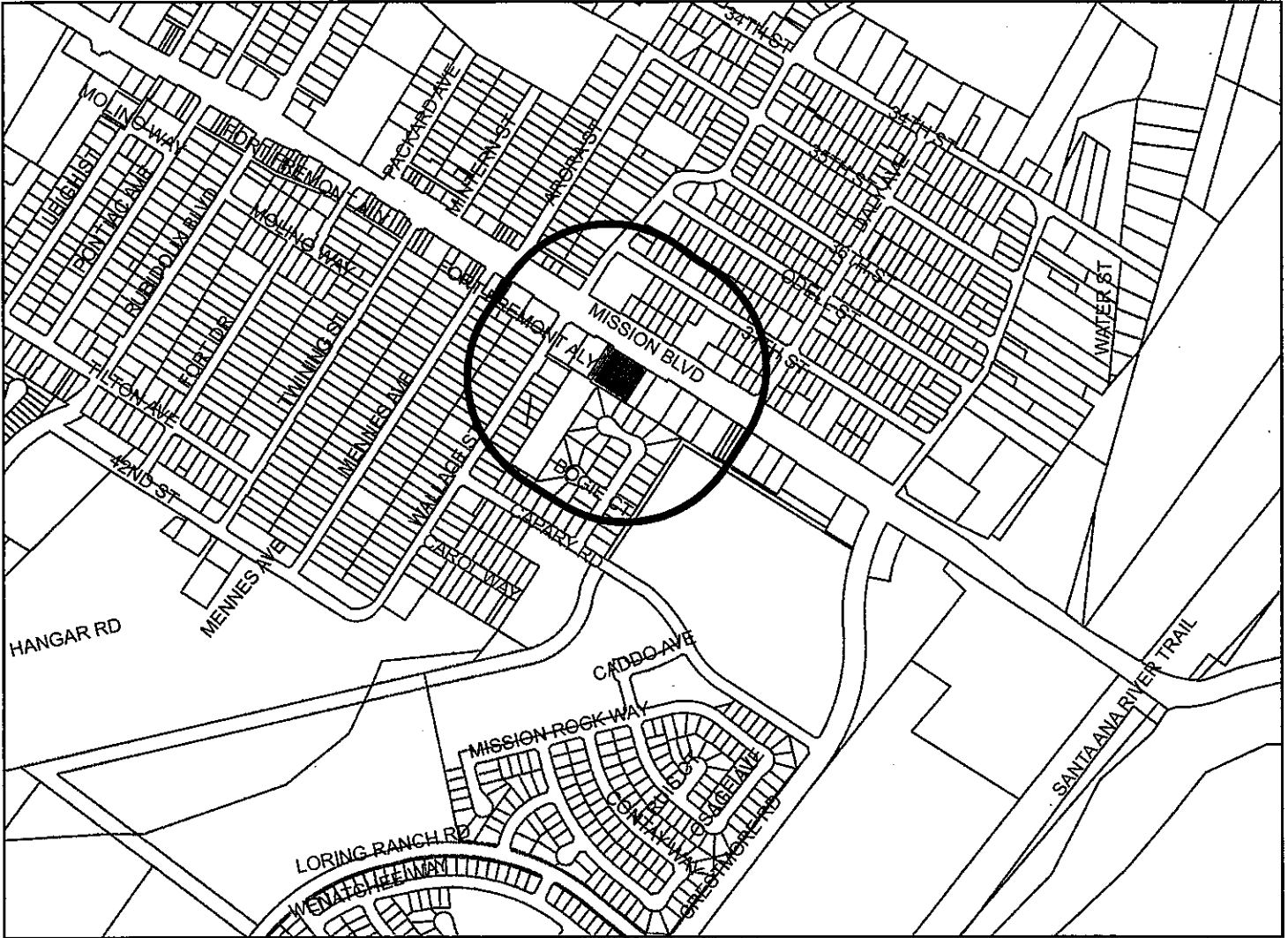
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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


exp: 1.26.11

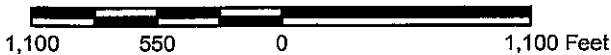
600 feet buffer



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 179-222-009 | 179-222-008 | 179-222-007 | 181-111-038 | 181-111-026 | 181-111-020 | 181-120-019 | 181-111-062 | 181-111-060 | 179-260-027 |
| 179-260-035 | 179-260-036 | 179-260-037 | 179-260-026 | 179-260-045 | 181-111-044 | 181-111-070 | 181-111-014 | 181-101-003 | 181-111-063 |
| 179-252-012 | 181-120-018 | 179-260-042 | 181-111-050 | 179-252-010 | 181-063-017 | 181-111-028 | 179-252-007 | 181-063-021 | 181-120-008 |
| 181-130-009 | 181-130-003 | 181-120-011 | 181-063-006 | 179-252-014 | 179-203-028 | 181-111-054 | 179-203-024 | 181-111-048 | 181-111-073 |
| 181-111-045 | 181-111-049 | 181-111-072 | 179-260-038 | 179-260-040 | 179-260-016 | 179-260-015 | 179-260-039 | 179-203-001 | 181-111-030 |
| 181-111-018 | 179-203-025 | 179-203-007 | 181-111-041 | 181-111-033 | 181-120-023 | 181-111-066 | 181-111-023 | 181-111-055 | 181-111-019 |
| 181-111-027 | 181-101-050 | 181-101-049 | 181-111-068 | 181-111-040 | 179-260-025 | 181-111-039 | 181-063-013 | 181-111-024 | 181-111-058 |
| 181-111-046 | 179-252-003 | 181-111-067 | 181-120-003 | 181-120-004 | 179-252-013 | 179-252-009 | 181-111-032 | 181-111-051 | 181-101-007 |
| 181-063-012 | 181-101-048 | 181-111-022 | 181-101-005 | 181-111-061 | 181-101-006 | 181-111-057 | 181-120-007 | 181-120-006 | 181-120-005 |

rst 90 parcels shown



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: 179222007, ASMT: 179222007
5431 MISSION BOULEVARD TRUST
C/O EMMA KUMA
7321 LINARES AVE
RIVERSIDE CA 92509

APN: 181111044, ASMT: 181111044
ARLTON L CLIFTON, ETAL
3937 DRIVING RANGE RD
RIVERSIDE CA. 92509

APN: 181111038, ASMT: 181111038
ABEL CRUZ
5358 BOGIE CT
RIVERSIDE CA. 92509

APN: 181111070, ASMT: 181111070
ARMANDO VALENZUELA
3910 WALLACE ST
RIVERSIDE CA. 92509

APN: 181111020, ASMT: 181111020
ABEL ONOFRE, ETAL
3882 WALLACE ST
RIVERSIDE CA 92509

APN: 181111014, ASMT: 181111014
ARTHUR B ALVAREZ
3940 WALLACE ST
RIVERSIDE CA. 92509

APN: 181120019, ASMT: 181120019
AHMAD R MOUSLMANI
1236 VIA DE SOL
SAN DIMAS CA 91773

APN: 181101003, ASMT: 181101003
AURORA LOAN SERVICES
10350 PARK MEADOWS DR
LITTLETON CO 80124

APN: 181111062, ASMT: 181111062
ALVARO RODRIGUEZ
3966 DRIVING RANGE RD
RIVERSIDE CA. 92509

APN: 181111063, ASMT: 181111063
BENJAMIN LOPEZ, ETAL
3976 DRIVING RANGE RD
RIVERSIDE CA. 92509

APN: 181111060, ASMT: 181111060
ANTHONY D MEDINA, ETAL
3946 DRIVING RANGE RD
RIVERSIDE CA. 92509

APN: 179252012, ASMT: 179252012
BIFFEL M REDFERN
P O BOX 65
JOSHUA TREE CA 92252

APN: 179260045, ASMT: 179260045
ARLIE W KIBBIE, ETAL
6848 37TH ST
RIVERSIDE CA 92509

APN: 181120018, ASMT: 181120018
BRENDA F HARRIS
P O BOX 6383
SANTA ROSA CA 95406

APN: 179260042, ASMT: 179260042
BRIGHT LIGHT CHURCH OF GOD & CHRIST INC
5365 26TH ST
RIVERSIDE CA 92509

APN: 181120008, ASMT: 181120008
COBRA ROUSHANZAMIR, ETAL
6 SABLE SANDS
NEWPORT COAST CA 92657

APN: 181111050, ASMT: 181111050
CARLOS MUNOZ
3856 DRIVING RANGE RD
RIVERSIDE CA. 92509

APN: 181130003, ASMT: 181130003
COUNTY OF RIVERSIDE
C/O REAL PROPERTY DIVISION
P O BOX 1180
RIVERSIDE CA 92502

APN: 179252010, ASMT: 179252010
CEASAR C VILLA
5355 37TH ST
RIVERSIDE CA. 92509

APN: 181120011, ASMT: 181120011
CREATIVE INV GROUP INC
2400 W MAGNOLIA BLV
BURBANK CA 91506

APN: 181063017, ASMT: 181063017
CHARLES BRUCE FAULKNER, ETAL
C/O MRS ANDRA
3660 ROOSEVELT ST
RIVERSIDE CA 92503

APN: 181063006, ASMT: 181063006
DAPHNE MORRIS
3835 WALLACE ST
RIVERSIDE CA. 92509

APN: 181111028, ASMT: 181111028
CHARLEY ROLAND COOPER
3898 WALLACE ST
RIVERSIDE CA 92509

APN: 179252014, ASMT: 179252014
DEMETRIO GARCIA, ETAL
5383 37TH ST
RIVERSIDE CA. 92509

APN: 179252007, ASMT: 179252007
CHELSEA LE NGUYEN, ETAL
5339 37TH ST
RIVERSIDE CA. 92509

APN: 179203028, ASMT: 179203028
DONALD V ENGELAUF, ETAL
8198 LAUREL PARK CIR
RIVERSIDE CA 92509

APN: 181063021, ASMT: 181063021
CHRISTINE M LAWSON
4383 OPAL ST
RIVERSIDE CA 92509

APN: 181111054, ASMT: 181111054
DUAINE MORALES, ETAL
3886 DRIVING RANGE RD
RIVERSIDE CA. 92509

APN: 179203024, ASMT: 179203024
EDDIE GREEN
3726 ARORA ST
RIVERSIDE CA. 92509

APN: 179203001, ASMT: 179203001
GABRIEL PORRAS, ETAL
913 S IRA CT
ANAHEIM CA 92804

APN: 181111048, ASMT: 181111048
ELIA MONTIEL
3863 DRIVING RANGE RD
RIVERSIDE CA. 92509

APN: 181111030, ASMT: 181111030
GARY L PYBURN, ETAL
5367 CAPARY RD
RIVERSIDE CA. 92509

APN: 181111073, ASMT: 181111073
ESMERALDA MENDOZA
3874 WALLACE ST
RIVERSIDE CA. 92509

APN: 181111018, ASMT: 181111018
GINA AHN
515 RICHE ST APT 106
CORONA CA 92879

APN: 181111045, ASMT: 181111045
EVELYN P OEHLERT
11926 SHOTGUN WAY
HELOTES TX 78023

APN: 179203025, ASMT: 179203025
GUDALUPE P NAVARRETE
3742 ARORA ST
RIVERSIDE CA. 92509

APN: 181111049, ASMT: 181111049
FABIOLA DIAZ
3857 DRIVING RANGE RD
RIVERSIDE CA. 92509

APN: 179203007, ASMT: 179203007
HAROLD F ELLIS
6160 HORIZON LN
RIVERSIDE CA 92509

APN: 181111072, ASMT: 181111072
FILIBERTO PLIEGO
3922 WALLACE ST
RIVERSIDE CA. 92509

APN: 181111041, ASMT: 181111041
HILMER E JOHNSON, ETAL
C/O FLORENCE JOHNSON
5357 BOGIE CT
RIVERSIDE CA. 92509

APN: 179260039, ASMT: 179260039
FRANK E HALSTEAD, ETAL
5473 CAMINO REAL
RIVERSIDE CA 92509

APN: 181111033, ASMT: 181111033
HOMESALES INC
C/O WASHINGTON MUTUAL BANK
7255 BAYMEADOWS WAY
JACKSONVILLE FL 32256

APN: 181111066, ASMT: 181111066
IGLESIA DE CRISTO ELIM RIVERSIDE INC
3850 WALLACE AVE
RIVERSIDE CA 92509

APN: 181111040, ASMT: 181111040
ISRAEL FERNANDEZ
5369 BOGIE CT
RIVERSIDE CA. 92509

APN: 181111023, ASMT: 181111023
IGLESIA DE CRISTO ELIM RIVERSIDE INC
3850 WALLACE ST
RIVERSIDE CA. 92509

APN: 179260025, ASMT: 179260025
JAMES R WINNER
5318 37TH ST
RIVERSIDE CA. 92509

APN: 181111055, ASMT: 181111055
IGNACIO RAMOS, ETAL
3896 DRIVING RANGE RD
RIVERSIDE CA. 92509

APN: 181111039, ASMT: 181111039
JESSIE JONES
5368 BOGIE CT
RIVERSIDE CA. 92509

APN: 181111027, ASMT: 181111027
IRENE RODRIGUEZ
3890 WALLACE ST
RIVERSIDE CA 92509

APN: 181063013, ASMT: 181063013
JESSIE R CARDENAS
3854 MENNES AVE
RIVERSIDE CA. 92509

APN: 181101050, ASMT: 181101050
IRMA V RODRIGUEZ
16801 MOUNT OLSEN CIR
FOUNTAIN VALLEY CA 92708

APN: 181111024, ASMT: 181111024
JESUS L CORTES, ETAL
3866 WALLACE ST
RIVERSIDE CA. 92509

APN: 181101049, ASMT: 181101049
IRMA V RODRIGUEZ
16801 MOUNT OLSON CIR
FOUNTAIN VALLEY CA 92708

APN: 181111046, ASMT: 181111046
JESUS L GUZMAN
3926 DRIVING RANGE RD
RIVERSIDE CA 92509

APN: 181111068, ASMT: 181111068
ISIDRA BERNAL
5375 CAPARY RD
RIVERSIDE CA. 92509

APN: 179252003, ASMT: 179252003
JESUS V MERCADO, ETAL
C/O VICKI MEIER
1669 TOPAZ DR
PERRIS CA 92571

APN: 181111067, ASMT: 181111067
JOHANA JANET ARCE
5381 CAPARY RD
RIVERSIDE CA. 92509

APN: 181063012, ASMT: 181063012
JOSE L SALITRE, ETAL
3866 MENNES AVE
RIVERSIDE CA. 92509

APN: 181120004, ASMT: 181120004
JOHNNY LINAREZ, ETAL
C/O LINAREZ FAMILY TRUST
6090 CLAY ST
RIVERSIDE CA 92509

APN: 181101048, ASMT: 181101048
JOSE SALITRE, ETAL
3904 MENNES AVE
RIVERSIDE CA. 92509

APN: 179252013, ASMT: 179252013
JORGE SILVA, ETAL
5377 37TH ST
RIVERSIDE CA. 92509

APN: 181111022, ASMT: 181111022
JOSEPH VALDEZ
1467 N KINGS RD
HOLLYWOOD CA 90069

APN: 179252009, ASMT: 179252009
JOSE CERDA GONZALEZ, ETAL
5351 37TH ST
RIVERSIDE CA. 92509

APN: 181101005, ASMT: 181101005
JUAN GONZALEZ, ETAL
3925 WALLACE ST
RIVERSIDE CA. 92509

APN: 181111032, ASMT: 181111032
JOSE CRISTOBAL MORA, ETAL
5345 CAPARY RD
RIVERSIDE CA. 92509

APN: 181111061, ASMT: 181111061
JUAN HERNANDEZ
3956 DRIVING RANGE RD
RIVERSIDE CA. 92509

APN: 181111051, ASMT: 181111051
JOSE ESPARZA
3864 DRIVING RANGE RD
RIVERSIDE CA. 92509

APN: 181101006, ASMT: 181101006
LARRY C ROMAN
P O BOX 3397
RIVERSIDE CA 92519

APN: 181101007, ASMT: 181101007
JOSE FLORES, ETAL
3951 WALLACE ST
RIVERSIDE CA. 92509

APN: 181111057, ASMT: 181111057
LARRY DON WALTON, ETAL
3916 DRIVING RANGE RD
RIVERSIDE CA. 92509

APN: 181120005, ASMT: 181120005
LIBORIO CORTEZ, ETAL
1905 DRIFTWOOD CT
PERRIS CA 92571

APN: 181111035, ASMT: 181111035
MANUEL ZAMORA, ETAL
3977 DRIVING RANGE RD
RIVERSIDE CA. 92509

APN: 181111059, ASMT: 181111059
LORENZO M QUINTERO, ETAL
3936 DRIVING RANGE RD
RIVERSIDE CA. 92509

APN: 181063008, ASMT: 181063008
MARIA ALFARO
3855 WALLACE ST
RIVERSIDE CA. 92509

APN: 179203026, ASMT: 179203026
LOUVINA E WELLS
3752 ARORA ST
RIVERSIDE CA 92509

APN: 181111047, ASMT: 181111047
MARIA E MARTINEZ
3873 DRIVING RANGE RD
RIVERSIDE CA. 92509

APN: 181120012, ASMT: 181120012
LUIS C AHUMADA
P O BOX 56839
RIVERSIDE CA 92517

APN: 181063011, ASMT: 181063011
MARTIN CARLOS
3876 MENNES AVE
RIVERSIDE CA. 92509

APN: 181120013, ASMT: 181120013
LUIS C AHUMADA
317 MURPHY AVE
RIVERSIDE CA 92507

APN: 179252008, ASMT: 179252008
MARTIN CATALAN, ETAL
5341 37TH ST
RIVERSIDE CA. 92509

APN: 181101052, ASMT: 181101052
LUIS TINOCO
3915 WALLACE ST
RIVERSIDE CA. 92509

APN: 179260044, ASMT: 179260044
MIGUEL AHUMADA
12600 WILLOW TREE AVE
MORENO VALLEY CA 92553

APN: 181101002, ASMT: 181101002
MANMOHAN SHARMA
18511 NORWALK BLV
ARTESIA CA 90701

APN: 181063019, ASMT: 181063019
MYUNG BO KIM
1041 SANDLEWOOD AVE
LA HABRA CA 90631

APN: 181120022, ASMT: 181120022
NEAL T BAKERS ENTERPRISE
1875 BUSINESS CENTER DR
SAN BERNARDINO CA 92408

APN: 181120017, ASMT: 181120017
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O REAL PROPERTY DIV
P O BOX 1180
RIVERSIDE CA 92502

APN: 181111056, ASMT: 181111056
NEPTALI D ZAMORA, ETAL
3906 DRIVING RANGE
RIVERSIDE CA 92509

APN: 179203027, ASMT: 179203027
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O AMELIA M VAILUU
3525 14TH ST
RIVERSIDE CA 92501

APN: 181130008, ASMT: 181130008
OLD PLANTATION INV
4637 E SUNSET DR
PHOENIX AZ 85028

APN: 181111015, ASMT: 181111015
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O REAL PROP DIVISION
P O BOX 1180
RIVERSIDE CA 92502

APN: 179252006, ASMT: 179252006
PORFIRIO ROSETTI LEMUS
5337 37TH ST
RIVERSIDE CA. 92509

APN: 179260004, ASMT: 179260004
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O AMELIA M VAILUU
3525 14TH ST
RIVERSIDE CA 92501

APN: 179203003, ASMT: 179203003
RAFAEL MURILLO, ETAL
3745 WALLACE ST
RIVERSIDE CA. 92509

APN: 179252004, ASMT: 179252004
REGINO M BARCENAS, ETAL
5325 37TH ST
RIVERSIDE CA. 92509

APN: 181111036, ASMT: 181111036
REBECA FUENTES
3967 DRIVING RANGE RD
RIVERSIDE CA. 92509

APN: 181111043, ASMT: 181111043
RICARDO ODRIOSOLA, ETAL
3947 DRIVING RANGE RD
RIVERSIDE CA. 92509

APN: 179222010, ASMT: 179222010
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O AMELIA M VAILUU
3525 14TH ST
RIVERSIDE CA 92501

APN: 179252015, ASMT: 179252015
RIVERSIDE HOUSING DEV CORP
4250 BROCKTON AVE STE 200
RIVERSIDE CA 92501

APN: 181111037, ASMT: 181111037
ROBERT C SMITH, ETAL
5346 BOGIE CT
RIVERSIDE CA. 92509

APN: 181111052, ASMT: 181111052
SUZANNE DAVIS KOWAHL, ETAL
11550 RANGEVIEW RD
MIRA LOMA CA 91752

APN: 181063004, ASMT: 181063004
ROGER VANTUINEN, ETAL
7725 BOBCAT LN
HIGHLAND CA 92346

APN: 181111031, ASMT: 181111031
TAE SEUNG LEE, ETAL
5357 CAPARY RD
RIVERSIDE CA. 92509

APN: 181063014, ASMT: 181063014
RUBIDOUX COMMUNITY SERVICES DIST
3590 RUBIDOUX BLV
RIVERSIDE CA 92509

APN: 179252005, ASMT: 179252005
THARWAT SAMI ELMASSRY
18672 FLORIDA ST NO 302A
HUNTINGTON BEACH CA 92648

APN: 181063016, ASMT: 181063016
RUBIDOUX COMMUNITY SERVICES DIST
3590 RUBIDOUX BL
RIVERSIDE CA 92509

APN: 181111042, ASMT: 181111042
TOMAS VELAZQUEZ, ETAL
5345 BOGIE CT
RIVERSIDE CA. 92509

APN: 179260041, ASMT: 179260041
RUBIDOUX FULL GOSPEL CHURCH GOD IN CHRIST
P O BOX 33065
RIVERSIDE CA 92519

APN: 181063007, ASMT: 181063007
VERONICA A CASTELLON
5841 BRONCO LN
RIVERSIDE CA 92509

APN: 181063010, ASMT: 181063010
SAMUEL E CANALES, ETAL
3571 WALLACE ST
RIVERSIDE CA 92509

APN: 181111071, ASMT: 181111071
VICENTE GOMEZ, ETAL
3950 WALLACE ST
RIVERSIDE CA. 92509

APN: 181063018, ASMT: 181063018
SOON H LIM
2720 LA SALLE POINTE
CHINO HILLS CA 91709

APN: 181101001, ASMT: 181101001
VINCENT GONZALES, ETAL
3899 WALLACE ST
RIVERSIDE CA. 92509

APN: 181111053, ASMT: 181111053
VINCENT V PHAM
3880 DRIVING RANGE RD
RIVERSIDE CA. 92509

APN: 181111010, ASMT: 181111010
WILLIAM W GRAF, ETAL
GREG GRAF
5385 CAPARY RD
RIVERSIDE CA. 92509

APN: 179203002, ASMT: 179203002
YADIRA J IHMUD
5126 LEO ST
SAN DIEGO CA 92115

APN: 179252011, ASMT: 179252011
YOLANDA RAMIREZ
6 JUAN CIR
PALM SPRINGS CA 92262

ATTN: Mr. Snyder
Community Services District,
City of Rubidoux
3590 Rubidoux Blvd.
Riverside, CA 92509-4525

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: General Manager
Flabob Airport
4130 Mennes Ave., Office
Riverside, CA 92509-8717

Growth Managment,
U.S. Postal Service
P.O. Box 19001
San Bernardino, CA 92423

Jurupa Area Recreation & Park District
4810 Pedley Rd.
Riverside, CA 92509

Applicant/Owner:
Johnny Linarez
5360 Mission Boulevard
Riverside, CA 92509

Engineer:
Jim Broeske
Broeske Architects & Associates, Inc.
4344 Latham Street, Suite 100
Riverside, CA 92501

Applicant's Representative:
Trish Field
Riverside County EDA
3403 10th Street, 4th Floor
Riverside, CA 92501

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
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.

EA42110, Conditional Use Permit No. 3617, Variance No. 1871

Project Title/Case Numbers

Christian Hinojosa
County Contact Person

(951) 955-0972
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Johnny Linarez
Project Applicant

5360 Mission Boulevard; Riverside, CA 92509
Address

Southerly of Mission Boulevard and easterly of Wallace Street
Project Location

The Conditional Use Permit proposes to permit an existing used automobile sales operation, "Auto Americana," and retail development with 4,820 square feet (10%) of landscaping area, thirty-one (31) parking spaces, twenty-six (26) of which are used for the storage of used cars being sold, and a sign program which includes two (2) 6 foot high tenant monument signs and affixed signage on all subject buildings pursuant to the attached Sign Program on a 1.06 gross (1.01 net) acre site with a floor area ratio of 0.27 (Commercial Retail requires a 0.20 - 0.35 floor area ratio). The site currently consists of an existing 2,500 square foot office building (Building A) and a 3,300 square foot retail building (Building B) that will be permitted and redeveloped. The existing auto repair shop, carport and mobile office are proposed for demolition.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 3, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,010.25 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the 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

Project Planner

Title

August 26, 2010

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42110 ZCFG05466 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

NEGATIVE DECLARATION

Project/Case Number: EA42110, Conditional Use Permit No. 3617, Variance No. 1871

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Christian Hinojosa Title: Project Planner Date: August 26, 2010

Applicant/Project Sponsor: Johnny Linarez Date Submitted: December 23, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Christian Hinojosa at (951) 955-0972.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42110 ZCFG05466 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0814217

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: TRISH FIELD \$64.00
paid by: CK 1444
CALIFORNIA FISH AND GAME FOR EA42110
paid towards: CFG05466 CALIF FISH & GAME: DOC FEE
at parcel: 5378 MISSION BLV RIV
appl type: CFG3

By _____ Dec 23, 2008 14:39
SBROSTRO posting date Dec 23, 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

A* REPRINTED * R1009297

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: TRISH FIELD \$2,010.25
paid by: JV 0001399638
CALIFORNIA FISH AND GAME FOR EA42110
paid towards: CFG05466 CALIF FISH & GAME: DOC FEE
at parcel: 5378 MISSION BLV RIV
appl type: CFG3

By _____ Aug 19, 2010 12:00
GLKING posting date Aug 19, 2010

| Account Code | Description | Amount |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST | \$2,010.25 |

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

Agenda Item No.: 4.2
Area Map: Jurupa
Zoning District: Rubidoux
Supervisory District: Second
Project Planner: Christian Hinojosa
Planning Commission: November 3, 2010
Continued From: September 15, 2010

Conditional Use Permit No. 3625
CEQA Exempt
Applicant: F & M Realty Corp.
Engineer/Representative: Bruce Rudman
Architects & Engineers

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3625 proposes to add 984 square feet to an existing 6,774 square foot building previously used for a hardware store and converting into a 7,758 square foot convenience market, La Famosa Market #6, with the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption; add 829 square feet to an existing 428 square foot laundromat with a total building area of 1,257 square feet; legalize an existing detached 774 square foot retail building to be used as a restaurant; modify existing building elevations with related improvements; and add 2,222 square feet (10%) of landscaping area with 17 parking spaces.

The project site is located in the Community of Rubidoux of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of Mission Boulevard, southerly of Arbuckle School Road and easterly of Rubidoux Boulevard.

FURTHER PLANNING CONSIDERATIONS:

October 4, 2010

The project was continued from the September 15, 2010 Planning Commission per the Applicant's request to meet with Planning staff in order resolve any outstanding issues. As of this writing, no meetings have occurred with the Applicant and Planning staff.

ISSUES OF POTENTIAL CONCERN:

Parking - The project proposes 7,758 square feet of gross floor area for a convenience market, 1,257 square feet of gross floor area for a laundromat, and approximately 200 square feet of serving area for a restaurant for a total project parking requirement of 49 spaces. The project is providing a total of 17 parking spaces. The project is currently under parked by 32 parking spaces (65%). In order to meet the parking requirement, the proposed building square footage will need to be reduced significantly to meet Ordinance No. 348, Section 18.12. Off-Street Vehicle Parking.

Liquor License - As a result of staff's field visit and additional review, the proposed liquor license may cause significant impact to the public's health, safety and welfare. Furthermore, it may cause an undue burden to vehicle traffic impacts to the surrounding land uses due to the following reasons:

- a. The project site is located within 100 feet south and west of existing and habited residences.
- b. The project is located within 1,000 feet from the Church of God Seventh Day Word, Pentecostal Church of God of America and Church of God in Christ Light of the World.
- c. Ina Arbuckle Elementary School is located within 400 feet east from the project site.
- d. Stater Bros. Supermarket currently operating with a type 21 liquor license is located within 300 feet south from the project site.

As such, the Planning Department and the Redevelopment Agency do not support the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption on the project due to a potential increase for vehicular accidents and a potential increase in criminal activity that would be in close proximity to the elementary school, places of religious worship, residences and surrounding businesses.

Outstanding Comments - The applicant has outstanding comments from the latest Land Development Committee (LDC) meeting on August 20, 2009 from the following Departments: Planning, Geology, Landscaping, Transportation and Environmental Health, which are included within this report and have not been submitted as of the writing of this report.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing Land Use (Ex. #1): | Commercial |
| 2. Surrounding Land Use (Ex. #1): | Commercial to the north, single family residences to the south and west, and vacant land to the east. |
| 3. Existing Zoning (Ex. #2): | Rubidoux-Village Commercial (R-VC), Center |
| 4. Surrounding Zoning (Ex. #2): | Rubidoux-Village Commercial (R-VC), Center to the north, south, east and west. |
| 5. General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) |
| 6. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the north, south, east and west. |
| 7. Project Data: | Total Acreage: 0.51 Gross Total Number of Existing Buildings: 2 Total Proposed & Existing Building Area: 9,789 Square Feet Total Proposed Landscape Area: 2,222 Sq. Ft. (10%) Total Proposed Parking Spaces: 17 Liquor License Type: 21 |
| 8. Environmental Concerns: | CEQA Exempt Per Section 15270, Projects Which Are Disapproved |

RECOMMENDATIONS:

DENIAL of **CONDITIONAL USE PERMIT NO. 3625**, based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is not consistent with the Rubidoux-Village Commercial (R-VC), Center zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is not consistent with the adopted policies of the Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area).
4. The public's health, safety and general welfare are not protected through project design.
5. The proposed project is not compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

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: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the Jurupa Area Plan.
2. The proposed use, convenience market with the sale of beer, wine and distilled spirits (Type 21) for off premises consumption, is a permitted use in the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the north, south, east and west.
4. The project does not provide sufficient information to determine whether the proposed project is consistent with applicable County Ordinances including Ordinance No. 348 since the project has outstanding comments from the latest Land Development Committee (LDC) meeting on August 20, 2009 from the following Departments: Planning, Geology, Landscaping, Transportation and Environmental Health. Therefore, the project is not consistent with applicable County Ordinances including Ordinance No. 348, and the public's health, safety and general welfare cannot be protected.
5. The zoning for the subject site is Rubidoux-Village Commercial (R-VC), Center.
6. The proposed use, convenience market with the sale of beer, wine and distilled spirits (Type 21) for off premises consumption, is a permitted use, subject to approval of a conditional use permit in the Rubidoux-Village Commercial (R-VC), Center zone.
7. According to Ordinance 348, Section 18.12, parking calculations shall be 1 space per 200 square feet of gross floor area for freestanding convenience markets, liquor stores and supermarkets; 1 space per 250 square feet of gross floor area for laundries, self-serve; and 1 space per 45 square feet of serving area plus 1 space per 2 employees for restaurants with the sale and consumption on the premises of food and beverages. The project proposes 7,758 square feet of gross floor area for a convenience market, 1,257 square feet of gross floor area for a laundromat, and

approximately 200 square feet of serving area for a restaurant for a total project parking requirement of 49 spaces. However, the project is providing a total of 17 parking spaces and this will make the project currently under parked by 32 parking spaces (65%).

8. The project site is surrounded by properties which are zoned Rubidoux-Village Commercial (R-VC), Center to the north, south, east and west.
9. Within the vicinity of the proposed project there is commercial to the north, single family residences to the south and west, and vacant land to the east.
10. The Redevelopment Development Agency (RDA) has reviewed the proposed project and has determined that the project is not consistent with the objectives of the Jurupa Valley Redevelopment Project Area (JVPA). The RDA letter dated April 21, 2010 found the proposed project to be under parked and the project site unable to accommodate the minimum parking requirement as currently proposed. In addition, the RDA concluded that the sale of alcoholic beverages for off-premise consumption may negatively impact the surrounding area due to a potential increase in criminal activity. The RDA found this to be of special concern due to the close proximity of the proposed project to an elementary school. Therefore, the project is not compatible with the present and future logical development of the area.
11. The project is located within census tract 402.04. The year 2000 census population for census tract 402.04 was 3,508 persons according to the US Census Bureau (Census 2000 Summary File 3).
12. The maximum concentration level for General Liquor License (Type 21) is combined with Beer and Wine (Type 20) and limited to one per 1,250 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code 23817.5).
13. Two (2) combined (Type 20 and Type 21) licenses are currently issued in Census Tract 402.04. This is approximately 0.71 licenses per 1,250 persons. Census tract 402.04 is currently not over concentrated with Type 20 and Type 21 combined liquor licenses. Therefore, a Public Necessity and Convenience finding is not required.
14. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
15. The project site is located within 100 feet of existing and habited residences.
16. The project is located within 1,000 feet from the Church of God Seventh Day Word, Pentecostal Church of God of America and Church of God in Christ Light of the World.
17. The project is located within 400 feet of Ina Arbuckle Elementary School.
18. The site is located within 100 feet south and west of existing and habited residences, Ina Arbuckle Elementary School is located within 400 feet east from the project site, and Stater Bros. Supermarket currently operating with a type 21 liquor license is located within 300 feet south from the project site. In addition, the project is currently under parked. This can cause undue burden to vehicle traffic impacts to these surrounding land uses by creating traffic congestion that may result in a potential increase of vehicular accidents. The sale of alcoholic beverages for off-premise consumption can also result in a potential increase in criminal activity that would be in

close proximity to the elementary school, places of religious worship, residences and surrounding businesses.

19. The proposed use is subject to the California Environmental Quality Act Section No. 15270, Projects Which Are Disapproved.

- (a) CEQA does not apply to projects which a public agency rejects or disapproves.
- (b) This section is intended to allow an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that the project cannot be approved.
- (c) This section shall not relieve an applicant from paying the costs for an EIR or negative declaration prepared for his project prior to the lead agency's disapproval of the project after normal evaluation and processing.

The Planning Department and the Redevelopment Agency found that the proposed use, convenience market with the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption, is not consistent with the zoning or surrounding uses since the project is under parked by 65% and may cause undue vehicle traffic impacts and a potential increase in criminal activity to the elementary school, places of religious worship, residences and surrounding businesses.

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. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - b. A City of Sphere of Influence;
 - c. The SKR Fee Area (Ordinance No. 663.10);
 - d. An Agriculture Preserve;
 - e. A WRCMSHCP Criteria Cell;
 - f. A Policy Area;
 - g. A High Fire area;
 - h. A County Fault Zone;
 - i. A Flood Zone;
 - j. An Area Drainage Plan Area; or,
 - k. A Dam Inundation Area.
- 3. The project site is located within:
 - a. The Boundaries of the Jurupa Area Plan;
 - b. An MSHCP Fee Area (Ordinance No. 810);
 - c. A Development Impact Fee Area (Ordinance No. 659);
 - d. The Rubidoux Community Service District;
 - e. A Circulation Element Right-Of-Way (Arterial 128' ROW);
 - f. The Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area);
 - g. The Flabob Airport Influence Area Zone D;

- h. A High Paleontological Potential (High A);
 - i. An Area High Liquefaction Potential;
 - j. An Area Susceptible to Subsidence; and,
 - k. The boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 179-160-003.
 5. This project was filed with the Planning Department on July 8, 2009.
 6. This project was reviewed by the Land Development Committee 1 time on the following date August 20, 2009.
 7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$9,646.14.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03625

VICINITY/POLICY AREAS

Supervisor Tavaglioni
District 2

Date Drawn: 08/02/10
Vicinity Map



RUBIDOUX VILLAGE POLICY AREA

Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 16

Assessors Bk. Pg. 179-16
Thomas Bros. Pg. 685 D2
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>



RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03625

LAND USE

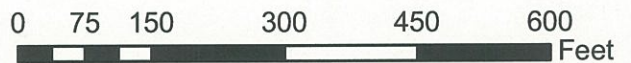
Supervisor Tavaglioni
District 2

Date Drawn: 8/02/10
Exhibit 1



Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 16

Assessors Bk. Pg. 179-16
Thomas Bros. Pg. 685 D2
Edition 2009



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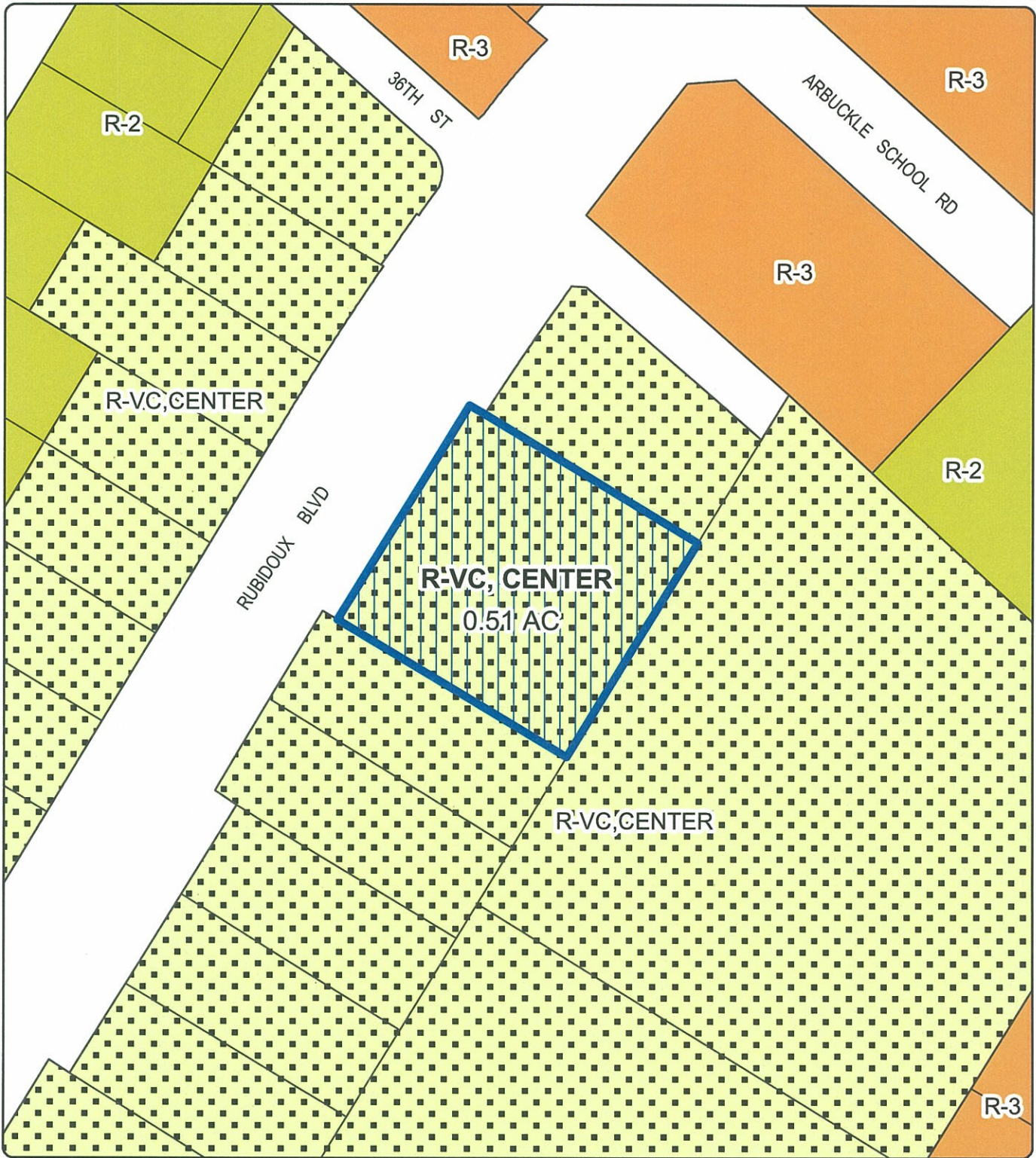
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03625

EXISTING ZONING

Supervisor Tavaglioni
District 2

Date Drawn: 8/02/10
Exhibit 2



Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 16

Assessors Bk. Pg. 179-16
Thomas Bros. Pg. 685 D2
Edition 2009



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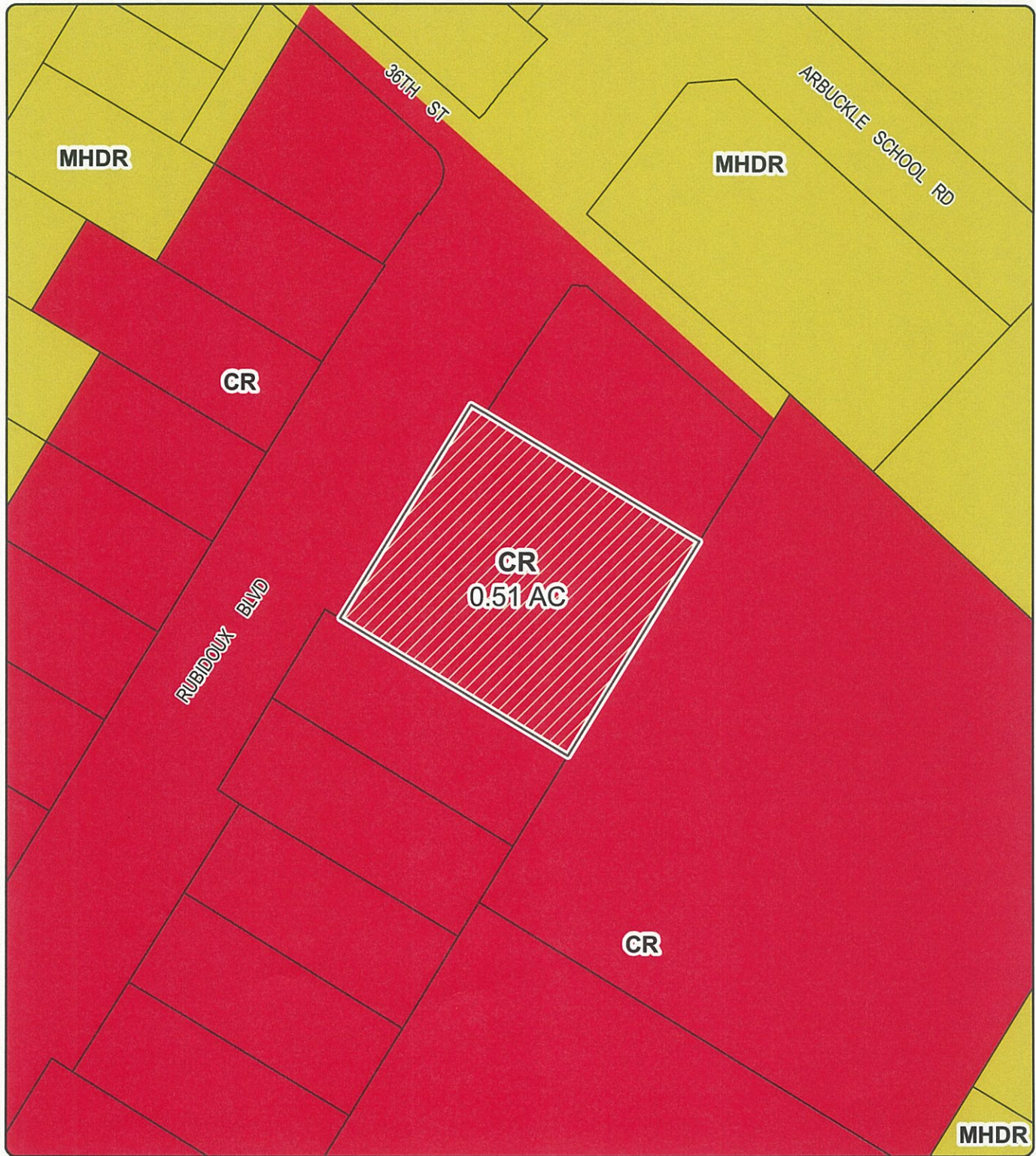
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03625

Supervisor Tavaglioni
District 2

EXISTING GENERAL PLAN

Date Drawn: 8/02/10
Exhibit 5



Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 16

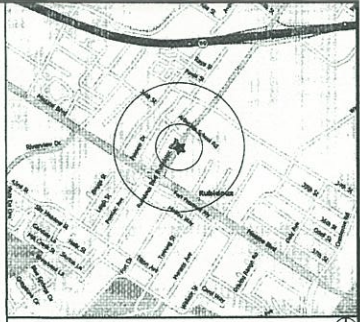
Assessors Bk. Pg. 179-16
Thomas Bros. Pg. 685 D2
Edition 2009



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MINOR PLOT PLAN EXHIBIT REQUIREMENTS

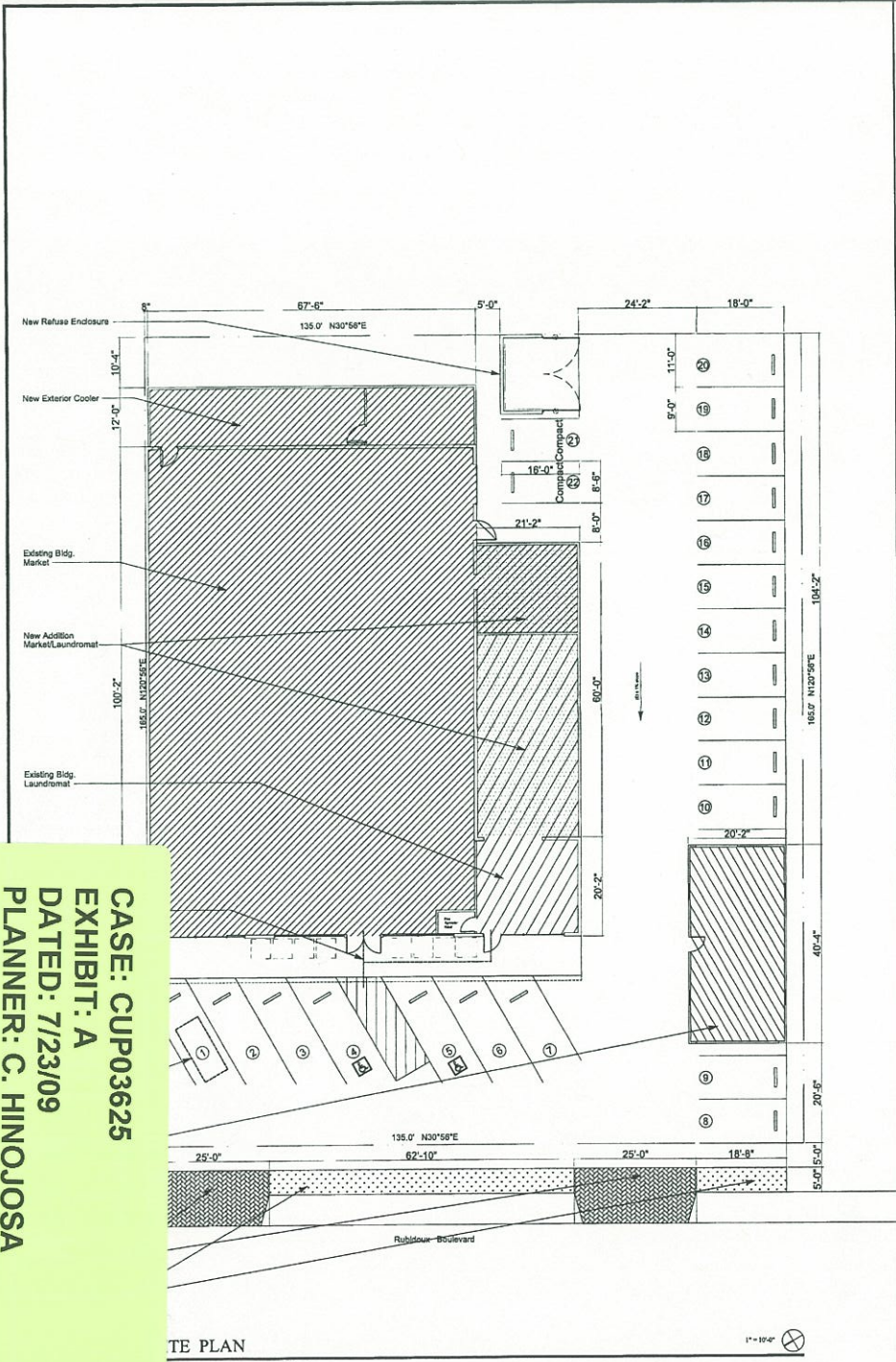
1. F&M Realty Corp. (Applicant)
Marwen Rahman
541 West Marshall Boulevard
San Bernardino, CA 92405
909.882.4175
2. F&M Realty Corp. (Landlord)
Marwen Rahman
541 West Marshall Boulevard
San Bernardino, CA 92405
909.882.4175
3. Bruce Rudman Architects + Engineers (Exhibit Preparer)
11301 Olympic Boulevard - 541
Los Angeles, CA 90064
310.393.2727
4. APN #179-160-003
3650 Rubidoux Boulevard
Riverside, CA 92509
5. Scale as noted
6. North as noted
7. Exhibit prepared 6 May 2009
8. Title of exhibit as noted
9. APN: 179160003
Recorded book/page: RS 12443
Subdivision name: N/A
Lot/Parcel: 3, Block: N/A
10. Dimensions as noted, .554 Acres/51 Acres
11. Vicinity as noted
12. Thomas Bros Guide Page 685, Grid D2 (per Riverside County GIS 25 February 2009)
13. Lot lines as noted
14. Existing zoning: R-VC, Center
15. Existing adjacent properties zoning: R-VC, Center
16. School District: Jurupa Unified
Water: Western Municipal Water District (WMWD)
Sewer: Western Municipal Water District (WMWD)
Gas: Southern California Gas Company
Electricity: Southern California Edison (SCE)
Telephone: Verizon
Cable: Charter Cable
17. As noted
18. N/A
19. N/A
20. N/A (Existing)
21. As noted
22. As noted
23. As noted
24. As noted
25. As noted
26. As noted
27. As noted
28. As noted
29. Pending (EDA Facade Program in process)



VICINITY MAP No Scale

CODE SUMMARY

| | |
|----------------------------|---|
| Owner: | F&M Realty Corp. - Marwen Rahman 909.882.4175 / 909.659.9935 |
| Project Address: | 3650 Rubidoux Boulevard Riverside, California 92509 |
| Zone: | R-VC, Center |
| Assessor Parcel Number: | 179-160-003 |
| Type of Construction: | V-B Sprinklered |
| Building Area: | 6,986 sq. ft. - Market |
| | 772 sq. ft. - Coolers |
| | 1,257 sq. ft. - Laundromat |
| | 374 sq. ft. - Water |
| | 9,789 sq. ft. - Total |
| Water District: | Western Municipal Water District |
| Superintendental District: | John Tawegloore, District 2 |



SITE PLAN

1" = 10'-0"

CASE: CUP03625
EXHIBIT: A
DATED: 7/23/09
PLANNER: C. HINOJOSA

The State of California Department of Industrial Relations, Division of Occupational Safety and Health, hereby certifies that this plan complies with the requirements of the California Labor Code, Section 6320, and the California Code of Regulations, Title 8, Section 3203.

| | |
|------------|------------|
| RE-SSUC | BR |
| DRAWN | As Noted |
| SCALE | 6 May 2009 |
| DATE | 09.001.00 |
| JOB NUMBER | |

The Engineer and Planner have prepared these drawings to the best of their knowledge and belief, and they are not responsible for any errors or omissions, or for any consequences arising from the use of these drawings. The user of these drawings is advised to verify all dimensions and conditions prior to construction. Cross check all proposed walls, soffits and cabinetry dimensions. Any conflicts between construction documents and applicable codes or any changes or deviations to the information contained herein must be brought to the attention of the Architect prior to proceeding.

RE-ISSUE _____
DRAWN _____ BR
SCALE _____ As Noted
DATE _____ 9 April 2009
JOB NUMBER _____ 09.001.00

NOTE: Contractor to verify all field conditions and dimensions prior to construction. Cross check all proposed walls, soffits and cabinetry dimensions. Any conflicts between construction documents and applicable codes or any changes or deviations to the information contained herein must be brought to the attention of the Architect prior to proceeding.

All exits are existing and accessible to persons with disabilities and shall maintain thresholds less than 1/2" above adjacent floor surface. The bottom 10" of all new doors shall have a smooth surface. Hardware to be single action placed between 30-40" A.F.F. with operating pressure of 2lbs. maximum.

All aisles and wall-ways between fixed furniture, cabinetry, equipment, and walls for normal path of access shall be 3'-0" clear minimum unless noted and/or dimensioned.

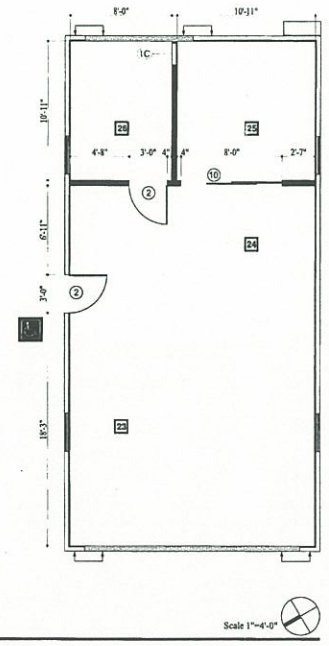
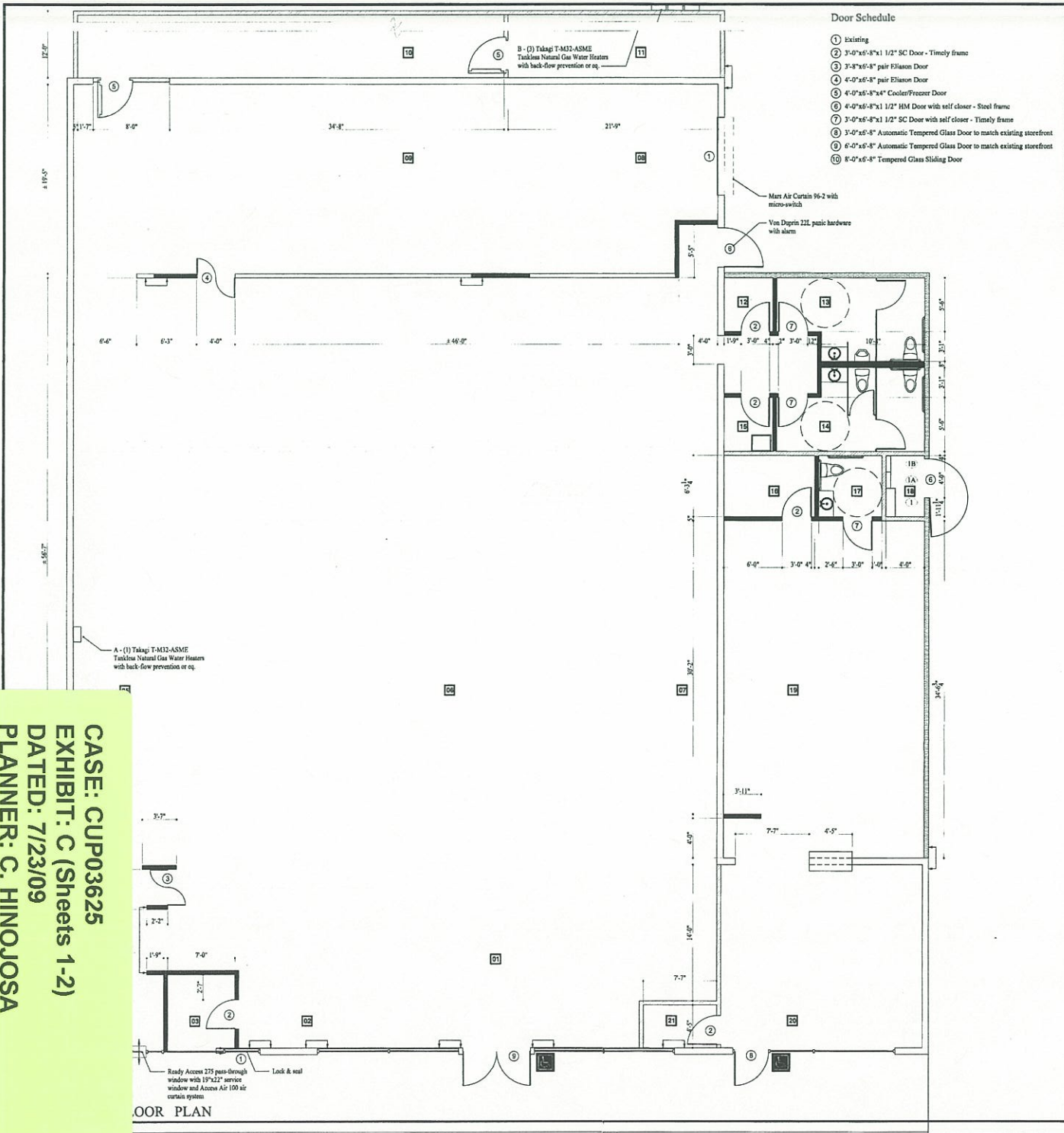
Provide International Symbol of Accessibility at all locations as marked on plan. Symbol shall be a white figure on blue background mounted at 60" A.F.F.

- 01 CASHIERS
- 02 CUSTOMER SERV.
- 03 OFFICE
- 04 KITCHEN
- 05 MEAT CASE
- 06 MERCHANDISE
- 07 DRINK COOLER
- 08 DELIVERY
- 09 DRY STORAGE
- 10 COOLER
- 11 FREEZER
- 12 LOCKER ROOM
- 13 M- RESTROOM
- 14 W- RESTROOM
- 15 JANITOR
- 16 STORAGE
- 17 RESTROOM
- 18 ELECTRICAL
- 19 WASHERS/DRYERS
- 20 WASHERS/WAIT
- 21 FIRE RISER
- 22 BAR-B-QUE
- 23 WATER RETAIL
- 24 CASHIER
- 25 WATER FILTERS
- 26 STORAGE

- Existing Wall to remain.
- New Wall 2x6 stud with 3 coat cement plaster over metal lath over 60 min. Grade "D" paper (2 layers @ plywood), 8-13; 5/8" Type "X" gyp. board
- New Wall 2x4 stud with 5/8" gyp. board each side to ceiling
- New 1 Hour Wall 2x6 stud with 5/8" Type "X" gyp. board each side to roof deck
- New Furred Wall 1 1/2" furring strips with 5/8" gyp. board to ceiling
- New 1/2 Wall 2x6 stud with 3 coat cement plaster over metal lath over 60 min. Grade "D" paper (2 layers @ plywood) each side to 48" A.F.F.
- New Exterior Panel System Cooler/Freezer by others

Door Schedule

- 1 Existing
- 2 3'-0"x6'-8" x 1 1/2" SC Door - Timely frame
- 3 3'-8"x6'-8" pair Elison Door
- 4 4'-0"x6'-8" pair Elison Door
- 5 4'-0"x6'-8"x4" Cooler/Freezer Door
- 6 4'-0"x6'-8"x1 1/2" HM Door with self closer - Steel frame
- 7 3'-0"x6'-8"x1 1/2" SC Door with self closer - Timely frame
- 8 3'-0"x6'-8" Automatic Tempered Glass Door to match existing storefront
- 9 6'-0"x6'-8" Automatic Tempered Glass Door to match existing storefront
- 10 8'-0"x6'-8" Tempered Glass Sliding Door



FLOOR PLAN

DO NOT SCALE DRAWINGS

CASE: CUP03625
EXHIBIT: C (Sheets 1-2)
DATED: 7/23/09
PLANNER: C. HINOJOSA

REVISIONS

RE-ISSUE
DRAWN BY
SCALE AS NOTED
DATE 9 Apr 2001
JOB NUMBER 09.001.D

| MARK | QTY | MODEL | DESCRIPTION | QTY | SIZE | HP | VOLT | AMP |
|------|-----|-------|--|-----|------|-------|------|------------|
| 1 | 2 | 830 | ADVANCE - 3 COMP BINK 2 DRAIN BOARDS | | | | | |
| 2 | 1 | 830 | STAINLESS STEEL 1/2" X 24" X 60" WITH 1/2" DRAIN BOARD | | | | | |
| 3 | 1 | 830 | ADVANCE - 3 COMP PREP BINK - 1/2" X 24" X 72" STAINLESS STEEL PROVIDED WITH 1/2" DRAIN BOARD | | | | | |
| 4 | 1 | 830 | EAGLE - WORK TABLE | | | | | |
| 5 | 1 | 830 | AMERICAN FRIDGE (4) BURNER RANGE | | | 11000 | 240 | |
| 6 | 1 | 830 | ADVANCE - 1 COMP PREP BINK - 1/2" X 24" X 72" STAINLESS STEEL PROVIDED WITH 1/2" DRAIN BOARD | | | | | |
| 7 | 1 | 830 | ROYAL - STAINLESS STEEL 1/2" SINK | | | | | |
| 8 | 1 | 830 | ROYAL - SINK | | | 120 | 15 | 30 AMP DCT |
| 9 | 1 | 830 | ROYAL - SINK | | | 120 | 15 | 30 AMP DCT |
| 10 | 1 | 830 | ROYAL - SINK | | | 120 | 15 | 30 AMP DCT |
| 11 | 1 | 830 | TYLER - 8" DRY PRODUCE CAGE W/ 2 BINS | | | 120 | 3 | 40 AMP DCT |
| 12 | 1 | 830 | OLD RECOVERY - BASK PROTECTOR | | | 120 | 3 | 40 AMP DCT |
| 13 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 14 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 15 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 16 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 17 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 18 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 19 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 20 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 21 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 22 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 23 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 24 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 25 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 26 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 27 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 28 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 29 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 30 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 31 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 32 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 33 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 34 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 35 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 36 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 37 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 38 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 39 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 40 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 41 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 42 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 43 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 44 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 45 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 46 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 47 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 48 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 49 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |
| 50 | 1 | 830 | RYOBI - MEAT CHOPPER | | | 115 | 100 | 30 AMP DCT |

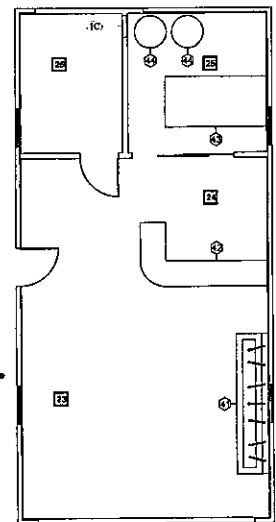
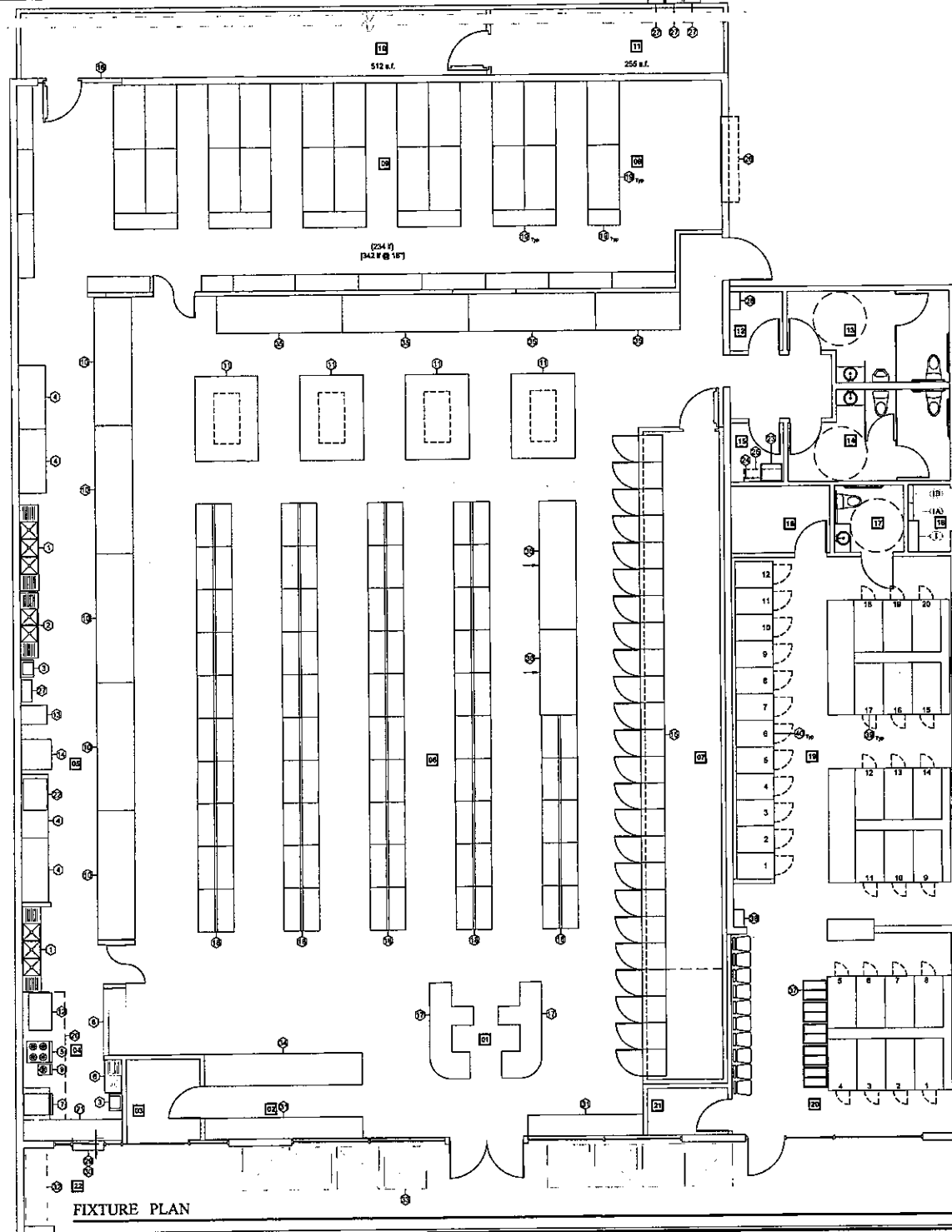
- 01 CASHIERS
- 02 CUSTOMER SERV.
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- 05 MEAT CASE
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- 10 COOLER
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- 12 LOCKER ROOM
- 13 M - RESTROOM
- 14 W - RESTROOM
- 15 JANITOR
- 16 STORAGE
- 17 RESTROOM
- 18 ELECTRICAL
- 19 WASHERS/DRYERS
- 20 WASHERS/WAIT
- 21 FIRE RISER
- 22 BAR-B-QUE
- 23 WATER RETAIL
- 24 CASHIER
- 25 WATER FILTERS
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All exits are existing and accessible to persons with disabilities and shall maintain thresholds less than 1/2" above adjacent floor surface. The bottom 10" of all new doors shall have a smooth surface. Hardware to be single action placed between 30-40" A.F.F. with opening pressure of 5 lbs. maximum.

All glides and walkways between fixed furniture, cabinetry, equipment, and walls for normal path of access shall be 3'-0" clear minimum unless noted and/or dimensioned.

Provide International Symbol of Accessibility at all locations as marked on plans. Symbol shall be a white figure on blue background mounted at 60" A.F.F.



Scale 1"=4'-0"

(DO NOT SCALE DRAWING)

FIXTURE PLAN

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

DATE: July 23, 2009

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Environmental HAZ MAT
Riv. Co. Environmental Industrial Hygiene
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
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. Redevelopment c/o EDA
Riv. Co. FLABOB Airport

2nd District Supervisor
2nd District Planning Commissioner
Jurupa Unified School Dist.
Jurupa Area Recreation & Park District
Riverside Community Service District
U.S. Postal Service San Bernardino
Southern California Edison
Southern California Gas Co.

CONDITIONAL USE PERMIT NO. 3625 – CEQA Exempt – Applicant: F & M Realty Corp. – Engineer/Representative: Bruce Rudman Architects & Engineers – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) – Location: northerly of Mission Boulevard, southerly of Arbuckle School Road, and easterly of Rubidoux Boulevard – 0.51 Gross Acre – Zoning: Rubidoux-Village Commercial (R-VC), Center – **REQUEST:** The Conditional Use Permit proposes to add 984 square feet to an existing 6,774 square foot building previously used for a hardware store and converting into a 7,758 square foot convenience market, La Famosa Market #6, with the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption; add 733 square feet to an existing 428 square foot laundromat with total of 1,257 square feet; legalize an existing detached 774 square foot retail water building that will remain; modify existing building elevations with related improvements; add a total of 10% of landscaping; and twenty-two (22) parking spaces. – APN: 179-160-003 – Related Case: CZ06308

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 20, 2009**. 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 **Christian Hinojosa**, Project Planner, at (951) 955-0972 or email at chinojos@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.



**California Department of Alcoholic Beverage
Control
For the County of RIVERSIDE - (By license type 21)**

and Census Tract = 402.04

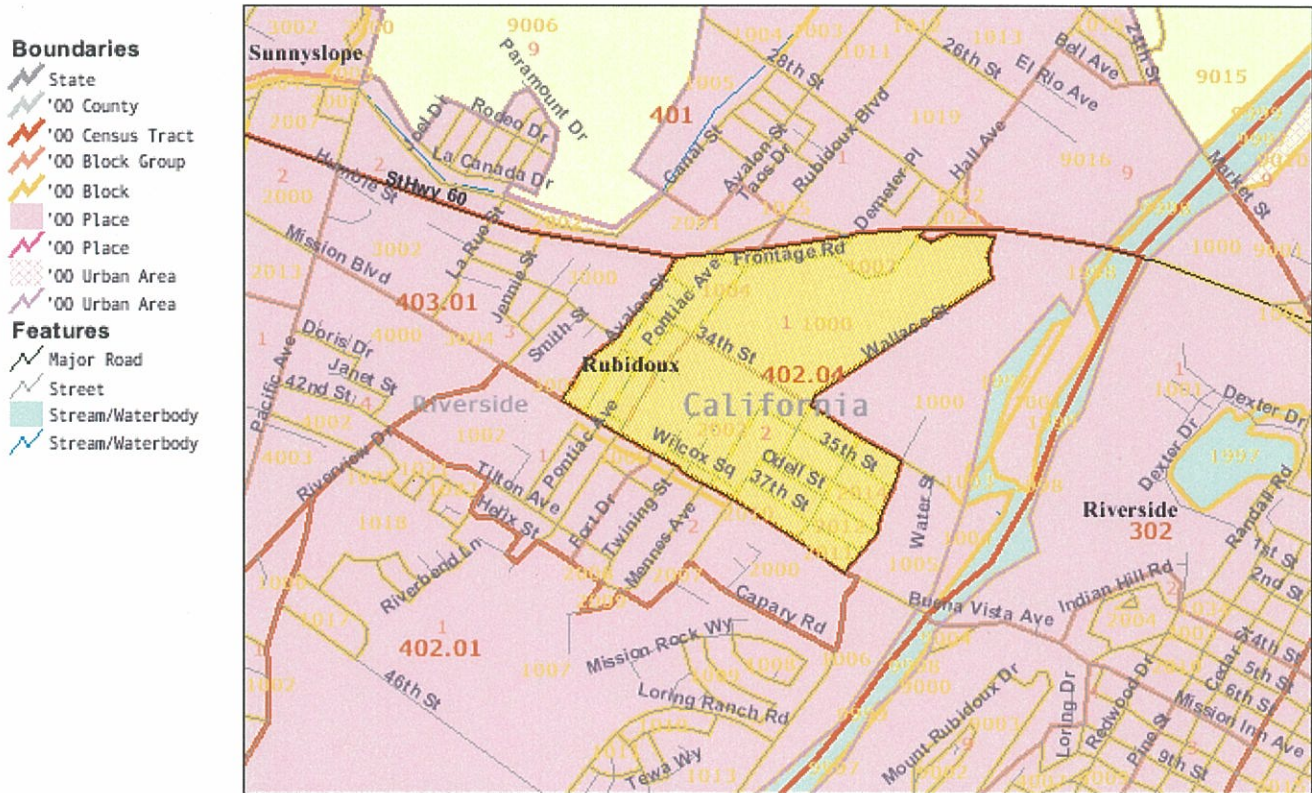
Report as of 8/16/2010

| | License Number | Status | License Type | Orig. Iss. Date | Expir Date | Primary Owner and Premises Addr. | Business Name | Mailing Address | Geo Code |
|----|------------------------|--------|--------------|-----------------|------------|---|------------------------------|---|----------|
| 1) | 112883 | ACTIVE | 21 | 11/10/1981 | 3/31/2011 | STATER BROS MARKETS 5571 MISSION BLVD RUBIDOUX, CA 92509 Census Tract: 0402.04 | STATER BROS MARKETS 14 | PO BOX 150 SAN BERNARDINO, CA 92402-0150 | 3300 |
| 2) | 132168 | ACTIVE | 21 | 12/10/1982 | 8/31/2010 | LEE, KYUNG K 5527 MISSION BLVD RUBIDOUX, CA 92509 Census Tract: 0402.04 | BLACKS LIQUOR | | 3300 |

--- End of Report ---

For a definition of codes, view our [glossary](#).

Census Tract 402.04, Riverside County, California



2.8 miles across

Close

LAW OFFICES OF
GRANOWITZ, WHITE AND WEBER

650 E. HOSPITALITY LANE, SUITE 570
SAN BERNARDINO, CA 92408

RICHARD A. GRANOWITZ
BRADLEY R. WHITE
STEVEN R. WEBER
MARISA L. KAUTZ
* A PROFESSIONAL CORPORATION

TELEPHONES
(909) 890-1717
FAX NO. (909) 890-4610
WEBSITE: WWW.GWWLAW.COM

September 28, 2010

Via email to lross@rctlma.org only

Larry Ross

Re: Conditional Use Permit Application No. 3625
Applicant: F&M Realty Corp.

Dear Mr. Ross:

As I advised when we briefly met at the planning commission hearing on September 15, 2010, I represent F&M Realty Corp. At that time, we agreed to postpone the hearing on F&M Realty Corp.'s application for Conditional Use Permit No. 3625 until November 3, 2010.

The purpose of the continuance was to allow my client to continue to work with the planning department and others in determining how my client may proceed with its plans to open for business. The primary issues, as I understand them, are the issue of parking and the sale of alcoholic beverages for off-premises consumption.

I would appreciate it if someone from your office would contact me so that we could arrange a meeting with the appropriate representatives of the County to discuss this project further. As I indicated to you at the hearing on September 15, my client is willing to make some concessions in an effort to secure approval of its conditional use permit.

I would appreciate hearing from you, or some other representative from your office, as soon as possible so that we may schedule a follow up meeting with the appropriate County representatives.

I look forward to hearing from you with respect to the foregoing.

Very truly yours,

GRANOWITZ, WHITE AND WEBER


STEVEN R. WEBER

SRW/ca

cc: Marwan Rahman

LAW OFFICES OF
GRANOWITZ, WHITE AND WEBER
650 E. HOSPITALITY LANE, SUITE 570
SAN BERNARDINO, CA 92408

RICHARD A. GRANOWITZ*
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STEVEN R. WEBER
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* A PROFESSIONAL CORPORATION

TELEPHONES
(909) 890-1717
FAX NO. (909) 890-4610
WEBSITE: WWW.GWWLAW.COM

July 29, 2010

Via US mail and facsimile to 951.955.3157

Ron Goldman
Planning Director
Riverside County Planning Department
P.O. Box 1409
Riverside, California 92502-1409

Re: Conditional Use Permit Application No. 3625

Dear Mr. Goldman:

On June 10, 2010, I wrote to you on behalf of my client, F&M Realty Corporation, regarding the processing of a conditional use permit for the property located at 3650 Rubidoux Boulevard, Riverside, California. Not having any received any response from you, I followed up with my letter of July 7, 2010, requesting a response to my inquiry.

Since I first wrote to you, I have not yet received the courtesy of any response, whatsoever. Accordingly, I once again renew my request that you review my correspondence of June 10, 2010 and provide me with the City's response. As I indicated previously, although we would like to avoid litigation, without your cooperation I do not know whether that will be possible.

Accordingly, please provide your response within two weeks of the date of this letter. If we do not hear from you within that timeframe, we will assume that you and the City have no intention, whatsoever, of addressing my client's concerns. In that event, my client reserves its right to proceed as it deems appropriate.

Very truly yours,

GRANOWITZ, WHITE AND WEBER



STEVEN R. WEBER

SRW/ca

cc: Marwan Rahman

LAW OFFICES OF
GRANOWITZ, WHITE AND WEBER

650 E. HOSPITALITY LANE, SUITE 570
SAN BERNARDINO, CA 92408

RICHARD A. GRANOWITZ*
BRADLEY R. WHITE
STEVEN R. WEBER
MARISA L. KAUTZ
* A PROFESSIONAL CORPORATION

TELEPHONES
(909) 890-1717
FAX NO. (909) 890-4610
WEBSITE: WWW.GWWLAW.COM

July 7, 2010

Via US mail and facsimile to 951.955.3157

Ron Goldman
Planning Director
Riverside County Planning Department
P.O. Box 1409
Riverside, California 92502-1409

Re: Conditional Use Permit Application No. 3625

Dear Mr. Goldman:

On June 10, 2010, wrote to you on behalf of my client, F&M Realty Corporation. At that time, I stressed my client's concerns regarding conditions the city has placed upon issuing a conditional use permit so that my client may operate its business.

I have not received any response, whatsoever, to my letter of June 10, 2010. I would appreciate hearing from you at your earliest opportunity so that my client may determine how to proceed. The longer this matter drags on, the more difficult it will be to resolve.

I look forward to hearing from you with respect to the foregoing at your earliest opportunity.

Very truly yours,

GRANOWITZ, WHITE AND WEBER



STEVEN R. WEBER

SRW/ca

cc: Christian Hinojosa
Marwan Rahman

LAW OFFICES OF
GRANOWITZ, WHITE AND WEBER

650 E. HOSPITALITY LANE, SUITE 570
SAN BERNARDINO, CA 92408

RICHARD A. GRANOWITZ*
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TELEPHONES
(909) 890-1717
FAX NO. (909) 890-4610
WEBSITE: WWW.GWWLAW.COM

June 10, 2010

Via US mail and facsimile to 951.955.3157

Ron Goldman
Planning Director
Riverside County Planning Department
P.O. Box 1409
Riverside, California 92502-1409

Re: Conditional Use Permit Application No. 3625

Dear Mr. Goldman:

This office represents Marwan Rahman and F&M Realty Corporation. I am writing to you regarding my clients' application for Conditional Use Permit (number 3625).

My client owns the property located at 3650 Rubidoux Boulevard, Riverside, California. My client acquired such property in February, 2009. He did so with the sole purpose of converting the then existing structure to a market, which would include the sale of beer, wine, and distilled spirits for off premises consumption. The business intended was to be a market, something akin to a convenience store.

Prior to investing in the property, my client investigated with the planning department and advised that such use would be acceptable. My client was put into contact with Christian Hinojosa, with whom my client's representative, Mr. Hamdi, has been working with. Mr. Hinojosa advised my clients that the property would be acceptable for its intended use, which was to convert the property to a market with the sale of beer, wine, etc.

Based upon that initial investigation, my client invested substantial sums of money to purchase the property.

From that point forward, my client has been working with the County in an effort to meet County requirements, obtain the necessary permits and approvals, complete construction, and open for business. My client was initially asked for a minor plot plan, which was supplied, along with the requested filing fee of approximately \$500.00.

Ron Goldman
Re: CPU Application No. 3625 (Rahman)
June 10, 2010
Page 2 of 4

After review, the County required various corrections. Subsequently, in a meeting with "Scott," my client was advised that approval would be forthcoming but that there would have to be revisions to the plans. Revised plans were thereafter submitted to the Building and Safety Department.

Building and Safety required additional corrections and revisions. My client arranged to pick up the plans, brought them back to the architect, and completed the requested revisions.

Mr. Hinojosa contacted my client's representative, Mr. Hamdi, to schedule a meeting. At that point, my client was told that he would have to restart from the beginning and submit paperwork to County Planning for conditional use permit. My client was requested to pay, and did pay, a fee of approximately \$10,000.00. The required paperwork was submitted.

Some months later, Mr. Hinojosa called and set up a meeting with representatives of various County Departments, all of whom were required to "sign off" on the project. The County advised what was needed to be accomplished to obtain approval from each department.

My client obtained the approvals of various departments. Each time, additional documentation was submitted to Mr. Hinojosa who indicated that things were proceeding smoothly.

At one point, there was some discussion regarding parking requirements; however, my client was assured that this was a minor issue that could be worked out. It was never identified as a serious issue or one that would jeopardize the project. Throughout this entire process, it was clear that my client intended to build a rather large facility, its use was fully disclosed, and plans were submitted on a number of occasions. Not once was my client informed that the facility would be too large or that the parking would be deemed inadequate.

Recently, the entire project has essentially come to a grinding halt. On May 6, 2010, Mr. Hinojosa sent a letter to my client, a copy of which is enclosed. The first point raised is the purported inadequacy of the planned parking. The letter states that, given the planned size of the facility, 44 parking spaces will be required but only 17 are available. Mr. Hinojosa now takes the position that the project that was initially proposed, and for which my client purchased the property, will not be approved.

This is an issue that could have been, should have been, and undoubtedly was recognized much earlier in the process. If this was going to be a problem, it should have been addressed early and conclusively. As it now stands, my client has expended hundreds of thousands of dollars on the property and for its development. The County was well aware,

Ron Goldman
Re: CPU Application No. 3625 (Rahman)
June 10, 2010
Page 3 of 4

at all times, of the nature of my client's business plan. It did not, until May 6, 2010, advise that the parking was going to be a significant issue. On the contrary, my client was advised, through his representative, that any parking issues would be easily resolved.

The type of business proposed is like a convenience store. The clientele and customers of such business do not stay for extended periods of time. Rather, they park their vehicles, buy a few items, and leave after a few minutes. Although a substantial number of parking places may be required for businesses where customers stay for an extended time, it is rare that more than few cars at any given time will be parked in the parking lot at this business.

The parking currently available at the facility will be more than adequate to cover the expected activity at the business. My client operates several similar businesses and has significant experience with customer traffic patterns and the use of the parking lots. Among other things, if the parking lot is full, most customers will not even stop. In addition, with some modification, a few more parking places may be configured so as to provide additional parking. Accordingly, we request that the County reconsider its position and issue a variance, exception, or other special dispensation and waive or modify the parking requirement.

Reducing the total square footage for the facility as suggested by Mr. Hinojosa is also not a viable solution. To do so would be to virtually guarantee the failure of the business. There must be some sort of compromise available that will allow the business to operate and address any serious concerns the County may legitimately hold.

The second issue raised by Mr. Hinojosa is the liquor license. Although all communications have dealt with a market which sells alcohol, this has now become an issue at the eleventh hour. Mr. Hinojosa's letter suggests that the sale of alcohol from this premise would adversely impact the community in which it is situated. However, that same letter acknowledges that Stater Bros. has a store only 300 feet away. Such store possesses a similar license. It is difficult to comprehend how a large facility, such as a Stater Bros. markets (which will have significantly more traffic than my clients' business), could have less of an impact on the community than a small convenience market. Moreover, it is fundamentally unjust to require my client to eliminate the sale of alcohol from his business plan at such a late date. Had this been raised as an issue at the beginning, my client would not have purchased the facility, nor would he have spent many, many thousands of dollars in obtaining plans, undertaking submissions, and preparing to construct and operate the business.

It appears that the County, at the last minute, is changing its position and now refuses to allow my client to open a business that, previously, it was prepared to approve. The conditions imposed in Mr. Hinojosa's letter of May 6, 2010 are devastating to my client. If he were to attempt to comply with those requirements by reducing the size of the

Ron Goldman

Re: CPU Application No. 3625 (Rahman)

June 10, 2010

Page 4 of 4

building, increasing the parking, and/or deleting the sale of alcoholic beverages from his business plan, the business will surely fail. Not only will my client lose the substantial sums of money already invested, the building will likely remain vacant and become blighted. This, I submit, would more severely adversely impact the community than allowing the business to operate.

Again, the nature of the business is such that the parking requirements will be minimal due to the relatively short time customers typically remain in the facility. In addition, given that Stater Bros. is closely situated, most customer will still patronize that store, thereby minimizing the traffic issue. Even if customers were diverted from Stater Bros. to my clients' business, the net effect would be virtually nothing because roughly the same number of vehicles would be traversing though the area.

I am writing to you at this time to invite a discussion so that we may find a way to work through these issues, secure my client's conditional use permit, allow him to open his business, and make beneficial use of this property. This would be a positive development not only for my client, but also the area in which the business is located.

It may be helpful to schedule a meeting to go over these issues so that we can discuss how my clients may move forward and to more clearly identify and address the County's concerns. We would much prefer to work out and negotiate a resolution, rather than have to become embroiled in a protracted legal battle. In that regard, I invite you to contact me to discuss scheduling a meeting so that we may address these issues.

I thank you in advance for your prompt attention to the foregoing.

Very truly yours,

GRANOWITZ, WHITE AND WEBER


STEVEN R. WEBER

SRW/ca

cc: Christian Hinojosa
Marwan Rahman

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: May 6, 2010

TO: Marwan Rahman
F & M Realty Corporation
541 W. Marshall Boulevard
San Bernardino, CA 92405

FROM: Riverside County Planning Department
Christian Hinojosa, Project Planner

RE: CONDITIONAL USE PERMIT NO. 3625

Project Description:

The **Conditional Use Permit** proposes to add 984 square feet to an existing 6,774 square foot building previously used for a hardware store and converting into a 7,224.82 square foot convenience market, La Famosa Market #6, with the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption; add 733 square feet to an existing 428 square foot laundromat with a total of 1,310.22 square feet; legalize an existing detached 813 square foot retail building that will remain and be used as a restaurant; modify existing building elevations with related improvements; add a total of 10% of landscaping; and 17 parking spaces.

Project Location: The project site is located in the Community of Rubidoux of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of Mission Boulevard, southerly of Arbuckle School Road, and easterly of Rubidoux Boulevard. APN: 179-160-003

Dear Applicant:

After Planning reviewing the revised site plan (unofficially submitted on March 1, 2010) and conducting a project site visit on April 27, 2010, the following Planning and Redevelopment Agency (letter dated April 21, 2010) concerns/comments are still outstanding and have not been resolved as of this date:

1. Per Riverside County Ordinance No. 348, Section 18.12, parking calculations shall be 1 space per 200 square feet of gross floor area for freestanding convenience markets, liquor stores and supermarkets; 1 space per 250 square feet of gross floor area for laundries, self-serve; and 1 space per 45 square feet of serving area, PLUS 1 space per 2 employees for restaurants with the sale and consumption on the premises of food and beverages.

The project proposes 7,224.82 square feet of gross floor area for a convenience market, 1,310.22 square feet of gross floor area for a laundromat, and approximately 200 square feet of serving area for a restaurant for a total project parking requirement of 44 spaces. The project is providing a total of 17 parking spaces. The project is currently under parked by 27 parking

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

spaces (61%). In order to meet the parking requirement, the proposed building square footage will need to be reduced significantly to meet Ordinance No. 348, Section 18.12. Off-Street Vehicle Parking.

2. The project proposes the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption for the proposed 7,224.82 square foot convenience market.

As a result of staff's field visit and additional review, the proposed liquor license may cause significant impact to the public's health, safety and welfare. Furthermore, it may cause an undue burden to vehicle traffic impacts to the surrounding land uses due to the following reasons:

- a. The project site is located within 100 feet south and west of existing and habited residences.
- b. Ina Arbuckle Elementary School is located within 400 feet east from the project site.
- c. Stater Bros. Supermarket currently operating with a type 21 liquor license is located within 300 feet south from the project site.


As such, the Planning Department and the Redevelopment Agency do not support the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption on the project due to a potential increase for vehicular accidents and a potential increase in criminal activity that would be in close proximity to the elementary school, residences and surrounding businesses.

3. In order to continue with the proposed project/entitlement, the Applicant shall meet all parking requirements per Riverside County Ordinance No. 348, Section 18.12 and remove the type 21 liquor license request from the project description.

Please address any Planning Department questions or concerns to chinojos@rcplma.org or call (951) 955-0972.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director



Christian Hinojosa, Project Planner



MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Robert Field
Assistant County Executive Officer/EDA

TO: Christian Hinojosa, Planning Department
CC: Charles Waltman, Claudia Steiding, John Field, Susan Swieca

FROM: **Redevelopment Agency**
Nicole Walker, Development Specialist

DATE: April 21, 2010

SUBJECT: **COMPREHENSIVE PLANNING REVIEW**
Comments/Recommendation of Denial

Case: Conditional Use Permit 3625 [La Famosa Market – Rubidoux]

Site Visit: April 12, 2010

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit 3625 proposes to construct a La Famosa Market in the community of Rubidoux. The construction involves the addition of 984 sq. ft. to an existing 6,774 sq. ft. building and the addition of 733 sq. ft. to an existing 428 sq. ft. Laundromat. The conditional use permit also proposes the sale of beer, wine and distilled spirits for off-premise consumption (Type 21). The project site consists of 0.51 acres located northerly of Mission Boulevard, easterly of Rubidoux Boulevard, and southerly of Arbuckle School Road. There are currently two (2) structures on the project site, a single-story former hardware store and a single-story authorized water retail building. The zoning classification for the project site is Rubidoux-Village Commercial (R-VC) and the land use designation is Commercial Retail (CD: CR). The surrounding land uses include retail uses to the north and south, vacant land to the east, and single family residences and an auto parts shop to the west.

REDEVELOPMENT PROJECT AREA(S)

The proposed project is located in the Jurupa Valley Project Area (JVPA) (Rubidoux sub-area).

REDEVELOPMENT AGENCY COMMENTS:

The mission of the Redevelopment Agency is to eliminate present blight and prevent the potential for future blight in and ultimately add value to, all redevelopment project areas by recommending approval of projects that meet the highest standards of quality possible. This is of particular concern in the Rubidoux sub-area where blighting conditions are still present. In addition, it is of absolute importance that all new development in the sub-area be designed



MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Robert Field
Assistant County Executive Officer/EDA

Comprehensive Planning Review Comments
Re: Conditional Use Permit 3625
April 21, 2010
Page 2

to upgrade the aesthetics of the surrounding area and minimize the potential for environmental degradation and issues relating to the health, safety and welfare of the public.

Staff Analysis:

After a review of the exhibits, including the site plans, etc, the proposed project is under parked. As currently proposed, the applicant offers 22 parking stalls, with 17 spaces located on the project site, and 5 spaces located along Rubidoux Boulevard. Using the parking calculation for the proposed use (general retail for freestanding convenience stores etc, 1 parking stall per 200 sq. ft. of gross floor area), the proposed project would need a minimum of 22 additional stalls to meet the requirement, bringing the total amount of parking spaces to 44 stalls. After a site visit conducted on April 12, 2010, the project site will be unable to accommodate the parking requirement unless the square footage of the proposed and existing buildings was reduced by a minimum of 4,500 sq. ft.

The applicant is also proposing the sale of alcoholic beverages for off-premise consumption (Type 21 permit). The project site is located within close proximity of an elementary school (Ina Arbuckle Elementary School). Considering the permit not only proposes the sale of beer and wine, but also hard liquor, the Redevelopment Agency considers this a negative issue related to the health, safety and welfare of the general public, particularly school-aged children. These negative issues include but are not limited to; a potential increase for vehicular accidents and a potential increase in criminal activity that would be in close proximity to the elementary school.

As such, the Redevelopment Agency does **not** support Conditional Use Permit 3625 for the following reasons:

1. The proposed project is under parked. The project site is unable to accommodate the minimum parking requirement as currently proposed.
2. The sale of alcoholic beverages for off-premise consumption may negatively impact the surrounding area due to a potential increase in criminal activity. This is of special concern due to the close proximity of the proposed project to an elementary school.

Based on the above discussion, the RDA respectfully recommends that Conditional Use Permit 3625 be denied.

08/16/10
09:35

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03625

Parcel: 179-160-003

5. DRT CORRECTIONS REQUIRED

E HEALTH DEPARTMENT

5.E HEALTH. 1 DRT - CORRECTIONS

REQUIRED

The applicant must address the following issues:

a) Provide proof of current water and sewer service from the appropriate utility company (i.e. current water and sewer bill, "will-serve" letter, etc.)

b) Contact District Environmental Services (DES) regarding food facility plan check requirements at (951) 358-5172. Written verification from DES confirming submittal of food facility plans for review is required.

PLANNING DEPARTMENT

5.PLANNING. 1 DRT LANDSCAPE P/C1 7-27-09

REQUIRED

July 27, 2009

TO:Christian Hinojosa

FROM:Rod Kaihara Landscape Planner (951) 955-5133

RE: CUP03625 La Famosa Market #6 Conceptual Plan Check #1

The following are comments concerning this case:

No landscape plans submitted. Please submit landscape plans drawn by a licensed Landscape Architect.

Rod Kaihara
Landscape Planner

5.PLANNING. 3 DRT - 1ST CORRECTION LETTER

REQUIRED

Planning Department Comments:

NOTE: All comments are in addition to, and intended to compliment Ordinance 348, 460, and all other County Ordinances, Guidelines, and Policies which establish minimum requirements. At minimum, all requirements shall be satisfied even if they are not explicitly noted/identified in this comment letter.

Exhibit Comments:

CONDITIONAL USE PERMIT Case #: CUP03625

Parcel: 179-160-003

5. DRT CORRECTIONS REQUIRED

5. PLANNING. 3

DRT - 1ST CORRECTION LETTER (cont.)

REQUIRED

On Exhibit A, (Site Plan) dated 07/23/09:

1. See attached application checklist requirements and provide the highlighted missing elements.
2. Revise the exhibit to include the project title (e.g. Conditional Use Permit No. 3625).
3. The site shall be designed consistent with the Rubidoux Village Design Workbook Guidelines.
4. Provide a decorative trellis above the proposed trash enclosure. The trash enclosure shall be screened by landscaping or architectural features in such a manner so as not to create an aesthetically offensive site.
5. If transformers proposed, show a typical transformer section detail, all transformers shall be densely screened with landscaping or combination of screen wall and landscaping or be located out of public view from the street/prominent areas of the site.
6. Per Riverside County Ordinance No. 348, all planters shall be a minimum of 5' wide and a minimum of 25 sq. ft. as previously requested.
7. Per Riverside County Ordinance No. 348, Section 18.12, 10% of the project site shall be landscaped. In addition, 30% of the parking area shall be shaded, 5% of the interior parking area shall be landscaped, and a minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaping strip shall not include landscaping located within the street right-of-way.
8. Per Riverside County Ordinance No. 348, Section 18.12, all single accessible parking spaces shall be 14 feet wide and outlined to provide a nine foot wide parking space and a five foot wide loading/unloading area. Dimensions of parking stalls on a 45 degree parking space shall be: 9 ft. x 19 ft.; end stall: 12.8 ft x 19 ft.
9. Per Riverside County Ordinance No. 348, no parking space shall be located within three feet of any property line. No parking space located on driveways providing direct access to a street shall be located closer than 30 feet from the property line at the right-of-way. Revise the exhibit so that it is consistent with the above mentioned requirement.
10. The revised exhibit shall note whether or not any flammable/combustible liquids and waste oil both above and below ground are located within project site. If said substances are present within project site, the amount and

CONDITIONAL USE PERMIT Case #: CUP03625

Parcel: 179-160-003

5. DRT CORRECTIONS REQUIRED

5. PLANNING. 3 DRT - 1ST CORRECTION LETTER (cont.) (cont.) REQUIRED

location shall be noted as previously requested.

11. Show a typical section detail of the grease interceptor, the grease interceptor shall be located out of public view from the street/prominent areas of the site.

12. The project site is located within the Jurupa Redevelopment Project Area; as such, review and comment from the Riverside County Economic Development Agency (EDA) is required. This project has been routed to the EDA for review and comment; once their comments are finalized they will be provided to the applicant.

On Exhibit B, (Elevations):

13. Provide project elevation exhibits. The elevations shall include the information listed on items 1 through 7 of the Land Use Application Matrix. In addition, architectural elevations shall include scaled drawings of all sides of all buildings with dimensions indicating proposed and existing heights, and any proposed or existing wall signs, HVAC equipment, solar equipment or other equipment mounted on exterior walls or roof. A Conceptual Sign Program can be presented on the building architectural elevations or as a separate exhibit. No landscaping, figures, or other presentation decorations shall be illustrated on the building elevations.

14. Provide building/wall sections to show architectural details.

15. On the proposed elevation, provide an architectural concept that creates any of the following three (3) styles: Monterey, Spanish Revival, and Irving Gill subject to the architectural themes illustrated in the Rubidoux Village Design Workbook. Propose multiple/alternative architectural elevations, if possible. This will provide architectural consistency on all existing and proposed buildings promoting a cohesive, unified planning of development to surrounding urban development and/or urban entitlements that have been approved or are currently being processed through the County of Riverside.

16. Mechanical equipment exposed to public views may be required to be enclosed in a building, and roof-mounted accessory equipment must be screened from ground elevation view to a minimum sight distance of 1,320 feet.

17. Provide color elevations of all proposed lighting fixtures used for directional, accent, building, parking lot lighting, etc.

18. Provide one (1) set of Colored Elevations for the

CONDITIONAL USE PERMIT Case #: CUP03625

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5. DRT CORRECTIONS REQUIRED

5. PLANNING. 3 DRT - 1ST CORRECTION LETTER (cont.) (cont.) (REQUIRED

proposed CUP in conjunction with the Color & Materials Board in order for the Planning Department to properly review the color scheme of the proposed structures.

On Exhibit C, (Floor Plans) dated 07/23/09:

19. Compare the floor plans to elevations to ensure door and window locations match. If they don't match, it may result in a difficulty obtaining building permits.

On Exhibit H, (Line of Sight):

20. Provide a line of sight from Rubidoux Boulevard into the project site showing outside storage, service areas, and roof mounted equipment screened by structures and/or landscaping from the public's view.

On Exhibit M, (Project Colors and Materials):

21. Provide a Color and Materials Board which shall include, roofing materials, colors swatches, window trimmings, window style, fascia, awnings, trellises, etc. Provide such items on a foam board and five (5) colored copies on normal paper on either 11" x 17" or 8 1/2" x 11".

On Exhibit P, (Photometric Exhibit):

22. Provide a lighting plan that shows all proposed lighting locations for directional, accent, building, parking lot lighting, etc. All lighting fixtures, including spot lights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

On Exhibit S, (Signage Program):

23. Provide a Signage Program that includes type and location of all directional signage, pylon signs, monument signs, and tenant signs. Signage plans shall adhere to Ordinance 348. Refer to the standards and guidelines contained in the Rubidoux Village Sign Program (Section 19.8 of this ordinance). Provide focused plot plans and elevations in the 11" x 17" or 8 1/2" x 11" booklet for each monument sign with respect to the landscaping and site

CONDITIONAL USE PERMIT Case #: CUP03625

Parcel: 179-160-003

5. DRT CORRECTIONS REQUIRED

5.PLANNING. 3 DRT - 1ST CORRECTION LETTER (cont.) (cont.) (REQUIRED

design from the use permit. Each focused plot plan and elevation must show how the sign blends in with the true surrounding design features of the use permit and must call out the materials and colors. It is strongly recommended that affixed signage be included within the sign program as previously requested.

Required Studies and Plans:

The following studies shall be filed upon resubmittal:

- 1.A Photometric Study
- 2.Line of Sight

The following plans shall be included upon resubmittal:

- 3.Site Plan
- 4.Floor Plans
- 5.Elevations
- 6.Landscaping Plans
- 7.Lighting plan
- 8.Signage Program
- 9.Color and Materials Board

Please address any Planning Department questions or concerns to chinojos@rctlma.org or call (951) 955-0972.

Christian Hinojosa, Project Planner

5.PLANNING. 4 DRT - GEOLOGIST'S COMMENTS (REQUIRED

PRIOR TO SCHEDULING THIS PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING REPORT SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

As the proposed project contemplates conversion of existing structures to a new use, the applicant shall submit a study detailing the evaluation of the site and existing structures relative to the proposed use. The evaluation report shall address all geologic hazards that could potentially affect the existing structures and the intended use of those structures. The evaluation report shall address the suitability of the existing structures relative to the proposed use (i.e. the structures are safe and suitable for the intended use and/or the structures require mitigation/retrofitting relative to geologic hazards

CONDITIONAL USE PERMIT Case #: CUP03625

Parcel: 179-160-003

5. DRT CORRECTIONS REQUIRED

5.PLANNING. 4 DRT - GEOLOGIST'S COMMENTS (cont.) REQUIRED

potential, etc.). The report should provide recommendations for additional data collection and/or required structural improvements, as appropriate. The evaluation shall be performed by a qualified and licensed engineer in conjunction with a qualified and licensed geologist and/or geotechnical engineer, as appropriate.

The report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required (DBF estimate is \$1224.00 for the .51-acre proposed project). All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's three main offices (Riverside, Palm Desert, Murrieta). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

The applicant and their consultant should also be aware that County Ordinance 457.98 requires a grading permit for any exploratory excavations consisting of 1000 cubic yards or greater in any one location of one acre or more. This applies to all trenching, borings and any access road clearing/construction that may be necessary.

TRANS DEPARTMENT

5.TRANS. 1 DRT-NEED AMD#1 08-19-09 REQUIRED

These are comments only and are not to be construed as Conditions of Approval.

These comments (correction list) are to be considered replaced by subsequent amended map comments (if any).

1. Make the following revisions and resubmit Amended No. 1 exhibit.
2. You may visit the Transportation Department Web site for additional information, standards, ordinances, and policies at <http://rctlma.org/trans/>.

08/16/10
09:35

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

CONDITIONAL USE PERMIT Case #: CUP03625

Parcel: 179-160-003

5. DRT CORRECTIONS REQUIRED

5.TRANS. 1 DRT-NEED AMD#1 08-19-09 (cont.) REQUIRED

3. Provide the complete legal description with the Township, Range, and Section (T2S, R5W, Section 16).
4. List all easements of record by map or instrument number. If no easements exist, state so on the map.
5. Provide typical section for Rubidoux Boulevard showing existing improvements and right-of-way and proposed right-of-way.
6. Rubidoux Boulevard is a General Plan highway designated as an Arterial Highway. Show and label existing improvements and proposed half-width right-of-way per Riverside County Standard No. 92, Ordinance 461 on 64' half-width right-of-way. Provide a typical section to reflect the existing improvements and proposed half-width 64' right-of-way.
7. Show and label project number on next exhibit. (CUP3625)
8. Please verify and/or update the exhibit with the current contact information for the applicant and engineer. Please include their respective fax numbers and e-mail addresses.

Should you have any questions, please contact Tesfu Tadesse at (951) 955-3789. Our fax number is (951) 955-0049.

TT:rg

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

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

CC005696

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUPO3625 DATE SUBMITTED: 7-8-09

APPLICATION INFORMATION *EA42189* *EA CFG 05545*

Applicant's Name: F B M Realty Corp - Marwan Rahman. E-Mail: _____

Mailing Address: 541 W. Marshall Blvd.
San Bernardino CA 92405
City State ZIP

Daytime Phone No: (909) 659-8935 Fax No: (909) 881-6600

Engineer/Representative's Name: Bruce Rudman E-Mail: Bruce@Architects-Engineers.net

Mailing Address: 11301 Olympic Blvd Suite #541
Los Angeles CA 90064
City State ZIP

Daytime Phone No: (310) 393-2727 Fax No: (734) 592-2727

Property Owner's Name: Marwan Rahman E-Mail: Marwan92405@hotmail.com

Mailing Address: 541 W. Marshall Blvd.
San Bernardino CA 92405
City State ZIP

Daytime Phone No: (909) 659-8935 Fax No: (909) 881-6600

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.

MARWAH Rahman
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.

MARWAH Rahman
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 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): 179-160-003

Section: 16 Township: 25 Range: 5W

Approximate Gross Acreage: .51

General location (nearby or cross streets): North of Mission Blvd., South of 34th ST, East of PONTIAC AVE, West of PACKARD ST.

Thomas Brothers map, edition year, page number, and coordinates: 2004 / Pg: 685 / D2

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):

market and a laundromat w liquor sales

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: _____

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) _____

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 _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

How many anticipated truckloads? _____ truck loads.

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

Is the 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 _____

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 Santa Ana River Region

| | |
|----------------------------|--|
| Project File No. | |
| Project Name: | La Famosa Market #6 Rubidoux |
| Project Location: | 3650 Rubidoux Blvd. Riverside CA 92509 |
| Project Description | Market |

| Proposed Project Consists of or Includes: | Yes | No |
|---|--------------------------|--------------------------|
| Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety. | <input type="checkbox"/> | <input type="checkbox"/> |
| Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments. | <input type="checkbox"/> | <input type="checkbox"/> |
| Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities. | <input type="checkbox"/> | <input type="checkbox"/> |
| Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539). | <input type="checkbox"/> | <input type="checkbox"/> |
| Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more. | <input type="checkbox"/> | <input type="checkbox"/> |
| Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more. | <input type="checkbox"/> | <input type="checkbox"/> |
| Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ² as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law as rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ³ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed. | <input type="checkbox"/> | <input type="checkbox"/> |
| Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles. | <input type="checkbox"/> | <input type="checkbox"/> |

¹Land area is based on acreage disturbed.

²The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf.

³The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

| | |
|---------------------|--|
| Project File No. | |
| Project Name: | La Famosa Market #6 Rubidoux |
| Project Location: | 3650 Rubidoux Blvd. Riverside CA 92509 |
| Project Description | Market |

| Proposed Project Consists of or Includes: | Yes | No |
|---|--------------------------|--------------------------|
| Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.] | <input type="checkbox"/> | <input type="checkbox"/> |
| Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments. | <input type="checkbox"/> | <input type="checkbox"/> |
| Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities. | <input type="checkbox"/> | <input type="checkbox"/> |
| Automotive repair shops. Includes facilities characterized by any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, or 7539. | <input type="checkbox"/> | <input type="checkbox"/> |
| Restaurants: A facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)]. | <input type="checkbox"/> | <input type="checkbox"/> |
| All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater. | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmentally Sensitive Areas (ESAs) ¹ . All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands. | <input type="checkbox"/> | <input type="checkbox"/> |
| Parking lots of 5,000 square feet or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce. | <input type="checkbox"/> | <input type="checkbox"/> |
| Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles. | <input type="checkbox"/> | <input type="checkbox"/> |
| Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles. | <input type="checkbox"/> | <input type="checkbox"/> |

¹Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.swrcb.ca.gov/nwqcb9/programs/basinplan.html. The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

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.

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:

CONDITIONAL USE PERMIT NO. 3625 – CEQA Exempt – Applicant: F & M Realty Corp. – Engineer/Representative: Bruce Rudman Architects & Engineers – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) – Location: northerly of Mission Boulevard, southerly of Arbuckle School Road and easterly of Rubidoux Boulevard – 0.51 Gross Acre – Zoning: Rubidoux-Village Commercial (R-VC), Center – **REQUEST:** The Conditional Use Permit proposes to add 984 square feet to an existing 6,774 square foot building previously used for a hardware store and converting into a 7,758 square foot convenience market, La Famosa Market #6, with the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption; add 829 square feet to an existing 428 square foot laundromat with a total building area of 1,257 square feet; legalize an existing detached 774 square foot retail building to be used as a restaurant; modify existing building elevations with related improvements; and add 2,222 square feet (10%) of landscaping area with 17 parking spaces. – APN: 179-160-003. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: September 15, 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 Christian Hinojosa, Project Planner at 951-955-0972 or e-mail chinojos@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 determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). 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 8:00 A.M. to 5:00 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: Christian Hinojosa
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/5/2010

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CUP03625 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.

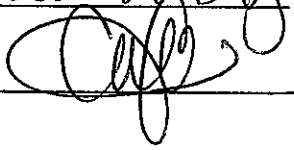
NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

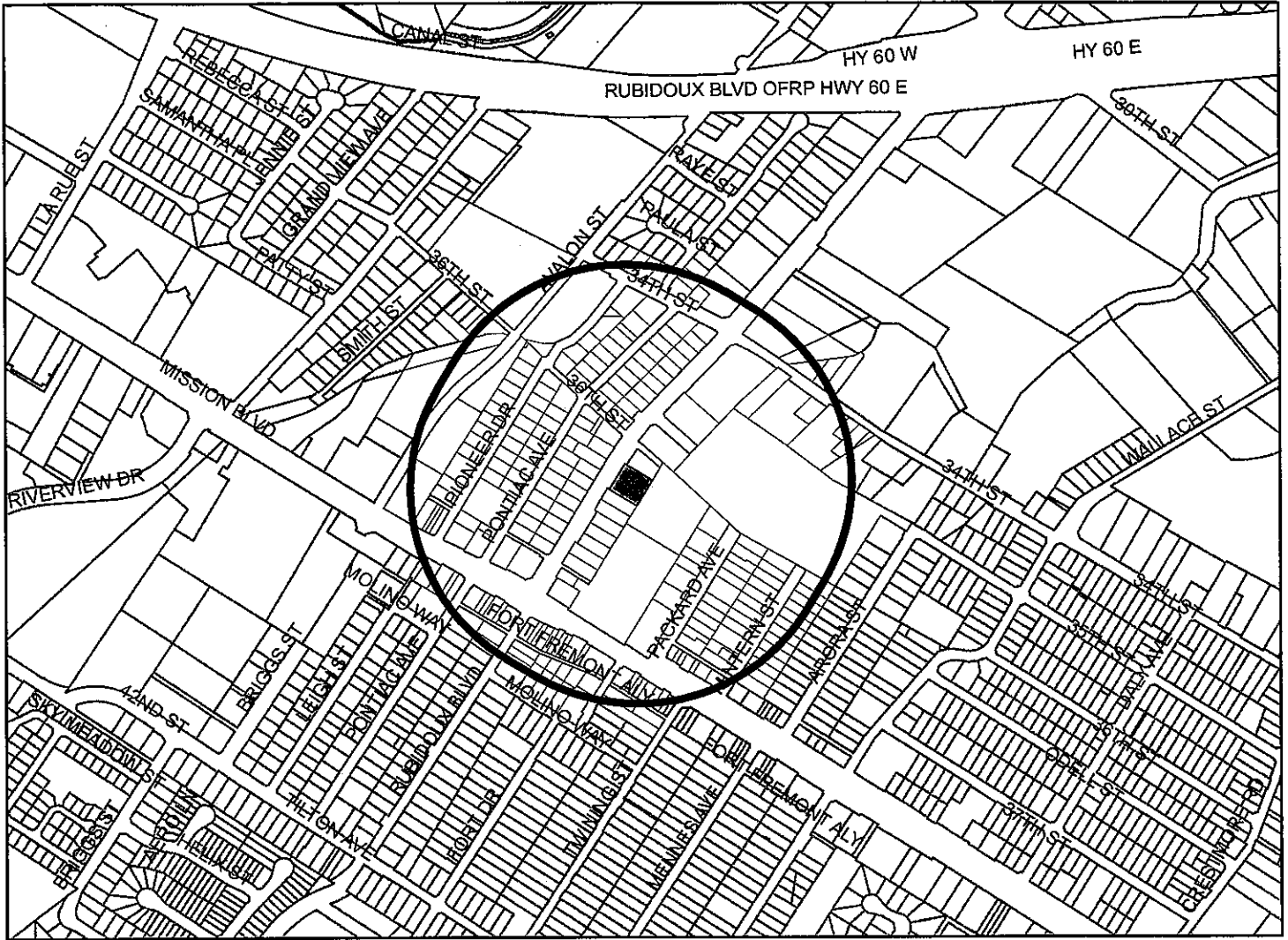
Riverside, Ca. 92502

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

checked by:


exp: 2/5/10

1000 feet buffer



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 179-122-017 | 179-102-005 | 179-103-007 | 179-102-009 | 179-112-024 | 179-112-023 | 179-122-009 | 179-122-029 | 179-201-001 | 179-201-002 |
| 179-103-014 | 179-103-002 | 181-053-024 | 181-053-029 | 181-053-013 | 181-053-012 | 179-202-024 | 179-103-015 | 179-201-011 | 181-053-035 |
| 179-121-016 | 179-211-008 | 179-102-010 | 179-121-012 | 179-103-021 | 179-201-036 | 179-103-005 | 179-092-019 | 179-122-016 | 179-160-031 |
| 179-201-033 | 179-122-005 | 179-122-003 | 179-122-004 | 179-122-002 | 179-201-028 | 179-150-014 | 179-160-028 | 179-121-015 | 179-201-032 |
| 179-202-019 | 181-061-024 | 179-103-020 | 179-112-003 | 179-201-003 | 179-202-021 | 179-202-015 | 181-053-006 | 181-061-010 | 181-061-011 |
| 181-061-020 | 179-122-027 | 179-121-025 | 179-121-024 | 179-202-026 | 179-202-022 | 179-112-014 | 179-121-020 | 181-061-027 | 179-121-017 |
| 179-111-013 | 179-112-006 | 179-122-008 | 179-201-007 | 179-201-012 | 179-102-003 | 179-121-011 | 179-101-001 | 179-092-021 | 179-160-030 |
| 179-102-015 | 179-122-011 | 179-211-010 | 181-053-028 | 179-121-007 | 179-112-007 | 179-103-001 | 179-093-018 | 179-093-019 | 179-122-018 |
| 179-160-033 | 179-201-006 | 179-112-010 | 179-102-007 | 179-140-013 | 179-140-011 | 179-103-010 | 181-051-018 | 179-122-007 | 179-121-018 |

rst 90 parcels shown



1,100 550 0 1,100 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: 179122017, ASMT: 179122017
AARON RAMIREZ
3639 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 179201002, ASMT: 179201002
AL JING HSIEH, ETAL
17011 POST OAK LN
FONTANA CA 92337

APN: 179102005, ASMT: 179102005
ABRAHAM GONZALEZ, ETAL
3560 PIONEER DR
RIVERSIDE CA. 92509

APN: 179103014, ASMT: 179103014
ALBERT SALCIDO, ETAL
3567 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 179103007, ASMT: 179103007
ADALBERTO LLAMAS
3526 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179103002, ASMT: 179103002
ALFREDO JAUREGUI, ETAL
3446 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179102009, ASMT: 179102009
ADALBERTO LLAMAS, ETAL
3551 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 181053012, ASMT: 181053012
ALICE PHILOK JEONG, ETAL
P O BOX 886
FONTANA CA 92334

APN: 179112023, ASMT: 179112023
ADIB J MILBES
9110 MIGONETTE ST
ALTA LOMA CA 91701

APN: 179202024, ASMT: 179202024
ALICIA H ARCE
3726 MINTERN ST
RIVERSIDE CA. 92509

APN: 179122009, ASMT: 179122009
ADOLFO TRUJILLO
3658 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179103015, ASMT: 179103015
ANASTACIO TORRES, ETAL
15264 MURRAY AVE
CHINO HILLS CA 91709

APN: 179122029, ASMT: 179122029
ADRIAN G FIFE
3617 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 179201011, ASMT: 179201011
ANGEL DURAN, ETAL
C/O SHELLEY GUERRERO
6845 36TH ST
RIVERSIDE CA 92509

APN: 181053035, ASMT: 181053035
ANN M BANARES
5581 MOLINO WAY
RIVERSIDE CA. 92509

APN: 179103005, ASMT: 179103005
BEHROUZ RAJAEI
P O BOX 1238
GUASTI CA 91743

APN: 179121016, ASMT: 179121016
ANTONIO PADILLA, ETAL
4633 CAMBRIDGE CT
RIVERSIDE CA 92509

APN: 179092019, ASMT: 179092019
BERNARDINO MARTINEZ
5657 34TH ST
RIVERSIDE CA. 92509

APN: 179211008, ASMT: 179211008
ARTHUR D DIAZ
4480 FAIRBANKS AVE
RIVERSIDE CA 92509

APN: 179122016, ASMT: 179122016
BERNARDO SANDOVAL, ETAL
6333 W CHICKASAW ST
PHOENIX AZ 85043

APN: 179102010, ASMT: 179102010
ARTURO CORNEJO, ETAL
3531 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179160031, ASMT: 179160031
BRIAN BREHM, ETAL
C/O COLLEEN BREHAM
5625 CAMINO DE BRYANT
YORBA LINDA CA 92887

APN: 179121012, ASMT: 179121012
ARTURO TAPIA FIGUEROA, ETAL
3612 PIONEER DR
RIVERSIDE CA. 92509

APN: 179201033, ASMT: 179201033
BULMARO CHAVEZ VILLA
3652 PACKARD ST
RIVERSIDE CA. 92509

APN: 179103021, ASMT: 179103021
ARTURO VALLE BENITEZ
3423 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 179122002, ASMT: 179122002
CALLIS HERBERT, ETAL
CALLIS F HERBERT
3730 PONTIAC AVE
RIVERSIDE CA 92509

APN: 179201036, ASMT: 179201036
AVITH E GASPAR
3644 PACKARD AVE
RIVERSIDE CA. 92509

APN: 179201028, ASMT: 179201028
CARLOS ESPELETA
3608 PACKARD AVE
RIVERSIDE CA. 92509

APN: 179150014, ASMT: 179150014
CARLOS JAIME FLORES, ETAL
5566 34TH ST
RIVERSIDE CA 92509

APN: 179112003, ASMT: 179112003
CLAIR L KINTIGH
3640 AVALON ST
RIVERSIDE CA. 92509

APN: 179160028, ASMT: 179160028
CAROL NEWMAN
3713 PACKARD AVE
RIVERSIDE CA. 92509

APN: 179201003, ASMT: 179201003
CONSUELO M PEREZ MURILLO
3747 MINTERN ST
RIVERSIDE CA. 92509

APN: 179121015, ASMT: 179121015
CECILIO V JIMENEZ, ETAL
3627 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179202021, ASMT: 179202021
DARRYL D WALKER, ETAL
10420 CHARLESTON DR
RIVERSIDE CA 92503

APN: 179201032, ASMT: 179201032
CELSO B VILLA, ETAL
3624 PACKARD AVE
RIVERSIDE CA. 92509

APN: 179202015, ASMT: 179202015
DAVID A MCNIEL
4478 4TH ST
RIVERSIDE CA 92501

APN: 179202019, ASMT: 179202019
CELSO ORTIZ
3664 MINTERN ST
RIVERSIDE CA. 92509

APN: 181053006, ASMT: 181053006
DAVID GUARACHA, ETAL
6550 VAN BUREN BLV NO C
RIVERSIDE CA 92503

APN: 181061024, ASMT: 181061024
CHARLES J COX, ETAL
5506 MISSION BLV
RIVERSIDE CA. 92509

APN: 181061020, ASMT: 181061020
DAVID W SANDERS, ETAL
5208 TRAIL ST
NORCO CA 92860

APN: 179103020, ASMT: 179103020
CHURCH OF GOD
3441 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 179122027, ASMT: 179122027
DAYCO FUNDING CORP, ETAL
C/O LUXOR PROPERTIES INC
4751 WILSHIRE BLVD NO 203
LOS ANGELES CA 90010

APN: 179121024, ASMT: 179121024
DENNIS W FOSDICK, ETAL
3131 10TH ST
RIVERSIDE CA 92507

APN: 179111013, ASMT: 179111013
ELIZABETH STEWART
4479 PEDLEY RD
RIVERSIDE CA 92509

APN: 179202026, ASMT: 179202026
DOLORES ANDRADE, ETAL
3752 MINTERN ST
RIVERSIDE CA. 92509

APN: 179112006, ASMT: 179112006
EMILY SOLIZ
3617 PIONEER DR
RIVERSIDE CA. 92509

APN: 179202022, ASMT: 179202022
DONALD L SCHROEDER, ETAL
3700 MINTERN ST
RIVERSIDE CA. 92509

APN: 179122008, ASMT: 179122008
ENRIQUE MONARES, ETAL
3670 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179112014, ASMT: 179112014
DORIS A KEPPLER, ETAL
3707 PIONEER DR
RIVERSIDE CA. 92509

APN: 179201007, ASMT: 179201007
EPITACIA MEZA
3687 MINTERN ST
RIVERSIDE CA. 92509

APN: 179121020, ASMT: 179121020
DORIS F COOK, ETAL
C/O CALLIS HERBERT
3730 PONTIAC AVE
RIVERSIDE CA 92509

APN: 179201012, ASMT: 179201012
ESPERANZA LOPEZ
3625 MINTERN ST
RIVERSIDE CA. 92509

APN: 181061027, ASMT: 181061027
EDGAR AGUILAR, ETAL
3070 SHADE TREE LN
RIVERSIDE CA 92503

APN: 179102003, ASMT: 179102003
ESTHER SIMONSEN
35150 LOS ALAMOS RD
MURRIETA CA 92563

APN: 179121017, ASMT: 179121017
ELIAZAR ORTIZ, ETAL
3651 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179121011, ASMT: 179121011
FANNIE MAE
C/O CHASE HOME FINANCE
3415 VISION DR
COLUMBUS OH 43219

APN: 179101001, ASMT: 179101001
FEDERAL NATL MORTGAGE ASSN
C/O REO DEPT
1000 TECHNOLOGY DR
OFALLON MO 63368

APN: 179112007, ASMT: 179112007
GILBERTO CERVANTES, ETAL
3629 PIONEER DR
RIVERSIDE CA. 92509

APN: 179092021, ASMT: 179092021
FILBERTO GONZALEZ
5667 34TH ST
RIVERSIDE CA. 92509

APN: 179103001, ASMT: 179103001
GREGORY WALTER TIMMONS
4654 PORTOFINO CIR
CYPRESS CA 90630

APN: 179160030, ASMT: 179160030
FRANCISCO F RAMIREZ
3651 PACKARD AVE
RIVERSIDE CA. 92509

APN: 179093019, ASMT: 179093019
GROUP II AZUSA PROP
4900 SANTA ANITA NO 2C
EL MONTE CA 91731

APN: 179102015, ASMT: 179102015
FRANCISCO JOYA
3435 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179122018, ASMT: 179122018
GUIDO MERCADO
3665 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 179122011, ASMT: 179122011
FRANCISCO SALCIDO
3628 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179160033, ASMT: 179160033
HAE SOUNG KIM, ETAL
9854 CANBY AVE
NORTHRIDGE CA 91325

APN: 181053028, ASMT: 181053028
GABRIEL PORRAS, ETAL
913 S IRA CT
ANAHEIM CA 92804

APN: 179201006, ASMT: 179201006
HAO WANG
3701 MINTERN ST
RIVERSIDE CA. 92509

APN: 179121007, ASMT: 179121007
GEORGE LOYA, ETAL
4134 OLDENBURG ST
RIVERSIDE CA 92509

APN: 179112010, ASMT: 179112010
HEE Y OH, ETAL
16154 ELZA DR
HACIENDA HEIGHTS CA 91745

APN: 179102007, ASMT: 179102007
HILARIO CABALLERO, ETAL
3595 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179102002, ASMT: 179102002
JACK LAFFERTY
5660 34TH ST
RIVERSIDE CA 92509

APN: 179140011, ASMT: 179140011
HOUSING AUTHORITY OF COUNTY OF RIVERSIDE
3640 9TH ST
RIVERSIDE CA 92501

APN: 181053009, ASMT: 181053009
JALISCO INTERNATIONAL CORP
5576 MISSION BLV
RIVERSIDE CA. 92509

APN: 179103010, ASMT: 179103010
HUGO BARBA, ETAL
3596 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179160020, ASMT: 179160020
JAMESLANE ASSOC LTD PARTNERSHIP, ETAL
C/O STATER BROS MARKETS
P O BOX 150
COLTON CA 92324

APN: 181051018, ASMT: 181051018
IDA E BARR
27121 VINEWOOD PL
MORENO VALLEY CA 92555

APN: 179112005, ASMT: 179112005
JASMINE MORENO
1021 TALCEY TER
RIVERSIDE CA 92506

APN: 179122007, ASMT: 179122007
ISMAEL N RAMIREZ
3688 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179121009, ASMT: 179121009
JAVIER GUZMAN
3646 PIONEER DR
RIVERSIDE CA. 92509

APN: 179121018, ASMT: 179121018
ISRAEL R GARCIA, ETAL
2342 WISTERIA CT
HEMET CA 92545

APN: 179122021, ASMT: 179122021
JAVIER L TAPIA
3697 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 179201038, ASMT: 179201038
J JESUS R JIMENEZ, ETAL
12258 CAMBRIAN CT
ARTESIA CA 90701

APN: 181052020, ASMT: 181052020
JESUS JIMENEZ, ETAL
1301 N MAIN ST
SANTA ANA CA 92705

APN: 179122028, ASMT: 179122028
JIM KAIRIS, ETAL
1821 ROSEDALE AVE
COLTON CA 92324

APN: 179111007, ASMT: 179111007
JOSE L M LOPEZ, ETAL
1829 MARLBOROUGH AVE
RIVERSIDE CA 92507

APN: 179121027, ASMT: 179121027
JOHN A ADLER, ETAL
C/O DAVID C ADLER
16 COSTA DEL SOL
DANA POINT CA 92629

APN: 179112011, ASMT: 179112011
JOSE LUIS SANDOVAL, ETAL
3671 PIONEER DR
RIVERSIDE CA. 92509

APN: 179121026, ASMT: 179121026
JOHN D KARAGIAS, ETAL
5645 MISSION BLV
RIVERSIDE CA. 92509

APN: 179122025, ASMT: 179122025
JOSE M SANCHEZ, ETAL
1474 RIPCHAK SE
CORONA CA 92879

APN: 179121023, ASMT: 179121023
JOHN D KARAGIAS, ETAL
16518 FRANCISQUITO AVE
LA PUENTE CA 91744

APN: 179202018, ASMT: 179202018
JOSE PALOMO
3650 MINTERN ST
RIVERSIDE CA. 92509

APN: 179160012, ASMT: 179160012
JORGE RICO
3720 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 181061021, ASMT: 181061021
JOSE S GARCIA, ETAL
3962 TWINING ST
RIVERSIDE CA 92509

APN: 179201009, ASMT: 179201009
JORGE VILLA, ETAL
3663 MINTERN ST
RIVERSIDE CA. 92509

APN: 179092018, ASMT: 179092018
JOVITA A MATA
5653 34TH ST
RIVERSIDE CA. 92509

APN: 179121013, ASMT: 179121013
JOSE A GONZALEZ, ETAL
3607 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179103011, ASMT: 179103011
JOVITA MARTINEZ
28220 WAR ADMIRAL
MORENO VALLEY CA 92555

APN: 179122006, ASMT: 179122006
JUAN C CARRILLO, ETAL
3706 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179103009, ASMT: 179103009
JULIO BANUELOS
3572 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179201034, ASMT: 179201034
JUAN HERNANDEZ
3762 PACKARD AVE
RIVERSIDE CA. 92509

APN: 179104007, ASMT: 179104007
KAHN IGNAT II
C/O CLIFFORD KAHN
2 VIA DEL TESORO
SAN CLEMENTE CA 92673

APN: 179150005, ASMT: 179150005
JUAN HERRERA
5516 34TH ST
RIVERSIDE CA. 92509

APN: 179201004, ASMT: 179201004
KEARY WALTZ
3729 MINTERN ST
RIVERSIDE CA. 92509

APN: 181053021, ASMT: 181053021
JUAN M CONSTANTINO
5575 MOLINO WAY
RIVERSIDE CA. 92509

APN: 179122020, ASMT: 179122020
KHANH TRAN
3685 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 179201037, ASMT: 179201037
JUAN RAMIREZ
3696 PACKARD AVE
RIVERSIDE CA. 92509

APN: 179211012, ASMT: 179211012
KYUNG KUN LEE
5527 MISSION BLV
RIVERSIDE CA 92509

APN: 179112013, ASMT: 179112013
JUAN RUIZ, ETAL
3697 PIONEER DR
RIVERSIDE CA. 92509

APN: 181061022, ASMT: 181061022
L G AURORA HOLDINGS
C/O AURORA L GUILLEN
26470 WILLOWDALE CT
MORENO VALLEY CA 92555

APN: 179122013, ASMT: 179122013
JUAN VIURQUIS
3614 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 181053014, ASMT: 181053014
LARRY D WILSON
24265 SUNNYMEAD BLV
MORENO VALLEY CA 92553

APN: 179092020, ASMT: 179092020
LAURA ELENA THOMPSON
5663 34TH ST
RIVERSIDE CA. 92509

APN: 179122022, ASMT: 179122022
MAGDALENA GODINEZ
3709 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 181053027, ASMT: 181053027
LAURA MACLEOD, ETAL
STE 207
3633 CAMINO DEL RIO S
SAN DIEGO CA 92108

APN: 179150007, ASMT: 179150007
MANUEL ALCARAZ, ETAL
5506 34TH ST
RIVERSIDE CA. 92509

APN: 179140007, ASMT: 179140007
LEOEL GONZALEZ, ETAL
5545 34TH ST
RIVERSIDE CA. 92509

APN: 179150006, ASMT: 179150006
MANUEL ALCARAZ, ETAL
2458 HALL AVE
RIVERSIDE CA 92509

APN: 179201013, ASMT: 179201013
LEON BEIRD, ETAL
C/O TAX SVC
6185 MAGNOLIA AVE NO 166
RIVERSIDE CA 92506

APN: 179103004, ASMT: 179103004
MANUEL PADILLA, ETAL
3480 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179140006, ASMT: 179140006
LEONEL GONZALEZ, ETAL
5553 34TH ST
RIVERSIDE CA. 92509

APN: 179103019, ASMT: 179103019
MARCIANO CORNEJO, ETAL
11785 CRICKET DR
BLOOMINGTON CA 92316

APN: 179121014, ASMT: 179121014
LUCIANO ULTRERAS, ETAL
3711 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179102004, ASMT: 179102004
MARGARET PETRIE
3520 PIONEER DR
RIVERSIDE CA. 92509

APN: 179202025, ASMT: 179202025
MAAS INV PROP
C/O MARVIN R MAAS
P O BOX 3707
COSTA MESA CA 92628

APN: 179122023, ASMT: 179122023
MARIA EVA RAMIREZ
6825 COMSTOCK AVE
RIVERSIDE CA 92503

APN: 179140005, ASMT: 179140005
MARIA G RAMIREZ
5557 34TH ST
RIVERSIDE CA 92509

APN: 179160025, ASMT: 179160025
MGA & P INTER COMMON SHARED REF SYSTEMS CO
C/O FLORENCE M NEGLIA
5856 SUNSET RANCH RD
RIVERSIDE CA 92506

APN: 179111005, ASMT: 179111005
MARIA L VELASCO, ETAL
C/O CARLOS J VELASCO
620 DE SALES ST
SAN GABRIEL CA 91775

APN: 179201008, ASMT: 179201008
MICHAEL FEY
3675 MINTERN ST
RIVERSIDE CA. 92509

APN: 179103016, ASMT: 179103016
MARIE G HAMILTON
3505 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 181053018, ASMT: 181053018
MIGUEL RIOS, ETAL
3848 RUBIDOUX BLV
RIVERSIDE CA 92509

APN: 179103013, ASMT: 179103013
MARIO R MARROQUIN, ETAL
3577 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 179112022, ASMT: 179112022
MISSION OAKS NATL BANK
41530 ENTERPRISE S NO 100
TEMECULA CA 92590

APN: 179122010, ASMT: 179122010
MARIO SANCHEZ, ETAL
3648 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 181053034, ASMT: 181053034
MOEZ
C/O M TAHAMI
P O BOX 9381
BREA CA 92822

APN: 179160003, ASMT: 179160003
MARWAN RAHMAN, ETAL
541 W MARSHALL BLV
SAN BERNARDINO CA 92404

APN: 181053031, ASMT: 181053031
MORENO FAMILY TRUST
5592 MISSION BLV
RIVERSIDE CA 92509

APN: 179102011, ASMT: 179102011
MARY VIDALES
3509 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179121004, ASMT: 179121004
MP OPPORTUNITY PARTNERS I
3704 PIONEER DR
RIVERSIDE CA. 92509

APN: 179160027, ASMT: 179160027
NATHAN ADAM ESTRADA
8429 BELLMORE ST
RIVERSIDE CA 92509

APN: 179112002, ASMT: 179112002
ORANGE LEMON LTD PARTNERSHIP
430 ORANGE HEIGHTS LN
CORONA CA 92882

APN: 179101002, ASMT: 179101002
NATL MANAGEMENT INC
P O BOX 347240
SAN FRANCISCO CA 94134

APN: 179112009, ASMT: 179112009
PABLO VIRGEN
3651 PIONEER DR
RIVERSIDE CA. 92509

APN: 181051017, ASMT: 181051017
NICHOLAS E RENNA, ETAL
19189 HITCHING POST PL
RIVERSIDE CA 92508

APN: 179112008, ASMT: 179112008
PEDRO GONZALEZ ARREDONDO
3641 PIONEER DR
RIVERSIDE CA. 92509

APN: 179102008, ASMT: 179102008
NICOLAS CERVANTES VASQUEZ
3575 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179150003, ASMT: 179150003
PENTECOSTAL CHURCH OF GOD OF AMERICA
C/O PASTOR ROBERT RICH
5530 34TH ST
RIVERSIDE CA. 92509

APN: 179202023, ASMT: 179202023
NICOLE HITCHCOCK
3729 MINTERN ST
RIVERSIDE CA 92509

APN: 179160006, ASMT: 179160006
PETER JAMES OGLEY
2196 NAVARRO AVE
ALTADENA CA 91001

APN: 179103006, ASMT: 179103006
NOE JAUREGUI DOMINGUEZ, ETAL
3516 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179160034, ASMT: 179160034
PRIME STAR PROP
C/O STEVEN PARKER
1490 RIMROAD DR
RIVERSIDE CA 92506

APN: 179103022, ASMT: 179103022
NOEL L GRAHAM
3587 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 179103008, ASMT: 179103008
RAMON GONZALEZ, ETAL
3550 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179111012, ASMT: 179111012
RAUL C SOTO
5718 36TH ST
RUBIDOUX CA 92509

APN: 181052018, ASMT: 181052018
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O REAL PROP DIV
P O BOX 1180
RIVERSIDE CA 92502

APN: 179112017, ASMT: 179112017
RAUL DIAZ, ETAL
P O BOX 77914
CORONA CA 92887

APN: 181052004, ASMT: 181052004
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O AMELIA M VAILUU
3525 14TH ST
RIVERSIDE CA 92501

APN: 179112018, ASMT: 179112018
RAUL DIAZ, ETAL
19493 QUEBEC AVE
CORONA CA 92881

APN: 179201005, ASMT: 179201005
REO OAK INV
2101 BUSINESS CTR STE 230
IRVINE CA 92612

APN: 181052017, ASMT: 181052017
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O REAL PROP DIV
P O BOX 1180
RIVERSIDE CA 92502

APN: 179102014, ASMT: 179102014
REYNALDO SALAZAR
3463 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179211004, ASMT: 179211004
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
3525 14TH ST
RIVERSIDE CA 92501

APN: 179121005, ASMT: 179121005
RICARDO MEDINA, ETAL
3692 PIONEER DR
RIVERSIDE CA. 92509

APN: 181052012, ASMT: 181052012
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O REAL PROP DIV
P O BOX 1180
RIVERSIDE CA 92502

APN: 179150013, ASMT: 179150013
RICHARD KAPLAN, ETAL
C/O VALLEY TRUST DEED SERVICES INC
17715 CHATSWORTH STE 111
GRANADA HILLS CA 91344

APN: 181052016, ASMT: 181052016
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O AMELIA VAILUU
3525 14TH ST
RIVERSIDE CA 92501

APN: 179201029, ASMT: 179201029
RICHARD M ARENA
4415 GETTYSBURGS
CHINO CA 91710

APN: 181053037, ASMT: 181053037
RIV LIGHT WORLD CHURCH OF GOD IN CHRIST COR
5595 MOLINO WAY
RIVERSIDE CA. 92509

APN: 179122019, ASMT: 179122019
ROBERTO ESPINOSA, ETAL
3673 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 179202030, ASMT: 179202030
RIVERSIDE COUNTY REDEVELOPMENT AGENCY
3525 10TH ST NO 300
RIVERSIDE CA 92502

APN: 179121010, ASMT: 179121010
ROBIN LEE LAGUE
251 LITTON AVE
COLTON CA 92324

APN: 179211013, ASMT: 179211013
ROBERT CHAU, ETAL
106 PARKHAVEN DR
DANVILLE CA 94506

APN: 179201035, ASMT: 179201035
RODRIGO BARRERA, ETAL
3722 PACKARD AVE
RIVERSIDE CA. 92509

APN: 181052008, ASMT: 181052008
ROBERT H VENEGAS, ETAL
6185 SANDOVAL AVE
RIVERSIDE CA 92509

APN: 179201039, ASMT: 179201039
RODRIGO T ESPITIO, ETAL
10034 CABERNET CT
RIVERSIDE CA 92509

APN: 181053025, ASMT: 181053025
ROBERT HERNANDEZ
5064 GENEVA ST
RIVERSIDE CA 92505

APN: 179160029, ASMT: 179160029
RONNIE J MADRID
3609 PACKARD AVE
RIVERSIDE CA. 92509

APN: 181061026, ASMT: 181061026
ROBERT M HERNANDEZ, ETAL
5548 MISSION BLV
RIVERSIDE CA 92509

APN: 179150004, ASMT: 179150004
ROSA A MORALES, ETAL
5524 34TH ST
RIVERSIDE CA. 92509

APN: 179122012, ASMT: 179122012
ROBERT PARRA, ETAL
212 E BLAND ST
AZUSA CA 91702

APN: 179103003, ASMT: 179103003
ROSA V MERENDON
3464 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179211009, ASMT: 179211009
ROSARIO G FELIX
5622 HELIX ST
RIVERSIDE CA 92509

APN: 179201010, ASMT: 179201010
SALVADOR CHAVEZ GOLPERO, ETAL
3651 MINTERN ST
RIVERSIDE CA. 92509

APN: 179121021, ASMT: 179121021
ROSS A LYBARGER, ETAL
3701 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179201031, ASMT: 179201031
SALVADOR RAMIREZ
3748 PACKARD AVE
RIVERSIDE CA. 92509

APN: 179160016, ASMT: 179160016
ROSS A LYBARGER, ETAL
3742 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 179201030, ASMT: 179201030
SALVADOR RAMIREZ, ETAL
3734 PACKARD AVE
RIVERSIDE CA. 92509

APN: 179122014, ASMT: 179122014
RUBIDOUX COMMUNITY SERVICES DIST
0
CA. 0

APN: 179093001, ASMT: 179093001
SAMUEL GALVEZ
23329 OLD VALLEY DR
MORENO VALLEY CA 92553

APN: 179160004, ASMT: 179160004
RUBIDOUX COMMUNITY SERVICES DIST
C/O DAVID D LOPEZ
3590 RUBIDOUX BLV
RUBIDOUX CA 92506

APN: 179112025, ASMT: 179112025
SAMUEL R RAMIREZ, ETAL
9213 TARA CIR
RIVERSIDE CA 92509

APN: 179112004, ASMT: 179112004
RUBIDOUX COMMUNITY SERVICES DIST
0
CA. 0

APN: 179104003, ASMT: 179104003
SANDALWOOD APARTMENTS
C/O EDWARD J HARDING
P O BOX 2189
CAPISTRANO BEACH CA 92624

APN: 179150001, ASMT: 179150001
SABINA GALVAN
5566 34TH ST
RIVERSIDE CA. 92509

APN: 179112015, ASMT: 179112015
SB POD II
C/O DANIEL HIDALGO
11107 GARVEY AVE
EL MONTE CA 91733

APN: 179093002, ASMT: 179093002
SERGIO CERVANTES, ETAL
3370 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 181061007, ASMT: 181061007
TERESA ALFARO, ETAL
5510 MISSION BLV
RIVERSIDE CA. 92509

APN: 179160022, ASMT: 179160022
SHIRLEY ANN CANO
P O BOX 838
CRESTLINE CA 92325

APN: 179102012, ASMT: 179102012
THOMAS LEDESMA, ETAL
3497 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179160008, ASMT: 179160008
SIGIFREDO ROCHA
3464 CRESTMORE RD
RIVERSIDE CA 92509

APN: 179102013, ASMT: 179102013
THOMAS LEDESMA, ETAL
3497 PONTIAC
RIVERSIDE CA 92509

APN: 179103018, ASMT: 179103018
SOSTENES CABRAL
3475 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 181053022, ASMT: 181053022
TIFFANY DIXON
5571 MOLINO WAY
RIVERSIDE CA 92509

APN: 179121008, ASMT: 179121008
SPSSM INV II
4900 SANTA ANITA NO 2C
EL MONTE CA 91732

APN: 179202016, ASMT: 179202016
TWYLA BRANSON
3626 MINTERN ST
RIVERSIDE CA. 92509

APN: 179060027, ASMT: 179060027
SYLVAS SCHLAX
14030 MARTIN PL
RIVERSIDE CA 92503

APN: 179121003, ASMT: 179121003
VENTURA MEJIA, ETAL
2496 WINDMILL CREEK RD
CHINO HILLS CA 91709

APN: 179160015, ASMT: 179160015
TADHAMODI INV
7886 LA NITA ST
HIGHLAND CA 92346

APN: 179202020, ASMT: 179202020
VERALYN RENAE MARTIN, ETAL
3678 MINTERN ST
RIVERSIDE CA. 92509

APN: 181061025, ASMT: 181061025
VICTOR TAMAYO, ETAL
5212 QUAPAW WAY
RIVERSIDE CA 92509

APN: 179112012, ASMT: 179112012
YOLANDA ACOSTA
3513 SYRACUSE AVE
BALDWIN PARK CA 91706

APN: 179102006, ASMT: 179102006
VIRGINIA QUEZADA
3580 PIONEER DR
RIVERSIDE CA. 92509

APN: 179093003, ASMT: 179093003
YOLANDA CORTEZ
3358 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179150012, ASMT: 179150012
WEST RIVERSIDE SCHOOL DIST
3972 RIVERVIEW DR
RIVERSIDE CA 92509

APN: 179121006, ASMT: 179121006
YOLANDA MORENO
3682 PIONEER RD
RIVERSIDE CA. 92509

APN: 179160032, ASMT: 179160032
WILLIAM G MORSCHAUSER
8347 63RD ST
RIVERSIDE CA 92509

APN: 179202017, ASMT: 179202017
WILLIAM J GUILLOT, ETAL
C/O WILLIAM GUILLOT
P O BOX 2863
CORONA CA 92878

APN: 179160023, ASMT: 179160023
WINSTON BROWN
1679 W VIA BELLO DR
RIALTO CA 92377

APN: 179103017, ASMT: 179103017
YADIRA J IHMUD
5126 LEO ST
SAN DIEGO CA 92115

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Jurupa Area Recreation & Park District
4810 Pedley Rd.
Riverside, CA 92509

ATTN: Pam Lauzon & Janet Dewhirst
Jurupa Unified School District
4850 Pedley Rd.
Riverside, CA 92509-3966

Processing & Distribution Center,
U.S. Postal Service
1900 W. Redlands Blvd.
San Bernardino, CA 92403-9997

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Applicant/Owner:
Marwan Rahman
F & M Realty Corporation
541 W. Marshall Boulevard
San Bernardino, CA 92405

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 9th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case Nos.: Conditional Use Permit No. 3625

Project Location: The project site is located in the Community of Rubidoux of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of Mission Boulevard, southerly of Arbuckle School Road and easterly of Rubidoux Boulevard.

Project Description: Conditional Use Permit No. 3625 proposes to add 984 square feet to an existing 6,774 square foot building previously used for a hardware store and converting into a 7,758 square foot convenience market, La Famosa Market #6, with the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption; add 829 square feet to an existing 428 square foot laundromat with a total building area of 1,257 square feet; legalize an existing detached 774 square foot retail building to be used as a restaurant; modify existing building elevations with related improvements; and add 2,222 square feet (10%) of landscaping area with 17 parking spaces.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: F & M Realty Corp.

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15270)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption ()
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt:

The proposed use is subject to the California Environmental Quality Act Section No. 15270, Projects Which Are Disapproved.

(a) CEQA does not apply to projects which a public agency rejects or disapproves.

(b) This section is intended to allow an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that the project cannot be approved.

(c) This section shall not relieve an applicant from paying the costs for an EIR or negative declaration prepared for his project prior to the lead agency's disapproval of the project after normal evaluation and processing.

The Planning Department and the Redevelopment Agency found that the proposed use, convenience market with the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption, is not consistent with the General Plan Land Use Designation, zoning or surrounding uses since the project is under parked by 65% and may cause undue vehicle traffic impacts and a potential increase in criminal activity to the elementary school, residences and surrounding businesses.

Christian Hinojosa

County Contact Person

951-955-0972

Phone Number

Signature

Project Planner

Title

August 5, 2010

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42185 ZCFG05545.

FOR COUNTY CLERK'S USE ONLY

| |
|--|
| |
|--|

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0909725

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: F&M REALTY CORP \$64.00
paid by: CK 3560
CA F&G FEES FOR EA42189
paid towards: CFG05545 CALIF FISH & GAME: DOC FEE
at parcel: 3650 RUBIDOUX BLV RIV
appl type: CFG3

By _____ Jul 08, 2009 17:00
PKSINGH posting date Jul 08, 2009

| Account Code | Description | Amount |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$64.00 |

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

Agenda Item No.: 4.3
Area Plan: Western Coachella Valley
Zoning Area: Whitewater
Supervisorial District: Fifth
Project Planner: Jay Olivas
Planning Commission: November 3, 2010
Continued from: October 6, 2010

PUBLIC USE PERMIT NO. 214, REVISED
PERMIT NO. 4
E.A. 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 11 buildings totaling approximately 56,000 square feet currently being used as a youth adult half way house. No physical changes are proposed to the private property portion, except for clean-up, upgrades to landscaping, and possible interior tenant improvements. The adult half way house provider, Healthcare Services, Inc., would provide approximately 90 days of residential living for parolees, including counseling services and job skills training in a dormitory style campus environment.

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 proposed revised public use permit was continued from the October 6, 2010 Planning Commission hearing to the November 3, 2010 Planning Commission hearing. The project has been re-advertised with a 20 day hearing notice for Mitigated Negative Declaration. The project was continued due to a proposed ordinance amendment to Ordinance No. 449.240 (Prohibiting Parolee Probationer Homes) which may now allow parolee-probationer facilities under certain criteria in Riverside County. This proposed ordinance amendment is likely to occur in late October. If the ordinance amendment occurs as anticipated in late October, the proposed Adult Half Way House or parolee-probationer home under PUP00214R4 would be supported and be recommended for approval.

As of 10/12/10, the proposed revised public use permit has received all department clearances. Staff had a recent meeting on 10/13/10 to discuss landscaping concerns. A landscape inspection was completed on 8/27/10. Landscaping plans are recommended to be submitted by the applicant within 120 days as indicated in the recommended conditions to comply with Landscape Ordinance No. 859.

The project is conditioned to complete certain improvements such as fire sprinklers, underground utilities, street lights, and road widening. The project is currently conditioned for right-of-way dedications/improvements along Hagen Lehmann Way for 59 foot half width and along Tamarack Road for 45 foot half width within 36 months. The applicant is working with the Fire and Transportation departments to discuss these recommended conditions prior to the November 3rd hearing.

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): | Vacant buildings (former youth half way house) |
| 2. Surrounding Land Use (Ex. #1): | Interstate 10, Vacant Land, Single Family 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); Commercial Retail (CR) (.20-.35 FAR) |
| 7. Project Data: | Total Acreage: 7.23 Acres |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42343**, 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 **PUBLIC USE PERMIT NO. 214, REVISED PERMIT NO. 4**, 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: Medium Density Residential (MDR) (2-5 DU/AC) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The 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 Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

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 Medium Density Residential (MDR) (2-5 DU/AC) in the Western Coachella Valley Area Plan.
2. The proposed use, an adult half way house for up to 80 parolees, is conditionally consistent with the Medium Density Residential (MDR) (2-5 DU/AC) land use designation.
3. The project site is surrounded by properties which are designated Medium Density Residential (MDR) (2-5 DU/AC).
4. The zoning for the subject site is Rural Residential (R-R).
5. The project site is surrounded by properties which are zoned Rural Residential (R-R).
6. The proposed use as an adult half way house for up to 80 parolees within a complex of existing buildings is a permitted use, subject to approval of a revised public use permit, in the Rural Residential (R-R) zone.
7. The proposed project to change occupancy from a youth half way house to an adult half way house is consistent with the development standards set forth in the Rural Residential (R-R) zone due to an existing complex of 11 buildings with no physical changes proposed to the private property portion, except for clean-up, upgrades to landscaping, and possible interior tenant improvements, which complex has been continuously occupied since 1969 as a youth half way house and community care facility.
8. The project site is surrounded by properties which contain vacant land, an unoccupied service station, single family residential dwellings, and Interstate 10 corridor. The project is compatible with surrounding land uses in that the proposed adult half way house is improved with perimeter fencing and some existing landscaping which will act as a buffer to surrounding properties.
9. The project will be conditionally compatible with surrounding properties due to on-site security including 24 hour supervision, security cameras, lighting within county standards, existing fencing and on-site law enforcement offices, with parolees restricted from leaving without authorization related to rehabilitation needs.
10. The project is adjacent to Haugen Lehmann Way (118' R/W) and Tamarack Road (90' R/W) which roads are currently recommended to be partially improved (half width) by the permit holder within 36 months. The project will provide appropriate street and off-site traffic mitigation, such as, Transportation Uniform Mitigation Fees (TUMF), in compliance with the requirements of the circulation element of the General Plan.
11. The project is within five miles of a fire station and will provide additional on-site fire protection improvements, such as fire sprinklers, in conformance with the fire services land use standards of the Public Facilities and Services Element of the General Plan.
12. This project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.

13. Environmental Assessment No. 42343 identified the following potentially significant impacts:

a. Land Use Planning

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 (10/12/10), 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 (10/12/10), totals approximately \$10,000.00
8. The public hearing notice was forwarded to land owners within 600 feet of the subject property and to the Sheriff's Department and to the City of Palm Springs.

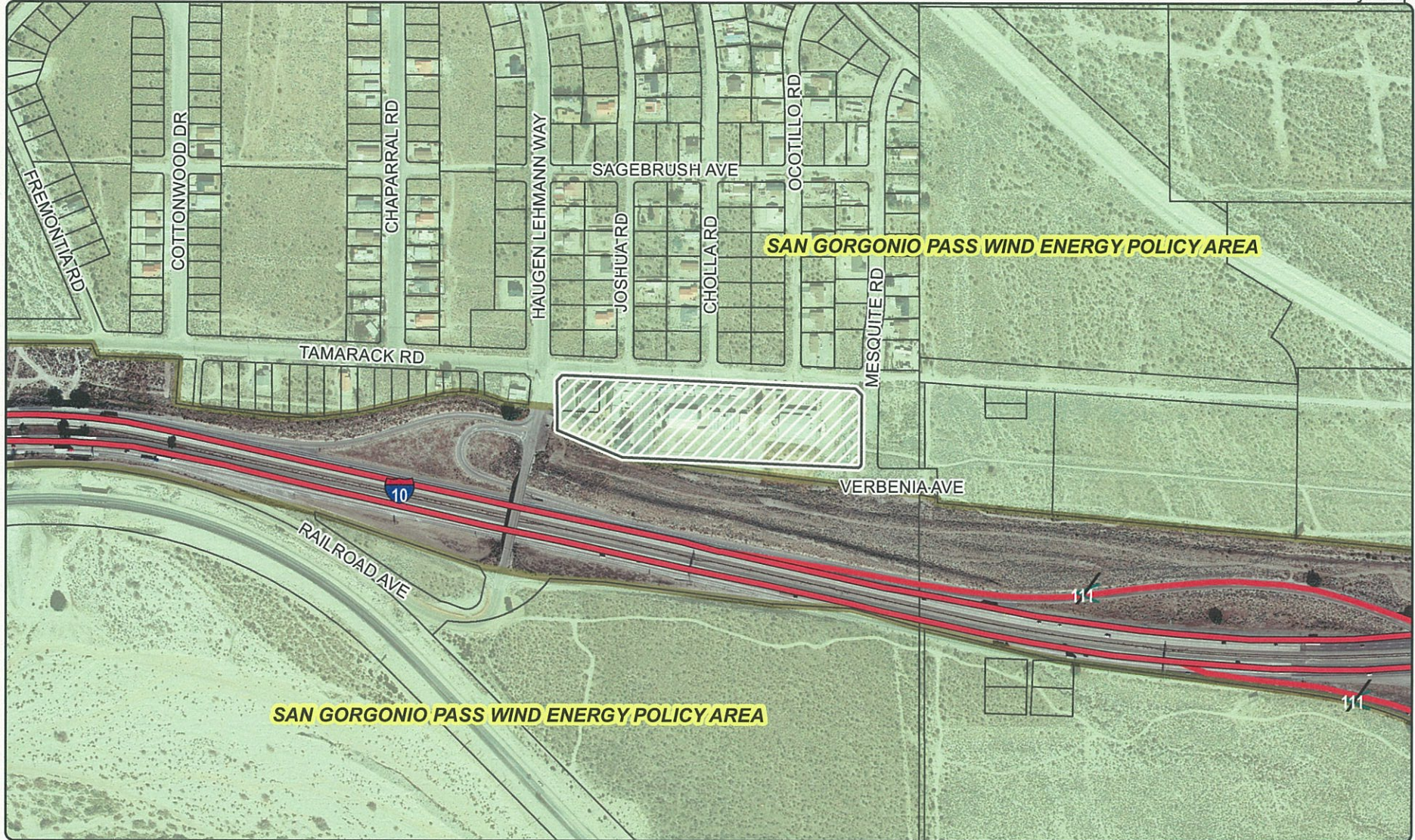
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00214R4

VICINITY/POLICY AREAS

Supervisor Ashley
District 5

Date Drawn: 9/14/10
Vicinity Map



Zoning Area: Whitewater
Township/Range: T3SR3E
Section: 8

Assessors Bk. Pg. 517-34
Thomas Bros. Pg. 724 F2
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.lma.co.riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00214R4

LAND USE

Supervisor Ashley
District 5

Date Drawn: 9/14/10
Exhibit 1

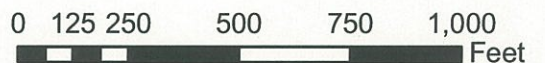


Zoning Area: Whitewater
Township/Range: T3SR3E
Section: 8

Assessors Bk. Pg. 517-34
Thomas Bros. Pg. 724 F2
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

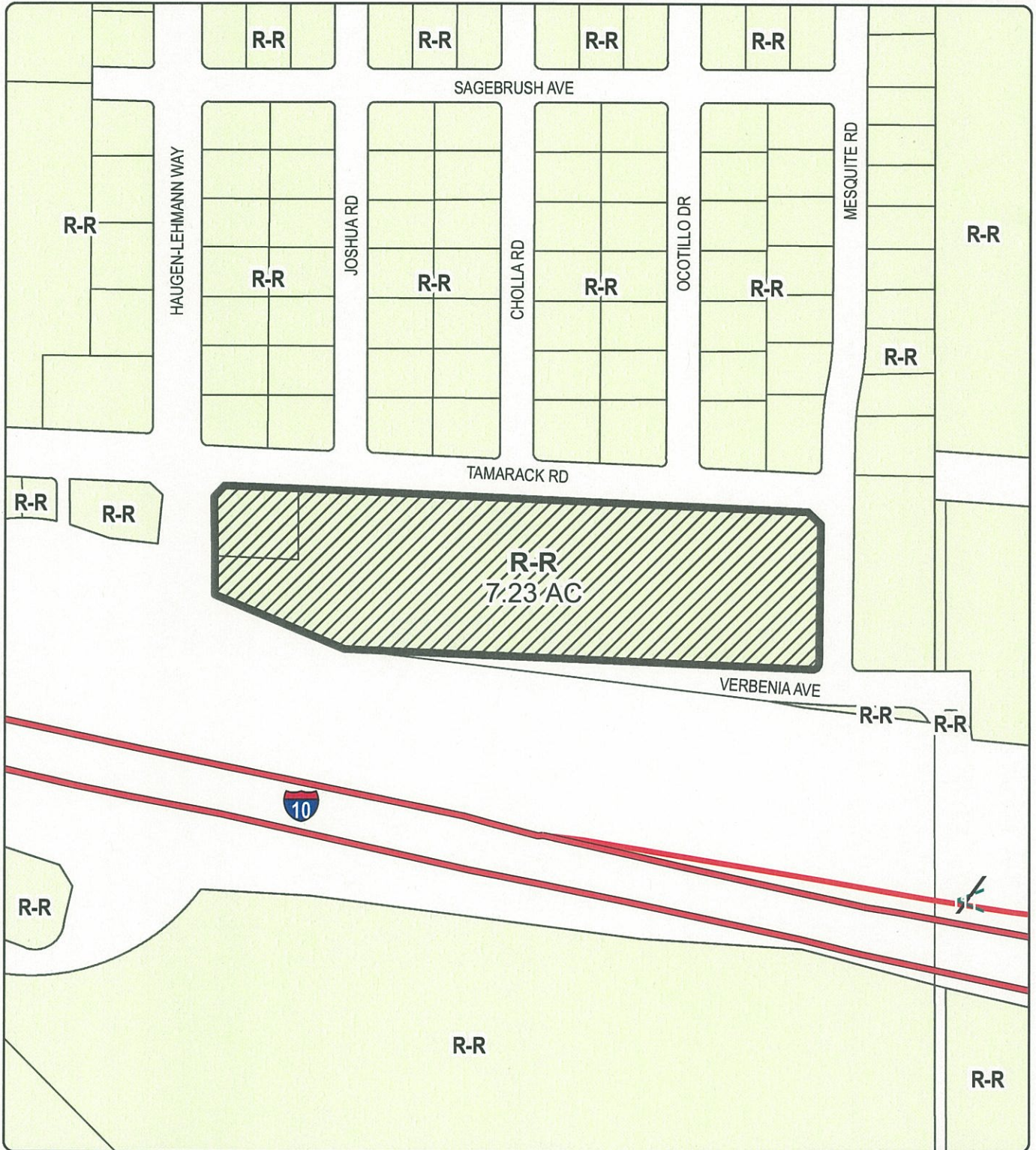
PUP00214R4

EXISTING ZONING

Supervisor Ashley
District 5

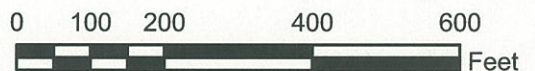
Date Drawn: 9/14/10

Exhibit 2



Zoning Area: Whitewater
Township/Range: T3SR3E
Section: 8

Assessors Bk. Pg. 517-34
Thomas Bros. Pg. 724 F2
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>

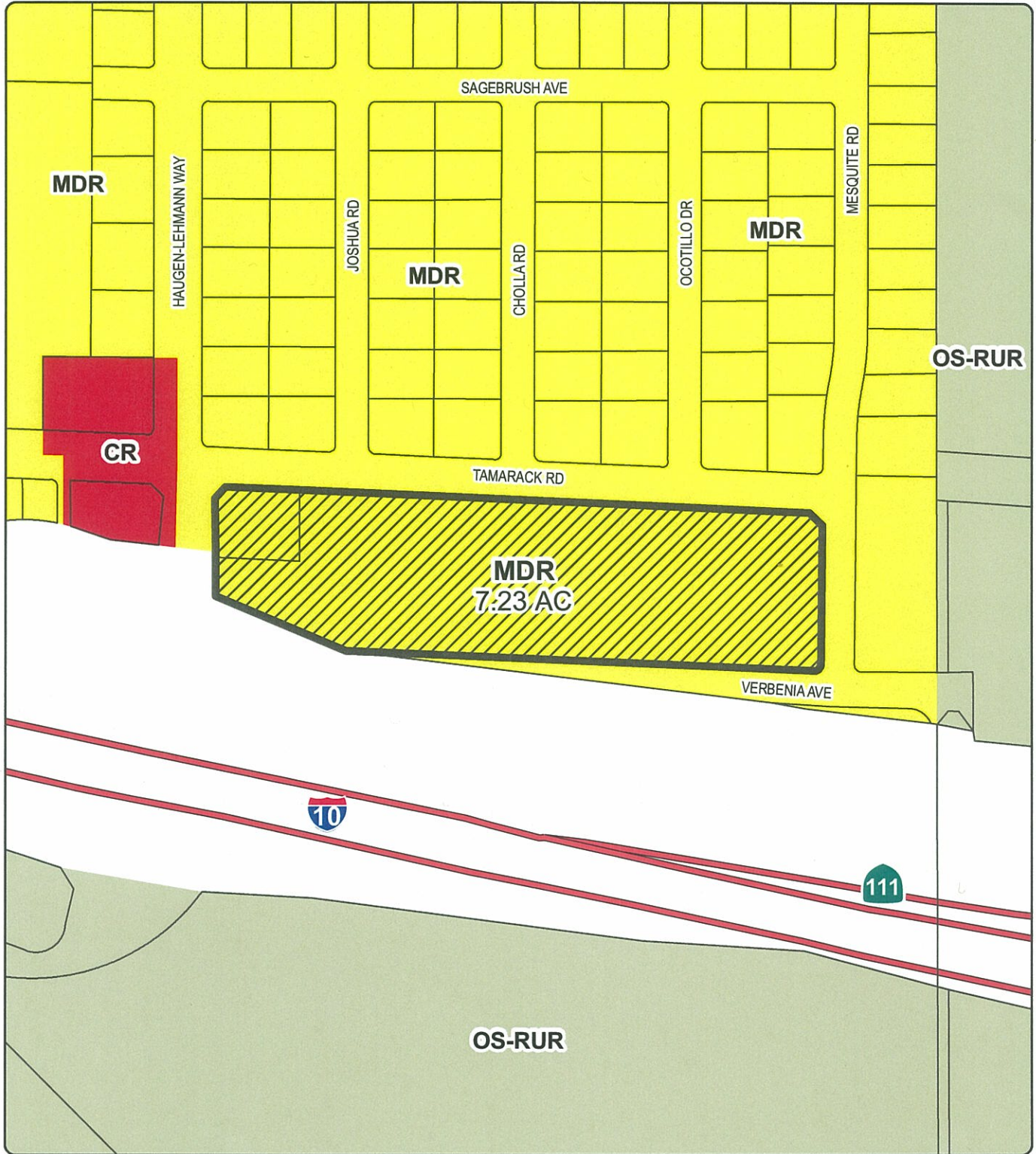
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00214R4

EXISTING GENERAL PLAN

Supervisor Ashley
District 5

Date Drawn: 9/14/10
Exhibit 5



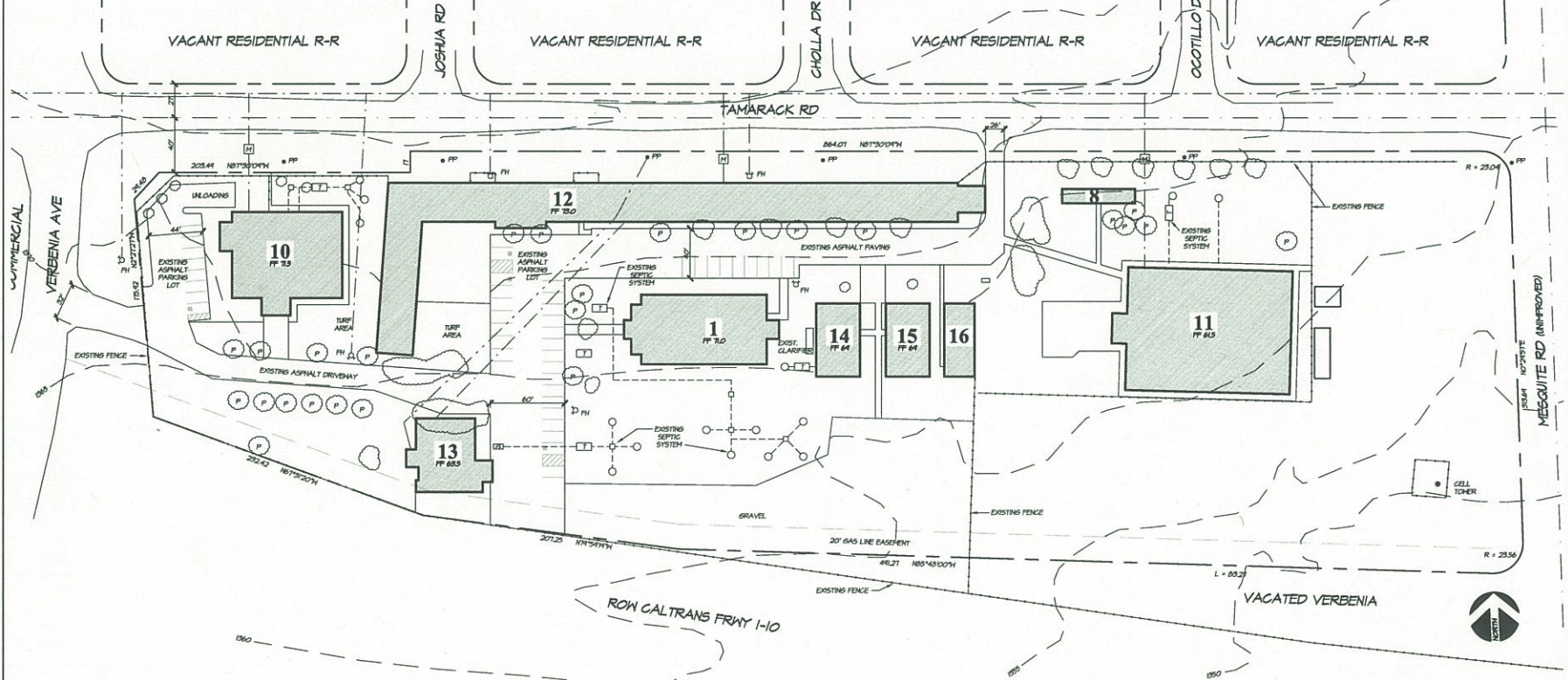
Zoning Area: Whitewater
Township/Range: T3SR3E
Section: 8

Assessors Bk. Pg. 517-34
Thomas Bros. Pg. 724 F2
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: E2 DEVELOPMENT LLC
801 CALLE LAGUNA
DANA POINT, CA 92629
805 888-0522

LAND OWNER: TRINITY TRUST SERVICES
PO BOX 840
GOLDER, CA 92324
909 625-3000

DATE OF EXIST: MAY 26, 2010

PROJECT PREPARED BY: ERNEST A. LONG
2405 DUNE DRIVE
HERET, CA 92543
951 746-1754

PROPOSED ADDRESS: 5560 WAGNER LEPHAN WAY
HATTEHATER, CA 92282

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: APN 517-340-008, LOT: 45, ABBREVIATED DESCRIPTION, 6.81 ACRES M/L IN POR LOT 45 HB 0301021 SAN GORONDO PASS 1 AND POR LOTS 404, 405, 411, 100 HB 0301025 SAN GORONDO PASS 2 FOR TOTAL.

APN 517-340-008, ABBREVIATED DESCRIPTION, LOT: 40, 42 ACRES M/L IN POR LOT 40 HB 0301027 SAN GORONDO PASS 1 AND POR LOTS 404, 405, 411 HB 0301025 SAN GORONDO PASS 2.

NET ACRES: 517-340-008 0.42 ACRES 517-340-008 6.81 ACRES

EXISTING AND PROPOSED ZONING: RR RR
EXISTING AND PROPOSED LAND USE: HDR HDR

UTILITIES: MISSION SPRINGS WATER DISTRICT
66-5TH SECOND STREET
DESERT HET SPRINGS, CA 92240
(841) 324-6448

ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.
36-100 CANTONAL CANYON DRIVE
CALIFORNIA CITY, CA 92324
(841) 331-4305

GAS: SOUTHERN CALIFORNIA GAS CO.
261 EAST FIRST STREET
PO BOX 2008
DEARBORN, CA 92220
(841) 643-2811

TELEPHONE: VERIZON
205 NORTH SUNRISE WAY
PALM SPRINGS, CA 92262
(841) 719-3601

SEWER: SEPTIC SYSTEM

SCHOOL DIST: BANNING USD
11 WEST MELLANS ST
BANNING, CA 92220
RSU 422-0300

NOTE: THIS LAND IS NOT SUBJECT TO LIQUIDATION OR OTHER CREDSOR HAZARD, AND DOES NOT LIE WITHIN A SPECIAL STUDIES ZONE.

PROJECT DATA

| | |
|-----------|------|
| Revisions | 6503 |
|-----------|------|

Desert Pass Education and Training Center
**CHANGE OF USE - PUBLIC USE PERMIT,
HALF WAY HOUSE**
PLOT DATE: 5/26/10

ERNEST ANDREW LONG
Professional Engineer
1045 5th St., Suite 104
Hemet, California 92343
C-11937

GREGORY J. HAMMERS
Professional Architect
2775 N. California Avenue
Hemet, California 92343
C-11937

OWNERSHIP OF DOCUMENTS: THESE ARCHITECTURAL PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS ARE THE PROPERTY OF GREGORY J. HAMMERS, ARCHITECT, AND ARE NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF GREGORY J. HAMMERS, ARCHITECT.

1



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 (CDCR) within an existing complex of 11 buildings totaling approximately 56,000 square feet. No physical changes are proposed to the private property portion, except for clean-up, additional upgraded landscaping, and minor tenant improvements. The adult half way house provider, Healthcare Services, Inc., would provide approximately 90 days of residential living for parolees, including counseling services and job skills training in a dormitory style campus environment.

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

B. Total Project Area: 7.23 Acres

| | | | |
|--------------------------------|------------------|-------------------------------|---------------------------------------|
| Residential Acres: 7.23 | Lots: Two | Units: | Projected No. of Residents: 80 |
| Commercial Acres: | Lots: | Sq. Ft. of Bldg. Area: | Est. No. of Employees: 25 |
| Industrial Acres: | Lots: | Sq. Ft. of Bldg. Area: | Est. No. of Employees: |
| Other: 11 Buildings | | | |

C. Assessor's Parcel No(s): 517-340-006 & 517-340-008

D. Street References: 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.

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 11 buildings which was a former youth half way house. The project site is surrounded by Interstate 10 to the south, single family residences to the north, a commercial a building to the west, and 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 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

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

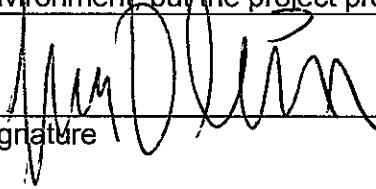
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

October 12, 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 11 existing single story buildings and existing landscaping are designed to minimize visual impacts with required upgrades to the landscaping. 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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Expose residential property to unacceptable light levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The existing facility will provide security lighting. However, it 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: GIS database, and Project Application Materials.

Findings of Fact:

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

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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| a) Alter or destroy an historic site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: On-site Inspection, Project Application Materials

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 half way house buildings 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? | | | | |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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 11 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 11 buildings into an adult half way house with approximately 40 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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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

U - Generally Unsuitable

R - Restricted

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

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"/> |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: 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 regarding Parolee Probationer Homes which is to be amended. 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"/> |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| d) Be consistent with the land use designations and policies of the 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 11 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 is proposed to be amended to allow the proposed adult half way house.

Mitigation: Comply with security measures such as fencing and lighting and occupancy requirements as indicated by recommended conditions (COA 10 PLANNING 23 – Occupancy Reqs).

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 half way

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

house and potential impacts were covered under the grading permit for the original site. 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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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 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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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

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 except for potential fire code compliance. 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

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

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| d) Alter waterborne, rail or air traffic? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Cause an effect upon, or a need for new or altered maintenance of roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Cause an effect upon circulation during the project's construction? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 is affected by traffic in the area and regional transportation systems with potential need for further road dedications and 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.

Compliance with County Transportation Department conditions including, but not limited to, COA 20 TRANS 1 – ROW Dedication.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

| | 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 subject to the Mission Springs Water District.

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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities subject to C42 Certification.

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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

Source: 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 checked="" type="checkbox"/> | <input 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.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Staff review, project application

Findings of Fact: The 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

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for an adult half way house for up to 80 adults for both men and women within an existing complex of 11 buildings including dormitory, school, dining facility, pool building, and offices totaling approximately 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.

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) and Exhibits B-1 through B-10 (floor plans and elevations).

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

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10. GENERAL CONDITIONS

10.BS GRADE. 1 USE -GIN INTRODUCTION (cont.) RECOMMND

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 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

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10. GENERAL CONDITIONS

10.E HEALTH. 1 MISSION SPRINGS WATER DISTRICT (cont.) RECOMMND

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 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

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 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

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10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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.

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

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10. GENERAL CONDITIONS

10.PLANNING. 3

USE - LOW PALEO (cont.)

RECOMMND

the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

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

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

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

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

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LOW PALEO (cont.) (cont.) RECOMMND

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. 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/landscape/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. 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 - OCCUPANCY REQS

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 approval is granted for a youth half way house.

c.) No permanent occupancy shall be permitted within the property as a principal place of residence, except caretakers dwelling.

d.) No approval is given for an "established facility" as defined under Section 19.52 of Ordinance No. 348. (Temporary Outdoor Events)

e.) No approval is given for commercial uses of the dining facility open to the general public.

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.

10.PLANNING. 27 USE - PREVENT DUST & BLOWSAND

RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance

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10. GENERAL CONDITIONS

10.PLANNING. 27 USE - PREVENT DUST & BLOWSAND (cont.) RECOMMND

and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 28 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 29 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.

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

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10. GENERAL CONDITIONS

10.TRANS. 9 USE - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

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.

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 - LC LANDSCAPE PLOT PLAN RECOMMND

Within 120 days of Board Approval, the applicant shall meet the following landscape requirements:

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

A.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.
- 5.Utilization of existing landscape components is acceptable provided that such components are in good working order, they comply with the water efficiency requirements of Ord. No. 859, they meet the requirements of Ord. No. 348 Section 18.12 (e.g. shading canopy, etc.), and are clearly identified as existing components on the landscape plans.

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,

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 does 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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

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 plan 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.

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.

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

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 3

USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

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 boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 4 USE - STREETLIGHT PLAN (cont.) RECOMMND

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 thrity six (36) months of Board of Supervisors approval of the project for Tamarack Road, a signing and striping plan is required for this project. The applicant shall be

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 7 USE - SIGNING & STRIPING (cont.) RECOMMND

responsible for any additonal 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 thiry 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, Section "C". (40'/60')

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 10 USE - PART-WIDTH (cont.) RECOMMND

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 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 lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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Parcel: 517-340-006

20. PRIOR TO A CERTAIN DATE

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 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

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 16 USE - IMP PLANS (cont.) RECOMMND

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 Ploicies 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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE-SBMT/APPVD GRADG PLAN/TRAN (cont.) RECOMMND

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 exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 2 USE - CONFORM TO FLOOR PLANS RECOMMND

As-built floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 4 USE - FENCING PLAN REQUIRED RECOMMND

A detailed fencing plan (3 sets with site plan and elevations) shall be submitted showing all existing wall and fence locations and typical views of all types of fences or walls existing on the site. 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.

80.PLANNING. 10 USE - LIGHTING PLANS RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 11 USE - LC LANDSCAPING 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 USE - LC LNDSCAPING SECURITIES (cont.) RECOMMND

estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

80.PLANNING. 12 USE - LC LNDSCP INSPECTN DEPOS RECOMMND

Prior to building permit, 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 Planning Department shall clear this condition upon determination of compliance.

80.PLANNING. 13 USE - LC LNDSCP INSPECT REQUIR 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 USE - LC LNDSACP INSPECT REQUIR (cont.) RECOMMND

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 80 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.

80.PLANNING. 14 USE - LC COMPLY W/LNDSACP/IRRIG 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 with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

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.

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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.

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 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 6 USE-#36-HOOD DUCTS (cont.) RECOMMND

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 40 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 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - ACCESSIBLE PARKING (cont.) RECOMMND

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

Any new 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.

90.PLANNING. 10 USE - LIGHTING PLAN COMPLY RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

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 Sherriff'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@rctlma.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 5149
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.



PROJECT RECORD

DATE: August 30, 2010
PROJECT: County of Riverside Inspection Services (R0930)
CASE NO: PUP00214R4 – Trinity Center Whitewater
SUBJECT: Landscape Review
FROM: Luke Taylor
TO: Ron Dyo, County of Riverside (RDYO@rctlma.org)
Jay Olivas, County of Riverside (jolivas@tctlma.org)
C: Ron Gregory, RGA Landscape Architects, Inc.
Bill Kortsch, RGA Landscape Architects, Inc.

On 8/27/10, I conducted a landscape review of the Trinity Center Whitewater project in Whitewater for the County of Riverside. I met with Ernest Wright II on site to discuss the landscape. The following are my observations:

1. There are many weeds and Bermuda grass throughout the site that must be removed.
2. The lawn areas need to be mowed.
3. Tamarix (Salt cedar), an invasive species, is growing in the project's landscape. These shrubs/trees must be removed.
4. There are areas where PVC lateral lines are exposed. These lines need to be buried under a minimum of 8" of soil.
5. The lawn area's spray and rotor systems must be adjusted to allow for proper head to head coverage as well as to eliminate overspray onto the buildings and hardscape.
6. Two (2) valves have faulty solenoids that must be replaced.
7. The water for the gym area landscape has been turned off. This water must be turned on to allow for irrigation of the plant material. I was unable to observe the irrigation working in this area, so I'm unaware if any additional repairs need to be made for proper irrigation in this area.
8. I noticed that some of the palm trees and pine trees did not have irrigation. While these trees appear to be doing well, it is my recommendation that all trees and palms have irrigation installed in the future.

Once these items are addressed, please contact the County Planning Department.

LT/bc

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

G:\PROPERTY\KLINDI\ORDINANCES\ORD. 902 SEX OFFENDER PROHIBITIONS.DOC

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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.

Ed. Development
ERNEST H. WILSON, III
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.

TRINITY YOUTH SERVICES - JAW NEUBER
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 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 EL 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

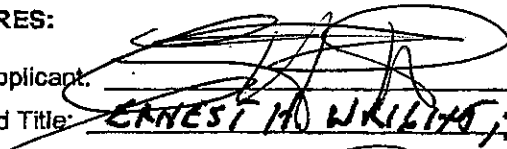
2. PROPERTY OWNER INFORMATION:

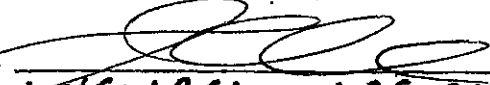
Property Owner Name: TRINITY YOUTH SERVICES Phone No.: (909) 825-5588
 Firm Name: _____ Email: info@trinityyys.org
 Address: 1460 EAST COOLEY
COLTON, CA 92324

3. APPLICANT INFORMATION:

Applicant Name: E2 DEVELOPMENT LLC Phone No.: (619) 985-0122
 Firm Name: _____ Email: chwilc@cox.net
 Address (if different from property owner):
801 CALLE LAGASCA
LAGUNA VISTA CA 91910

4. SIGNATURES:

Signature of Applicant:  Date: 6/24/10
 Print Name and Title: ERNEST H. WILLIAMS, II MANAGING MEMBER

Signature of Property Owner:  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 black ink that reads 'John Alexandres'. The signature is written in a cursive style with a large, looped initial 'J' and a plus sign (+) at the beginning.

Fr. John Alexandres, Trinity Youth Services Board of Directors Appointed Recording Secretary

Recorded in Official Records
 County of Riverside
 Larry W. 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



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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:

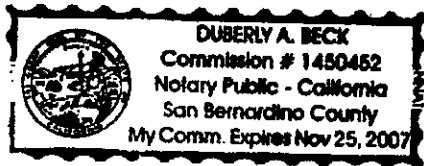
Beginning at the intersection of said Southerly line of Lots 98 to 111 of San Gorgonio Pass No. 2 with the East line of Verbenia Avenue, 60 feet in width as shown by said Map of San Gorgonio Pass No 2; thence along said Southerly line South 87°30'09" East 20.45 feet; thence South 2°27'27" East 102.38 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 Neiber,

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

Olivas, Jay

From: Ernest H. Wright, II [ehwii@cox.net]
Sent: Tuesday, October 12, 2010 5:20 PM
To: Olivas, Jay
Cc: 'Scott Hines'; 'Tony Struyk'; 'Timothy J. Salyer'
Subject: RE: Security Description

Jay,

I spoke with the proposed operator. We anticipate that most parolees will stay at the site on a 24 hour basis. The type of contract that is pending is used on other counties a little differently.

The job search function, for example, will be different than other sites that are located in the urban core and do not have an on site vocational center. In those programs, parolees that graduate to a higher treatment phase are allowed to leave the facility to engage in job search in the community. Those parolees usually take public transportation to get to and from job search. They also will leave the facility via public transportation once they have acquired gainful employment. Normally, parolees will graduate from the program after acquiring employment. Here, we intend to bring employers to the facility to develop our on site vocational center. We contemplate parolees undergoing job screening and training right on our site at the 3,000 square foot vocational center. They would then be able to leave the facility for work related activities. The program operator would transport the parolee either to the worksite or nearest public transportation hub. Again, this would be at the tail end of the parolee's stay at the facility.

A parolee may leave the facility for medical related reasons. If the medical needs for a particular parolee cannot wait until their release then the program operator will transport the parolee to a medical clinic or nearest public transportation hub.

The on-site Reentry Specialist, peace officer State employee, has the authority to issue community leaves for up to 6 hours upon a showing of necessity by the parolee. For example, it could be to acquire needed identification documentation for a pending job, attendance at a court hearing, to meet with his parole officer, or for some other program related requirement.

Again, the type of program does allow a certain amount of daily parolee leaving and returning. However, this program is not located in the urban core. Thus, it is impractical logistically to have an operation with a lot of coming and going. Instead, the program operator and I are working to have employers come onsite for job interviews, selection and training. There will be more services onsite with our location compared to a location in the urban core. The program operator will transport the few parolees that need to take care of business off site.

I hope this adequately addresses your questions concerning parolee movement away from the facility. Please let me know if you need additional information.

Regards,

Ernie

From: Olivas, Jay [mailto:JOLIVAS@rctlma.org]
Sent: Tuesday, October 12, 2010 12:17 PM
To: 'Ernest H. Wright, II'
Subject: RE: Security Description

Do the parolees stay at the site during the entire 90 – 180 days on a 24 hr basis? Or come and go to various places, field trips, excused from campus, etc. Are you proposing any additional fencing or lighting? Thanks.

From: Ernest H. Wright, II [mailto:ehwii@cox.net]
Sent: Tuesday, October 12, 2010 11:40 AM
To: Olivas, Jay; Baez, Ken

Cc: 'Tony Struyk'; 'Scott Hines'; 'Timothy J. Salyer'

Subject: Security Description

Jay,

This email is to provide further details on security of the site. Listed below please find excerpts from the Statement of Work that the program operator, Healthcare Services, Inc., will be contractually bound to observe:

Drug Free Environment: Provide a drug-free work environment for the safekeeping, care and program needs of residing parolees.

Inspections/Searches: Provide daily inspections by staff of the food services program and parolee sleeping rooms and weekly inspections of the entire PSC to assure compliance with the CDCR standards related to health, safety and sanitation.

Control Center Area: The control center area shall contain the TV monitors and/or electronic controls for facility security systems, including but not limited to: indoor and/or outdoor lighting, cameras/surveillance equipment, alarm systems (audio and visual), security door locking apparatus, etc. Personal security systems (i.e., radios, whistles, alarms, etc.) shall be secured, distributed, and tracked from the control center area. The PSC physical property must have a fence/wall between adjacent properties. Interior security camera placement must allow control center staff to observe hallways where parolees are located or reside. The CDCR reserves the right to request additional security camera placement within the location(s) and at cost to the contractor.

Office Space for CDCR Assigned Staff: A minimum of 95-110 square feet, or as approved by CDCR, of private office space designated solely for one CDCR Reentry Specialist position permanently assigned to the PSC shall be provided. This office space shall include a working telephone with local service. Toll calls by CDCR staff can be made at CDCR expense. This office must also include a broadband internet connection along with appropriate service provided at Contractors expense. Broadband internet service is defined as either a cable or DSL connection. This connection can be provided via a router from an existing connection already in place at the PSC facility.

PSC and Parolee Searches: The daily, weekly, and monthly searches of the PSC and its parolees for contraband shall be conducted per CDCR standards (CCR Sections 3006 and 3287 and DOM Section 52050.18). These searches shall include securing and handling contraband pending the Parole Agent Reentry Specialist's disposition. Parolees returning to the PSC shall be subject to search by staff. Unclothed body searches of parolees shall be conducted only by a peace officer of the same sex as the parolee and out of view of other persons except in highly volatile and potentially dangerous situations. Both PSC and parolee searches shall be documented in appropriate search logs and reviewed regularly by CDCR staff.

Emergency Lighting System: The PSC shall be equipped with an emergency lighting system to assure staff's supervision and control in emergency situations such as fires, earthquakes and loss of electrical power. Such lighting shall be placed in key areas such as the control room, kitchen, exit corridors and outside perimeters.

PSC Staff Personal Alarms: PSC employees shall be provided with a personal alarm system for their use in emergencies. Personal alarm systems for employees shall be, at a minimum, a whistle but may include walkie-talkies, intercom systems or alarm buttons at workstations. Staff shall have a personal alarm system on their person at all times while working in the facility.

Discipline: Contractor shall maintain written policies and procedures on parolee discipline that shall conform in all respects to CDCR standards and include these components:

- The Contractor's parolee discipline shall be so administered as to maintain proper control, conserve human values and individual dignity and to promote socially desirable changes in attitude and behavior.
- The Contractor shall adhere to the practice of progressive discipline of its parolees. The Reentry Specialist shall hear all parolee disciplinary reports and shall have the final authority over all serious disciplinary actions.
- The reporting employee shall forward disciplinary reports to the CM and Reentry Specialist for signature.
- Parolee case files shall contain copies of disciplinary reports including final dispositions and appeals.
- The Contractor shall maintain a disciplinary logbook with dates and entries properly completed.
- The Reentry Specialist shall notify the AOR of any disciplinary issues via a CDCR 1502 Activity Report.

The California Department of Corrections and Rehabilitation (CDCR) will conduct random announced and unannounced audits and program reviews. The program operator must comply with all of the above security-related requirements and

Olivas, Jay

From: Ernest H. Wright, II [ehwii@cox.net]
Sent: Friday, October 08, 2010 9:01 PM
To: Olivas, Jay
Cc: Tony Struyk; 'Scott Hines'
Subject: Finding 6
Attachments: STEP_5_2003.pdf; NIC-Sitingstudy.pdf

Jay,

This email concerns finding 6 in the staff report. We do not disagree with the finding of Ordinance 449.240 with regard to the negative impact of unlicensed and unregulated parolee probationer homes. However, empirical data from the two attached studies indicate those negative impacts are not present with licensed programs similar to the type we proposed.

The Institute for Public Strategies conducted an extensive study of the impact of state-licensed residential alcohol and drug treatment programs in San Diego. Highlights of the study are as follows:

- A licensed realtor commissioned to measure the sale value of homes located within five blocks of treatment facilities against that of comparable homes located farther from the facilities found property values near treatment facilities were slightly higher than in the comparison areas, property values were approximately the same in one location, and slightly lower in one location.
- The study also analyzed crimes reported in the area immediately adjacent to treatment facilities compared to crimes reported during the same period in the larger neighborhood surrounding those facilities. The data showed crime levels in the areas surveyed were consistently lower next to licensed treatment facilities than elsewhere in the same areas.
- Lastly, the study reported the results of a comprehensive telephone poll of 202 adult residents of San Diego County living within one-half mile of a licensed residential substance abuse treatment facility. Almost 4 out of 5 residents surveyed within one-half mile of a licensed treatment facility (78%) said they thought property values in their neighborhood were increasing. In addition, more than 7 out of 10 residents surveyed within one-half mile of a licensed treatment facility (72%) said they thought residential alcohol and drug treatment centers had a positive or neutral effect on neighborhoods.

The National Institute of Corrections published an Information Brief titled Issues in Siting Correctional Facilities. Highlights of that study are as follows:

- **How did correctional facilities affect residential property values?** The impact of the correctional facilities on property values in the seven target areas was generally consistent. Over several years, sales prices for residential property in the target areas were not significantly different from those in the control areas.
- **How did the correctional facilities impact public safety?** With one exception, analysis revealed either: 1) no significant difference between the crime rates for the target and control areas, or 2) the crime rate in the target area was significantly lower than in the control area. Examination of the target area that experienced a higher crime rate revealed that this result was due to factors other than the presence of the correctional facility.
- **How did correctional facilities affect the local economy?** All of the correctional facilities had a positive effect on the local economies. But the impact was greatest for large facilities with correspondingly large expenditures that were located in less urban or in slow-growing communities.
- **How was the quality of life affected by the presence of correctional facilities?** The majority of respondents (50% to 75%) believed the safety of their neighborhood was not adversely affected by the presence of the correctional facility.
- **What were the perceived impacts of correctional facilities on local law enforcement?** The 15 law enforcement officials interviewed about the impacts of correctional facilities on local law enforcement identified several positive aspects of having a correctional facility in the local community.

Is it possible to include the above empirical data in your staff report? We will have copies of these studies at the November 3rd Planning Commission hearing and we plan to cite them during our presentation.

Community Stability and Safety

The Impact of Licensed Residential Alcohol and Drug Treatment Centers

Solutions for Treatment Expansion Project (STEP) • May, 2003

The Solutions for Treatment Expansion Project (STEP) recommends that all 19 local governments within San Diego County adopt a uniform process for evaluating applications for residential alcohol and drug treatment programs in their jurisdictions. Each local government would adopt a specially designed addendum to its conditional use permit (CUP) applications for this purpose.

The application that would be required of treatment providers is designed to promote public discussion. It is also intended to alleviate community residents' fears about any safety issues that they may perceive are related to a treatment program that might be located near them. To that end, STEP has collected a range of data supporting the view that licensed residential treatment facilities promote community safety and are neighborhood assets. Highlights of the data are presented in this fact sheet.

Summary of Findings

The documented need for residential substance abuse treatment in San Diego County is compounded by the fact that existing facilities are unevenly distributed throughout the region, compelling many people who seek treatment to leave their own communities. Public concerns about the impact of treatment centers can be allayed by data showing that, in large part, property values and crime rates near treatment centers are either equivalent to or more favorable than the equivalents in comparable areas. Further, most residents who do live near licensed programs believe the treatment facilities have a neutral or positive effect on their communities.

A DEMONSTRATED NEED FOR TREATMENT

The need for residential treatment services in the county is substantial, the existing beds are not sufficient to meet the need and the distribution of facilities is uneven, according to data from San Diego County Alcohol and Drug Services (ADS) and

estimates by the San Diego Alcohol and Drug Services Providers Association (ADSPA).

- In San Diego County there are 19 local governments, only eight of which have licensed residential treatment programs (ADS) in their jurisdictions.
- Several cities and incorporated County areas without licensed residential treatment facilities are among the highest sources of treatment admissions (by ZIP Code) to programs in other cities (ADS).
- In 2001 and 2002, 15,652 individuals were treated in the 36 County-funded licensed residential programs (ADS).
- For every person treated in 2001 and 2002, an estimated three others sought treatment but were unable to find an available bed for up to three months. As a result, approximately 45,000 people actively seeking treatment in the San Diego County-funded system were unable to enter a residential program when they tried to (ADSPA).

PROPERTY VALUE COMPARISON

In 2002 STEP commissioned a licensed realtor to measure the sale value of homes located within five blocks of treatment facilities against that of comparable homes located farther from the facilities

but in the same general areas. A total of 71 property sales were assessed from subject and comparison areas in different regions of the county (Oceanside, Escondido, San Diego, Lemon Grove, Chula Vista) and types of neighborhood (urban, suburban, residential, commercial, high/low-crime). The eight state-licensed residential alcohol and drug treatment programs surveyed in seven areas had all been in their present locations ranging from five to 50 years.

- In five locations surveyed, property values near treatment facilities were slightly higher than in the comparison areas. In one location property values were approximately the same, and in one location property values were slightly lower.

CRIME RATE COMPARISON

STEP undertook an analysis of crime incident data mapped by the Automated Regional Justice Information System (ARJIS) in nine diverse neighborhoods in which licensed treatment facilities are located. Crimes reported in September and October of 2002 in the area immediately adjacent to facilities are compared to crimes reported during the same period in the larger neighborhood surrounding those facilities.

- Crime levels in the areas surveyed were consistently lower next to licensed treatment facilities than elsewhere in the same areas.
- Higher crime rates in the areas surveyed tended to center around alcohol sales outlets and other areas with higher risks of drug availability.

PUBLIC OPINION SURVEY

As part of a comprehensive telephone poll commissioned by IPS, 202 adult residents of San Diego County living within one-half mile of a licensed residential substance abuse treatment facility were surveyed. They lived in a total of six Census tracts in which treatment centers were located. The Social Science Research Labs at San Diego State University conducted the poll between Jan. 30 and Feb. 1,

COMMUNITY RESOURCES

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2003, with a margin of error of +/- 6.9% at the 95th percentile confidence interval.

- Almost 4 out of 5 residents surveyed within one-half mile of a licensed treatment facility (78%) said they think property values in their neighborhood are increasing.
- More than 7 out of 10 residents surveyed within one-half mile of a licensed treatment facility (72%) said they think residential alcohol and drug treatment centers have a positive or neutral effect on neighborhoods.

This fact sheet was produced by the Institute for Public Strategies, a nonprofit organization advancing public health through changes in policy and community norms. The Solutions for Treatment Expansion Project (STEP) is funded by the San Diego County Health and Human Services Agency, Alcohol and Drug Services. The STEP project is a product of collaboration with the ADSPA (Alcohol and Drug Services Providers Association), San Diego County prevention collaboratives and various community groups. For more information, call (619) 474-8844, ext. 17, e-mail dparker@publicstrategies.org or visit www.publicstrategies.org.

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- An Information Brief -

Issues in Siting Correctional Facilities

Project Staff

Adapted by Cindie Unger from *Impact of Correctional Facilities on Land Values and Public Safety*, completed by the Florida Atlantic University, Florida International University (FAU-FIU) Government Center for Environmental and Urban Problems. The following individuals contributed to the report:

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Preface

The siting of correctional facilities is a critical issue across the country. Despite ongoing construction of correctional facilities, most states and many counties continue to fall short of meeting the need for new bedspace.

Community acceptance and cooperation are vital ingredients to successful facility siting and operations. We must learn better ways to manage public opposition because we can expect that the future will hold more, not fewer, decisions about where to locate correctional facilities.

In 1987, the FAU-FIU Government Center of the Florida International University completed a study of the impact of correctional facilities on land values and public safety. Funded by the National Institute of Corrections, this study investigated the popularly held notions that the presence of a correctional facility in a community creates a risk to public safety, lowers nearby property values, and diminishes the community's quality of life. The study findings refute these commonly held beliefs.

The study found that correctional facilities have no negative effects on property value, public safety, or the quality of life. Conversely, the study found that correctional facilities had important positive effects on the local economies. Perhaps most important, the study concluded that an agency's ability to site a correctional facility appears to be directly related to its ability to effectively manage public opposition.

This **Brief** provides an overview of the study's findings and presents strategies for better managing the process of siting correctional facilities. It was written for correctional administrators, planners, public relations staff, and others responsible for facility siting. We are pleased to make this publication available to the corrections community.

Introduction

The siting of facilities needed by society but unwanted by its members is not a new problem. In ancient times leper colonies were forced outside city walls or away from established paths and roads. In the late 20th century, the siting of correctional facilities is a critical issue across the country.

From 1978 to 1991, the nation's inmate population grew by 77%, adding 349,638 inmates to state and local correctional facilities.¹ Tougher laws, more rigorous enforcement, and longer sentences all contributed to the increase. During 1990 alone, 23 corrections agencies added 62 new institutions.² States and counties have an ongoing need for additional bedspace despite having spent billions of dollars on prison construction during the 1980s.

The nation's recent experience with the growth of inmate populations and the resulting overcrowding ensures that the future will hold more, not fewer, decisions about the locations of correctional facilities. The war on crime that began in the early 1980s ensures that prisoner populations will remain high in the foreseeable future. Difficulties in siting a much needed correctional facility led one beleaguered director of corrections to lament,

When you start a war on crime, it's easy to hire more cops, more judges, and more prosecutors, but it takes three years to build prisons. Instead, you have to go begging for money and then get beat up by the community where they (legislators) want to put it. It's not an easy job.

This **Information Brief** highlights the findings of a study designed to investigate a major issue related directly to the shortage of inmate housing: the impact of a correctional facility's presence on the community where it is located. People's perceptions of the impact determine whether they will tolerate a correctional facility in their community or fight against it. For many states and counties, all of the easy siting decisions have already been made. What is now needed are approaches to help these jurisdictions manage public opposition more effectively.

The **Brief** documents the positive and negative, objective and subjective impact of correctional institutions on local communities, and also suggests ways to lessen negative effects. By identifying and evaluating the impact of correctional facilities on local communities, the positive effects may be revealed and a basis provided for the elimination or mitigation of negative consequences.

The need for this type of information stems from the recognition that siting correctional facilities is a critical task most correctional agencies, by their own admission, do not perform very well. Correctional facility site selection is an emotional issue for the public at large. To effectively

¹ Kathleen Maguire and Timothy J. Flanagan, eds., *Sourcebook of Criminal Justice Statistics 1990*. Washington, DC: U.S. Department of Justice, Bureau of Justice Statistics, U.S. Government Printing Office, 1991.

² George M. Camp and Camille Graham Camp, *The Corrections Yearbook 1991*. South Salem, New York: Criminal Justice Institute, 1991.

site a facility, correctional agencies must be armed with information about the positive effects the facility will have on the surrounding community and strategies for countering any negative effects. Corrections officials must stage a public relations campaign to win the confidence of the community.

Siting a correctional facility is a difficult, often thankless task, even under the best of circumstances. Without the support of the public, it can become an impossible task. A correctional agency's design and use of a process that anticipates and responds to public concerns can help determine whether those concerns become a solid wall of opposition or a door that opens for mutual benefit.

Study Methodology and Findings

Impact of Correctional Facilities on Land Values and Public Safety investigated the popularly held opinions that the presence of a correctional facility in a community creates a risk to public safety, lowers nearby property values, and reduces the community's quality of life. Specifically, the study looked at how correctional facilities across the country affected their respective communities':

- Property values.
- Public safety.
- Economy.
- Quality of life.
- Law enforcement capabilities.

To identify successful strategies for siting correctional facilities and strategies that could be adapted to correctional facility siting, the study also looked at state programs for siting controversial public facilities ranging from prisons to group homes and low-income housing to landfills and hazardous waste facilities.

What facilities were selected for study?

The facilities selected for study were:

- Ada County Jail (Idaho).
- Arizona State Prison Complex - Perryville.
- Brevard Correctional Institution (Florida).
- Dade Correctional Institution (Florida).
- Durango Detention Facility (Arizona).
- Federal Correctional Institution - Memphis (Tennessee).
- Hillsborough Correctional Institution (Florida).

How were these facilities chosen?

The seven facilities were selected to represent a range of facility types located in populous counties across the country. Other criteria included:

- Construction of the facility from six to ten years prior to the study.
- Facility location within one to two miles of residential areas.
- Availability of computerized property value data.

How did the study determine that the correctional facilities did indeed impact the communities where they were sited?

For each facility, the study defined a target area and a control area. The target area was defined by a circle, several miles in diameter, drawn using the facility as its center. The control area had comparable demographic features with one exception: no correctional facility.

By defining a target area and a control area for each facility, the study could then identify and evaluate any similarities or differences between the two areas. Statistically significant differences would suggest that the correctional facility had impacted the surrounding community.

How did the study assess the impact of correctional facilities on property values?

It is important to remember that location is a key element in determining land value. The relative locational value--that is, the proximity of a land parcel to other parcels and the linkage between them--is the primary factor that determines the land's overall value. Proximity to desirable features generally increases a parcel's value, whereas proximity to undesirable features generally decreases its value.

The impact of prison proximity on property values was assessed by examining the changes in property values in the areas surrounding the seven correctional facilities. Regression techniques were used to measure the relationship of the dependent variable--the price of the residence--to the independent variables: lot size, location, age, size, condition, and other amenities such as a garage, fireplace, den, and so forth. Resale values for residences in the target and control areas both prior to and subsequent to facility construction were compared. The target and control areas were matched for selected demographic characteristics.

The investigators also sent an eight-item mail survey to realtors in the communities surrounding the facilities. The survey asked questions about the local residential housing market, property values, and concerns of potential home buyers. Realtors were asked to compare sales activity, property values, and buyer concerns within a three-mile radius of the correctional facility with those from an area located farther from the facility. They were also asked to rate, on a scale ranging from always to never, how often potential buyers had expressed concern over the presence of a correctional facility.

How did correctional facilities affect residential property values?

The impact of the correctional facilities on property values in the seven target areas was generally consistent. Over several years, sales prices for residential property in the target areas were not significantly different from those in the control areas. One exception was a high-income target area near the Arizona State Prison Complex at Perryville (ASPC-P), where lower property values occurred in the third of three years studied. Regression results indicated that location had a negative effect on the price of a house in this area, lowering the average value by about \$18,000. Factors unrelated to the prison (e.g., zoning changes, natural boundaries, overabundance of rental property, and lack of owner care) may account for this finding. Yet it is also possible that persistent public opposition to the facility may have depressed the residential property values in this affluent area.

Of the 79 realtors responding to the survey, most believed that the presence of the facilities in their communities had little or no negative effect on sales price. Further, most realtors did not believe that sales activity was adversely affected by the presence of a correctional facility. Only two realtors--from Boise, Idaho, and Memphis, Tennessee--reported losing one or more potential buyers specifically because of the facility.

How did the study measure the impact of correctional facilities on public safety?

The risk to the public was evaluated by examining:

- The security system and procedures designed to prevent escape and facilitate recapture at each correctional facility.
- The involvement of law enforcement agencies and correctional facility staff in responding to escapes.
- The number of escapes and recaptures.
- Crime-related impact that inmates' visitors may have had on the local community.
- Crime rates for the target areas compared to those for the control areas.

To provide a fair basis for comparing the crime rates between the control and target areas, they were matched for four variables:

- Mean household income.
- Percent of residents in same house since 1975.
- Percent of government workers.
- Percent of male residents aged 15 through 24.

These variables were selected for specific reasons. Mean household income was chosen as an indicator of socioeconomic status because: 1) there is a high positive correlation between income and other important demographic variables such as employment and educational achievement, and 2) people of substantially disparate income levels might feel differently about correctional facilities, based on factors having little or no relationship to physical proximity to the facility. Percent of residents in the same house since 1975 was chosen as an indicator of the area's degree of transiency. It was hypothesized that more transient people might feel differently about the presence of a correctional facility in the community than less transient people. Percent of government workers was chosen because government-employed residents might feel differently about

government facilities such as state correctional institutions compared with privately employed workers. Percent of male residents aged 15 through 24 was chosen in order to match areas that have comparable percentages of residents in the age range with the highest crime rate.

How did the correctional facilities impact public safety?

With one exception, analysis revealed either: 1) no significant difference between the crime rates for the target and control areas, or 2) the crime rate in the target area was significantly lower than in the control area. Examination of the target area that experienced a higher crime rate revealed that this result was due to factors other than the presence of the correctional facility. When compared to the control area, the target area was found to be more urbanized, with more commercial property and shopping centers, factors usually associated with higher rates of crime.

Average escape rates varied from a low of 1 per year to a high of 12.3 per year. Recapture rates varied from a low of 50% to 100%. Escapes did not pose a significant threat to the personal safety of the residents near the correctional facilities. The most serious crime committed in the neighboring communities by escapees was car theft, presumably to assist a getaway.

The law enforcement officers surveyed about the impact of the correctional facilities on public safety stated that, in their opinions, the correctional facilities had not contributed to community crime rates. Not one of the 15 law enforcement officers interviewed reported having heard about crimes committed in the community by inmates' visitors. While a small minority of visitors had committed crimes inside the facilities by attempting to bring in contraband, these incidents did not seem to have a larger, direct negative effect on the local community.

How did the study measure the impact of correctional facilities on the local economy?

As a general rule, investments in communities have positive economic impact on local business activity, employment, and personal income. The effect on the local economy stems from the expenditures required to establish and maintain the new operation. Direct sources of impact are payroll and the intermediate products and services that are purchased from local producers and suppliers.

In addition to the direct demands for labor and other business services that emanate directly from the new activity, the additional income generated locally leads to secondary increases in local demand and business activity through its impact on household income and spending patterns. Consequently, the initial or direct effect on local household income becomes magnified, or multiplied, through subsequently induced spending. The size of the final impact may be estimated by applying household income multipliers.

The multipliers used in this analysis were provided by the Department of Commerce "Regional Input-Output Modeling System II" (RIMS-II). Household income multipliers given by this model are used to estimate the total change in local income resulting from each additional dollar expended to build and/or operate a facility in an area.

Any economic impact from these facility-related expenditures fall into one of five categories:

- Non-wage construction expenditures.
- Construction payroll.
- Non-wage expenditures for facility operations.
- Correctional facility payroll.

- Community service projects performed by inmates.

The RIMS-II multipliers generate impact estimates that indicate the overall change likely to occur without indicating the time period in which the change will occur. That is, the model calculates the total magnitude of the impact. It cannot specify what proportion of the total impact will occur during the first year of operation, the second year, and so forth.

How did correctional facilities affect the local economy?

The relative impact of correctional facilities on household income and employment was determined using a ratio between two sets of factors: the size and economic growth rate of the community, and the magnitude of a facility's construction and operational expenditures for payroll, goods, and services. The magnitude of the effect depended upon the ratio of facility expenditures to the size and economic vitality of the community.

All of the correctional facilities had a positive effect on the local economies. But the impact was greatest for large facilities with correspondingly large expenditures that were located in less urban or in slow-growing communities. Even in fast-growing communities, however, a correctional facility can have a substantial positive impact if its expenditures are sufficiently large. A small facility with a limited budget has a less noticeable effect on a large, thriving community. Three of the seven facilities had a substantial positive impact; four had a lesser impact.

The economic impact was calculated for each of the five economic impact categories previously identified. Comparative data for all seven facilities were provided for:

- The relative impact of construction on household income.
- The relative impact of construction on employment.
- The relative impact of operations on household income.

The data showed, in 1985 dollars, profound economic impacts on the local communities. The increase in local household income directly attributable to facility construction ranged from \$3,900,000 in Boise (Ada County Jail) to \$84,700,000 in Phoenix (ASPC-P). Increased employment due to facility construction ranged from 287 persons in Boise to 7,958 persons in Phoenix. Facility operating expenditures increased local household income by \$1,800,000 in Boise and by \$22,600,000 in Phoenix.

Further, the initial, or direct, impact on local income also becomes magnified or multiplied through subsequently induced spending. As an example, in the communities studied, each \$1 of operating expenditure added from \$1.50 to \$1.97 to household income. The highest values occurred in those areas having facilities with the highest proportion of payroll costs to total operational costs.

Inmates at many correctional facilities provide labor services throughout the communities where they reside (e.g., janitorial, landscaping, general maintenance). To estimate the economic benefit communities gain from these services, the number of labor hours worked were valued at the wages that otherwise would have been paid for these services (usually minimum wage). In 1983, inmates provided community services at four of the facilities studied. Their services were valued at:

- \$256,242 - Brevard Correctional Institution.
- \$285,440 - Dade Correctional Institution.
- \$89,914 - Hillsborough Correctional Institution.
- \$634,577 - Arizona State Prison Complex-Perryville.

How did the study measure the impact of correctional facilities on the public's perception of quality of life?

While quality of life may be a difficult and nebulous concept to define, its importance to a community deserves close attention. The body of literature relevant to prison siting suggests that subjective (or psychological) responses are more powerful than objective impact in explaining community resistance to the siting of a correctional facility.

To assess public concerns and fears, a representative sample of residents located near four facilities studied--Shelby County, Tennessee; Maricopa County, Arizona; Ada County, Idaho; and Dade County, Florida--was surveyed by telephone, using random digit dialing. The sample size ranged from a high of 419 in Ada County to a low of 334 in Maricopa County. The sample was equally divided between the target and control areas. The subjects were matched on the basis of four key demographic characteristics--mean household income, average length of residence, percent of government workers, and percent of male residents aged 15 through 24 years. The survey assessed levels of satisfaction, attitudes, knowledge, and feelings about living near a correctional facility.

To assess the possible relationship of media coverage and public attitudes toward correctional facilities, an analysis of print media coverage of four facilities was done to augment the surveys. This type of analysis lends an additional dimension to understanding the response of community residents to the correctional facilities.

How was the quality of life affected by the presence of correctional facilities?

The majority of respondents (50% to 75%) believed the safety of their neighborhood was not adversely affected by the presence of the correctional facility. Slightly greater numbers (78% to 94%) believed that their neighborhood's quality of life had not declined. However, specific questions about the correctional facility brought out responses reflecting a general attitude of tolerance, not approval.

In the case of one community with a state prison, significantly more target area than control area respondents reported that the facility was a disadvantage to the community. When respondents were told about the facility's positive contribution to the local economy and were asked again to weigh the facility's benefits to the community against its disadvantages, their responses showed a general trend toward a more positive view of the facility.

One community reported that the county jail was an advantage. Another community reported that the facility was a distinct disadvantage; this facility had been sited against vociferous local opposition and unsuccessful legal and political challenges to its location. The siting of this particular facility involved legislative debates, community debates, and negative media coverage concerning the facility's location and potential impacts.

The media coverage analysis found that, for two of the four facilities studied, a majority of news articles during the siting phase reported controversies about site selection; during the operations phase, a majority of articles reported escapes, overcrowding, and management

problems. For the other two facilities, both county jails, news coverage of siting was limited and reflected little or no controversy. Nonetheless, the coverage of facility operations at the jails reflected overcrowding, threats to inmate safety from inmate attacks, and management and administration problems. For all of the facilities studied, a minority of news articles reflected more positive themes, such as accounts of volunteers' assistance with educational or religious programs for inmates.

How did the study evaluate the effect of correctional facilities on local law enforcement agencies?

Local police officials were asked whether the presence of a correctional facility in a community places an extra burden on the local and state law enforcement agencies. They provided opinions during structured interviews or in writing.

What were the perceived impacts of correctional facilities on local law enforcement?

The 15 law enforcement officials interviewed about the impacts of correctional facilities on local law enforcement identified several positive aspects of having a correctional facility in the local community:

- Cooperative agreement for handling emergency situations (e.g., fires, disturbances, or escapes).
- Services provided by trustees.
- Employment.
- Availability of temporary housing for local inmates in the event of an emergency.

None of the law enforcement officials interviewed could identify any specific negative consequences of having a correctional facility in the jurisdiction.

How did the study identify successful strategies for siting correctional facilities?

To identify siting strategies that have been successfully used for correctional facilities, the study looked at the siting programs used by the states where the seven facilities studied were located. To identify siting strategies that have been used successfully in siting other types of controversial public facilities, the study examined state programs nationwide. Information about the state programs described was obtained from applicable state statutes, written program descriptions from government agencies, program descriptions and assessments published in professional journals and newspapers, and questionnaires and telephone interviews conducted with state program siting officials, local officials, and others affected by the program under study. The effectiveness of each program was further evaluated according to its capability to respond to public opposition, presence of provisions for public participation, and level of programmatic response to public opposition.

What did the assessment of successful strategies for siting controversial public facilities find?

The study's assessment of state siting programs for several types of controversial facilities found that public opposition is a common factor no matter what type of facility or what state is being studied. Concerns about public health and safety and community quality of life predominate. The programs offered differing levels of opportunity for public participation and diverse mechanisms for responding to public concern and opposition. The use of professional negotiation and/or arbitration services was a feature in several state programs for siting hazardous waste facilities, low- and moderate-income housing, and group homes for the mentally disabled.

Public Opposition to the Siting of Correctional Facilities: Most Common Concerns

A community typically has four concerns about the siting of correctional facilities:

- Public safety.
- Mistrust of government officials involved in siting.
- Economic and social considerations.
- Power sharing, or the extent to which the public has the power to affect the decisionmaking process and its outcomes.

Public Safety

A major concern is public safety. People fear having correctional facilities near their residences for several reasons:

- The potential for inmate escape poses a threat to their personal safety and that of their families.
- Visitors may bring a "criminal element" into the community with an increased probability of criminal activity.
- Upon release, inmates may "settle" in the neighborhood surrounding the prison.

In addition, the perceived credibility of the facility operator influences the public's perception of safety. Inmate violence, escapes, and management problems in other facilities make a negative impression on the public and thus influence public opinion in communities that are being considered as a potential site for a prison. When the public feels that those persons in charge of running the correctional facility are competent, fear for personal safety becomes less of an issue. Good community relations, in tandem with competent operation of correctional facilities, can benefit future correctional siting efforts.

Public Mistrust

Closely related to the issue of public safety is the extent of public mistrust. The public naturally distrusts what it does not understand. Therefore, communicating an image of trustworthiness and competence during the siting process should be a primary objective of corrections personnel. In cultivating this image, corrections personnel must demonstrate a willingness to address community concerns with some type of responsive action, such as establishing community advisory committees that meet regularly with key corrections staff.

Economic and Social Considerations

The fear of reduced property values is common among residents in communities where correctional facilities exist or where construction is planned. Landowners want the greatest possible return on their investment. They feel that siting a correctional facility near their property may drive down property values and affect not only the market value of their land and any buildings on it but also the tax base of the community.

A less direct, but just as serious, economic consequence is the influence that a correctional

facility in a particular community may have on the types and extent of future investments in that community. Many communities believe that professional, high-tech jobs are the most desirable. Some businesses may not be attracted to areas with particular kinds of unpopular facilities which would limit future employment patterns.

Perhaps less obviously, the presence of an unpopular facility, especially a large one, can greatly influence a community's sense of pride, identity, and image. In some cases, individuals who can afford to do so leave an area with an unpopular facility, even when it has been demonstrated that the facility has improved the economic life of the area. These individuals simply do not see the facility as compatible with the way they perceive themselves and their community.

Power Sharing

The history of correctional facility siting is marked by heated public opposition, which state siting programs have traditionally lacked adequate preparation to diffuse. Insufficient attention has been directed at ways to achieve interactive and productive public involvement.

The nature of our democratic system affects the level of public resistance to a correctional facility. In the United States, citizens have the right to be involved in public decisions that may affect their lives. Further complicating the process of siting a correctional facility is the tradition of local autonomy and control.

Americans traditionally resist what they perceive to be heavy-handed incursions by state authorities into local affairs, even if these incursions can be shown to be beneficial. While the state has the constitutional and legal right to inject itself into local affairs, it does so only occasionally and with great caution. This is because the legal right of the state to act does not necessarily convey the power or justification for doing so.

The decision about where to site a new correctional facility is often fought in the political arena. Because political power is inequitably distributed, those areas with strong representation in the legislature and those with powerful local interest groups who have access to state decisionmakers can often resist the placement of unwanted facilities within their communities. Legislatures have succumbed to political pressure many times, settling siting debates by refusing to appropriate funds for sites that meet all technical standards but are politically controversial. They typically locate the facility elsewhere. These alternate locations are usually in rural areas or urbanized areas near lower-income neighborhoods that lack substantial political power.

Those with less political power often find they have no role in the decisionmaking process and, therefore, little choice in the matter. The result is unhappiness, bitterness, and controversy, as those with less power are forced to accept what others were able to turn away.

Importance of Managing Public Opposition

The inability of an agency to effectively manage public opposition to a potential site chosen for a correctional facility can immediately affect its ability to construct and operate the new facility and can have widespread and long-lasting repercussions on the agency's ability to site future facilities. The study summarized in this **Brief** suggests that strong community opposition at the time of siting can adversely affect attitudes toward facility management and operations for years following facility siting. A prolonged fight with a community over a site for a correctional facility can erode public confidence statewide. The Department of Corrections (DOC), as a result, can have a difficult time

siting facilities in areas that had previously been receptive. The legislature may assume total control over facility siting, leaving the DOC out of the process altogether. The siting process may drag on for so long that the correctional agency becomes overcrowded and runs afoul of the courts or the facility ends up costing many millions of dollars more than it would have. In Arizona, for example, problems in selecting a site delayed construction of a facility for eight years following its authorization by the legislature. The delay escalated the cost of the facility by several million dollars.

Inmates, too, may lose when an agency is unsuccessful in its attempts to locate correctional facilities in or near major population centers. Urban areas have been targeted by corrections officials for facility siting because a majority of inmates come from those areas. When efforts to site facilities in those areas fail, the potential benefits of community support, family visits, and maximum use of community resources are not realized.

What can happen if a jurisdiction does not adequately plan to manage public opposition?

A case study of Tennessee's experience with siting regional correctional centers in the 1970s illustrates the adverse consequences of failing to effectively manage public opposition.

In the late 1960s, the Tennessee corrections department came under strong criticism for locating a 600-bed youthful offender facility in a rural community 140 miles from the nearest urban area. The decision was criticized because remote sites:

- Make it difficult to attract qualified educational and correctional officer personnel.
- Make it difficult for family members to visit regularly.
- Create problems in treating medical emergencies that require quick access to specialized services.

In response to this criticism, and in concert with a national movement promoted by the Law Enforcement Assistance Administration, Tennessee adopted a correctional facility siting policy based on the concept that correctional facilities should be replaced with community-based rehabilitation centers located near urban areas. Inmates would be assigned to centers close to their homes. Thus, the Tennessee Regional Rehabilitation Centers (TRRCs) were born.

Controversy and conflict surrounded the siting and construction of what was to have been the first regional prison serving the eastern half of the state--the Morristown Regional Prison. While the response of the public and local governments to the regional prison concept was generally supportive, this support soon changed to hostility in communities that were being considered as potential sites for the new regional prisons.

In the spring of 1973, despite strong community protest, the governor approved the start of construction at the Morristown site. In response:

- Area residents formed a picket line obstructing work crews and dug a ditch across the site's access road.
- A locally elected state representative was jailed for protest activity.
- County-wide advisory referendums on siting the facility showed more than 90% of the voters opposed the regional facility.
- Local businesses refused to sell materials to local construction contractors, and local labor refused to work at the site.
- Militant protestors dynamited the site's electric transformer utility poles.

The cost to the DOC of not adequately identifying the nature and degree of the public's resistance to the regional prison was high; the DOC's credibility with the legislature and the public was seriously compromised. In the end, the damages the DOC sustained were for naught. Work on the facility was halted and the host county was charged with finding an alternative use for it. The state's efforts to site a regional prison in Morristown set the tone for future facility siting attempts and virtually destroyed public acceptance of the TRRCs.

How can a community stop or delay the facility siting process?

Communities use three primary methods to stop or delay facility siting: court suit, legislative intervention, and zoning challenges.

Court suit: The prison siting process can be obstructed, halted, or delayed via court orders for injunctive relief. Local property owners who dispute locating a prison in their community may file suit in state court. Local residents realize that delay through legal challenges is the most effective method available to stop a siting proposal.

Legislative intervention: While some communities may seek siting of a correctional facility for the economic benefits it brings, far more seek legislative influence to block the siting of a locally unpopular facility. Under pressure from a community, the legislature may use the power it wields over a state's purse strings to halt prison construction.

Zoning challenges: Unless zoning authority is delegated, a state is generally not bound by the zoning of its local governments because a locality's police power derives from the state. There are, however, specific cases in which a zoning ordinance prohibits the state from claiming immunity. The regulatory standards of the enabling legislation must be satisfied.

In the case of disputes, the courts must determine whether the state agency can preempt local zoning. The courts examine statutory intent or a balancing of factors, on a case-by-case basis, when deciding state/local facility siting conflicts.

- To determine **legislative intent**, the courts examine the legislation in question to ascertain whether it preempts the local zoning ordinance, either expressly or by implication.
- In the **balancing test**, the courts consider and weigh a number of factors: kind of function or land use involved, extent of public interest served, and impact on legitimate local concerns. The balancing test favors the local government because the local government has the opportunity to prove to the court that its land use policy is legitimate.

Approaches to Managing Public Opposition

Expressions of public fear and opposition, though subjective and at times disproportionate to the threat posed by a facility, offer to the careful observer the opportunity for an effective initial response that lays the foundation for productive subsequent actions. The controversy and fear cannot be avoided altogether, but they can be anticipated and managed. The response by those proposing the controversial facility can increase the strength of the opposition or can improve the chances for eventual resolution.

The available literature indicates that efforts to locate correctional facilities in or near population centers have encountered stiff community resistance resulting from the interplay of several factors:

the public's anticipation of harm, lack of full knowledge about the effects of a facility, and feelings of exclusion from decisionmaking. Therefore, an effective response to public resistance must counter these factors. Such an approach requires:

- Extensive program planning.
- Provision of public information.
- Training of staff who will be involved in the siting activities.
- The use of conflict management principles by those staff members.

What is the first step in designing an effective, appropriate response to public opposition?

Prior to initiating a siting decision process, the most important step DOC personnel can take is to identify the nature and degree of resistance they are likely to encounter, as well as the types of concerns expressed by the community. An appropriate, knowledgeable agency response to public opposition must be based on a careful assessment of public concerns and fears. By thoroughly assessing the character of a community and its needs, the agency can tailor the siting process to accommodate public concerns and ease the expected conflict. In the absence of a state-defined public participation process, the method and extent of public involvement in decisionmaking are best determined following a thorough assessment of the character of the community and its needs.

An agency must also document and critically examine its current methods for handling public conflict.

- When, how, and what type of information is being provided about prospective and existing facilities?
- What is the reaction of local officials and the public to current siting efforts?
- How favorably does the public view the operations of existing facilities?
- What efforts are being made to ensure that the public has accurate and timely information and that the public is being involved in decisionmaking?
- Are spokespersons being trained?
- Do corrections officials have training and experience in using principles of conflict management?

What issues must be addressed to mitigate public opposition to the presence of a correctional facility?

To deal effectively with public opposition, a program must be capable of managing:

- Public trust.
- Public risk.
- Public participation in decisionmaking (or power sharing).

How can the public's trust be gained?

To minimize public opposition, the agency must work toward developing public trust before facility siting begins. Communication--formal and informal--is a significant factor in building public confidence in the credibility and trustworthiness of those in charge. Frequent communication with the public and with local officials is key to successful siting efforts. It must be remembered that the media play a vital role in shaping public opinion and maintaining public awareness of controversial issues. Therefore, analyzing the media's coverage of correctional facilities--what is said and how it is said--can help identify the approaches and information needed

to better communicate with the public about facility sitings and operations.

The agency must inform the community completely about what is proposed and its potential impact by establishing community planning task groups that can be used to share information with the general public.

According to a communications expert who trains key federal officials involved with siting facilities for the Department of Energy, people who meet with the media or the public should be trained and skilled in dealing with hostile audiences. They should be adept at presenting the agency's position in the most straightforward fashion without increasing hostility. In addition, general skills training by those with specific communication expertise is recommended for corrections officials who must meet with the media and the public in these circumstances.

How can the agency counter the fear that public safety will be compromised by a correctional facility?

An agency may use several methods. The first is to provide the community with objective information about the effects correctional facilities typically have on the crime rate within communities where they have been located. A second approach might be to bring law enforcement officials from communities with correctional facilities to public meetings to answer questions about public safety. A third method is to provide local law enforcement officers with specialized training in dealing with escapes, natural disasters, and disturbances. A fourth approach would be to take community leaders on a tour of similar facilities within the county or state, as appropriate; a session might be planned where they can talk with local residents about their concerns and ask questions about the way the agency that operates the facility responds when circumstances arise that threaten public safety.

How can the public be made to feel a part of the decisionmaking process?

The agency should consider adopting a formal siting program to promote public participation. Common elements of successful siting programs include:

- Forming, early in the planning process, a community advisory committee, with broad-based membership from influential segments of the community.
- Affording community leaders visits to or video tours of existing facilities comparable to the one proposed for their area.
- Providing opportunities for community and neighborhood leaders to meet with their counterparts from areas where public participation options have been used successfully to site facilities.
- Providing communities with funds for technical assistance to provide additional unbiased information.
- Limiting the time period for decisionmaking.
- Disseminating information through brief, descriptive written materials, and informational meetings.
- Mitigating the perceived effects of the facility by offering a compensation package.

One state legislature created a council to oversee and facilitate the negotiation process between communities and the correctional agency. Its members represent all parties involved in and affected by the siting of correctional facilities. Nine of its 21 members are correctional agency officials or designees, 6 represent special interest groups, and 6 represent the general public. Two temporary members can be appointed from the "host" community where the facility is proposed.

The host community forms a local assessment committee to participate in negotiations with the correctional agency. The council provides funding to this committee for technical assistance, plan review, and negotiations. The committee:

- Negotiates for possible compensation.
- Appoints two local residents to serve as temporary voting members of the council.
- Determines whether to enter into a binding siting agreement with the correctional agency.

Throughout the process, public briefing sessions are held to encourage public participation and to inform the public about the project.

The correctional agency must provide the council with a statement of the facility's design, the types of inmates it will hold, the opportunity for public participation in the siting review process, and the types and level of compensation that would be available to involved communities. When potential sites are identified, the correctional agency must prepare an impact report. The report forms the basis for negotiations between the developer and the local assessment committee. After a period for public comment, the council reviews the report's adequacy.

A time frame for public information, public participation, and negotiations is established by mutual consent. At any point during this period an agreement may be reached. If an agreement is not reached, arbitration is conducted by a five-member board, two of whom are chosen by the local assessment committee, two by the correctional agency, and one by agreement of both parties. The board's decision is binding.

What is a compensation package?

A compensation package may include one or more of the following: money, directly paid to the individual or community; some other type of monetary benefit, such as full or partial property tax payment for neighboring property owners; or buffer zones at no public cost.

The State of Arizona put together a compensation package to placate a hostile community. In exchange for withdrawal of challenges to the DOC's intent to site the prison, the legislature appropriated \$4 million to:

- Purchase a nearby elementary school.
- Provide additional security devices and exterior landscaping at the prison.
- Create a 1,200-acre buffer zone.
- Pay the legal fees of the citizens who brought suit.

When considering the use of compensation packages, correctional agencies should be aware that compensation approaches have been criticized on several grounds.

1. Compensation packages are new to corrections. While they have been used increasingly by hazardous waste facility developers, specific authorization may be required for use by corrections agencies.
2. Offers of compensation have been construed as bribes by opponents offended by the suggestion that they surrender part of their health and well-being in exchange for money.
3. The willingness of one party to pay the other implies that the risk may be even greater than

anticipated.

4. The compensation program must be tailored to address local economic concerns as well as quality-of-life issues.
5. While individuals may readily make decisions on whether the compensation proposal is adequate, community consensus on the form or amount of compensation may be more difficult to achieve.

What siting strategies were used by the states where the study facilities are located?*

Arizona

The Arizona Department of Corrections had no formal prison siting program when it sited the Arizona State Prison Complex-Perryville. The Department's image and reputation with the citizens of the state suffered greatly from the battle that was waged over the site. As a result of the Perryville siting, the legislature took control of the siting process from the governor, specifically prescribing site locations by their legal descriptions and closely regulating the size of the facilities and their security and custody levels. The legislature established a site evaluation committee, appointed by the DOC, to recommend potential sites to the legislature. The committee includes representatives from the DOC and Department of Administration.

Idaho

Idaho has not experienced correctional facility siting problems that other more densely populated states have faced. The DOC locates its correctional facilities in isolated, non-urban areas which it believes are conducive to its agency mission. Indeed, the primary problem Idaho has in siting new facilities is selecting one site from many acceptable sites.

Idaho has a formal siting program similar to the programs used by Colorado and Washington. It is not a statutorily prescribed program. The program employs three levels of selection criteria in evaluating potential sites: "essential," "important," and "desirable." The criteria are rated using a five-point scale, with a five being the best rating. The criteria Idaho uses are:

Essential

- Site adaptability. Physical and geographic traits of each site are evaluated to determine how closely they match or how easily they can be altered to match physical layout needs.
- Labor force proximity. Fifty miles is the greatest distance considered.
- Roadway analysis. Terrain and road conditions are evaluated.
- Hospital proximity.
- Hospital size.

Important

- Surrounding land uses. The greater the presence of worthwhile land uses (e.g., colleges, stockyards), the better the score. The presence of buffer zones between the proposed site

*Note: The institutions studied in Idaho and Tennessee were county and federal facilities, respectively. The state siting strategies described here were not used in the siting of those facilities.

and residential areas raises the score.

- Radio reception.
- Staff support.
- Environmental or other hazards.
- Fire protection.

Desirable

- Availability of housing.
- Proximity to courts.
- Public transportation.
- Law enforcement availability and proximity.

The Idaho approach to siting correctional facilities also involves fairly extensive cost analyses. Three types of costs are estimated: initial costs, operating costs, and future costs.

- Initial costs are those for facility construction, land acquisition, water and sewage hook-ups, and provision of utility services.
- Operating costs are those for business services, wholesale goods, food, utilities, and staff salaries as well as those for transporting prisoners and materials to and from the facility.
- Future costs are the total project operating costs for the facility over a 30-year period.

Tennessee

In 1984, the Tennessee DOC adopted a new correctional facility siting approach (also used in Illinois) that introduced correctional facilities as a new kind of industry, promoting the jobs and economic benefits that they produce.

The Tennessee DOC notifies local governments when the state needs to build a new correctional facility. Interested communities are asked to write for more information if they would like to be considered as a potential site. The approach requires that final state approval of any site be contingent upon the local citizenry showing majority support for the proposed facility at a public hearing. Tennessee also formed a Citizens Advisory Council on Corrections to increase citizen participation in corrections programs.

Florida

In Florida, a task force was asked to look at the state's approach to siting correctional facilities. The task force reported that a major obstacle to construction of sufficient prison space was the inability of the DOC to obtain land on which to build.

In response to this finding, the legislature passed the Correctional Reform Act of 1983, which gave the state the authority to override local governments in selecting sites for correctional facilities. Prior to passage of the Act, state land-use decisions were subject to the zoning authority of local governments. The Act required the DOC to conduct a statewide comprehensive study to determine its needs for all types of correctional facilities and to develop, in consultation with local governments, siting criteria for the facilities.

The siting criteria developed include:

- The site should be compatible with existing local comprehensive plans.

- No more than 1,000 people should live within a two-mile radius of the center of the site.
- The site should be two miles or more from present or future public or private schools.
- The site should have a buffer of at least a half mile between the fenced compound and other land uses.
- The site should be within 15 miles or 30 minutes driving time of the community where staff will live.
- The development of the site should not impact upon certain natural, historical, and environmental features.

What strategies have been used to site other types of unpopular facilities?

As with correctional facilities, low-income public housing can be difficult to site within a community. The public may have many of the same concerns about low-income housing as about correctional facilities; that is, fear of increased criminal activity in the community, fear of declining property values, fear of a reduction in quality of life, and fear of adverse impact on the local law enforcement community.

One method of facilitating the siting of low-income housing that correctional agencies may wish to consider adapting for use is a plan for allocating housing needs. The housing agency determines the total current and prospective needs for housing in defined housing regions and allocates housing among the regions' local governments equitably, based on appropriate criteria (such as amount of developed land, proximity to centers of employment, and presence of environmentally sensitive areas). Critical components of the housing allocation plan include:

- Procedures for accommodating valid local concerns.
- A set of incentives and/or an enforcement mechanism.
- A mechanism for encouraging public/private partnership.
- State financial commitment to assist in implementation of law.
- Integration of local land use planning and regulation with local housing policy.
- A mechanism for resolving housing policy conflicts.
- Jurisdiction over dispute resolution concerning housing allocations and siting.
- A body created specifically to handle intergovernmental land use and housing policy and to resolve disputes, which also serves as an information and data clearinghouse.

Conclusion

The correctional facilities in this study represent a range of types and locations across the nation. Comprehensive assessment of the impact of these facilities has revealed positive effects on the local economy and no negative effects on property values, public safety, and quality of life. However, public opposition often occurs in the process of siting a correctional facility, especially when attention has not been paid to developing public trust well before siting is contemplated. The ultimate goal for siting a correctional facility is to design and use a process that anticipates and responds to the public's concerns.

National Institute of Corrections Advisory Board

Jo Anne Barnhart
Assistant Secretary for Children
and Families
Department of Health and
Human Services
Washington, DC

Norman A. Carlson
Senior Fellow
Department of Sociology
University of Minnesota
Stillwater, MN

John E. Clark
Attorney-at-Law
San Antonio, TX

Lynne DeLano
Secretary
South Dakota Department
of Corrections
Pierre, SD

Newman Flanagan
District Attorney
Suffolk County
Boston, MA

Honorable Carol Pavilack Getty
Chairman
U.S. Parole Commission
Bethesda, MD

Assistant Attorney General
Office of Justice Programs
Washington, DC

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Anchorage, AK

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University of Chicago Law School
Chicago, IL

Barry J. Nidorf
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Los Angeles Probation Department
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Donald Omodt
Sheriff
Hennepin County
Minneapolis, MN

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Kennebunkport Police Department
Cape Porpoise, ME

J. Michael Quinlan
Director
Federal Bureau of Prisons
Washington, DC

Gerald P. Regier
Acting Administrator
Office of Juvenile Justice and
Delinquency Prevention
Washington, DC

Judge William W Schwarzer
Director
Federal Judicial Center
Washington, DC

Paul V. Voinovich
Cleveland, OH

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 AREA**
IN 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**FARMLAND**
OTHER 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 ADDITIONAL ANTENNAS 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 BY A PRIVATE OPERATOR UNDER CONTRACT WITH THE CA DEPT OF 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
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:

PUBLIC USE PERMIT NO. 214, REVISED PERMIT NO. 4 – Intent to Adopt Mitigated Negative Declaration - 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. Related Case: None. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: November 3, 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 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:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Jay Olivas, Project Planner
P.O. Box 1409, Riverside, CA 92502-1409

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:

PUBLIC USE PERMIT NO. 214, REVISED PERMIT NO. 4 – Intent to Adopt Mitigated Negative Declaration - 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. Related Case: None. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: November 3, 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 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:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Jay Olivas, Project Planner
P.O. Box 1409, Riverside, CA 92502-1409

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

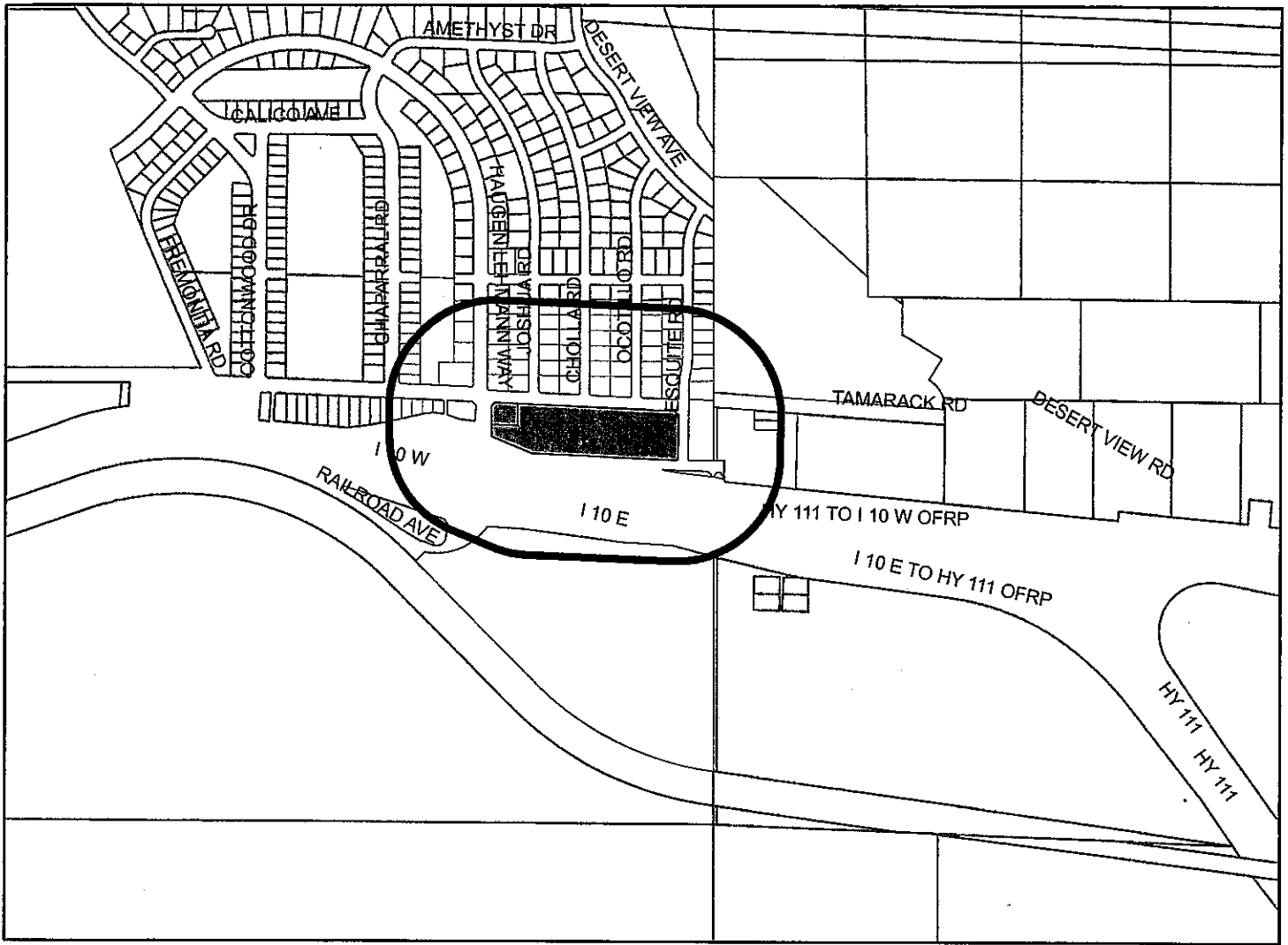
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

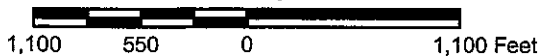
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

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
DAWN MARIA GREENWOOD
P O BOX 65
CABAZON CA 92230

APN: 517284007, ASMT: 517284007
BARBARA HENDRICKS
13480 OCOTILLO DR
WHITEWATER CA. 92282

APN: 517282007, ASMT: 517282007
DESERT HOT SPRINGS CALIF CONGR OF JEHOVAHS
C/O RICHARD SIPES
P O BOX 111
DSRT HOT SPGS CA 92240

APN: 517330020, ASMT: 517330020
DESERT WIND DEV
20783 N 83RD AVE STE 500
PEORIA AZ 85382

APN: 517283007, ASMT: 517283007
FRANK KOSOWICZ, ETAL
C/O FRANK & JANINA KOSOWICZ
6530 SAN VICENTE BLV
LOS ANGELES CA 90048

APN: 517285006, ASMT: 517285006
ERIC G WALTON
13444 MESQUITE RD
WHITEWATER CA 92282

APN: 517290006, ASMT: 517290006
GEORGE ADAMS
13410 CHAPARRAL RD
WHITEWATER CA. 92282

APN: 517281006, ASMT: 517281006
F A VIOLA, ETAL
109 RIMINI WAY
N VENICE FL 34275

APN: 517285004, ASMT: 517285004
GLADYS BRUSHETT
1050 HOOTEN DR
SILVER SPRINGS NV 89429

APN: 517281009, ASMT: 517281009
FEDERAL NATL MORTGAGE ASSN
C/O REO DEPT
1000 TECHNOLOGY DR
OFALLON MO 63368

APN: 517340005, ASMT: 517340005
GRAYBURN PROP INC
P O BOX 6019
NORCO CA 92860

APN: 517284009, ASMT: 517284009
FELIPE H CASTANEDA, ETAL
1137 GLENDENING CT
BRAWLEY CA 92227

APN: 517283011, ASMT: 517283011
JANINA KOSOWICZ, ETAL
C/O FRANK & JANINA KOSOWICZ
6530 SAN VICENTE BLV
LOS ANGELES CA 90048

APN: 517284005, ASMT: 517284005
FLOYD L HAYS, ETAL
13442 OCOTILLO DR
WHITEWATER CA. 92282

APN: 517281012, ASMT: 517281012
JOEL WIRTH
P O BOX 82
CABAZON CA 92230

APN: 517284016, ASMT: 517284016
FRANCISCA VEGA
13398 OCOTILLO RD
WHITEWATER CA. 92282

APN: 517281011, ASMT: 517281011
JOHN LOUIS BLACK
13411 JOSHUA RD
WHITEWATER CA. 92282

APN: 517282004, ASMT: 517282004
JOHN MARKUS, ETAL
66226 AVENIDA CADENA
DSRT HOT SPGS CA 92240

APN: 517340003, ASMT: 517340003
LUIS D AROCHO
P O BOX 4484
GARDEN GROVE CA 92842

APN: 517284013, ASMT: 517284013
JOSE VILLASENOR ARRIAGA
P O BOX 369
CABAZON CA 92230

APN: 517282011, ASMT: 517282011
MICHAEL C FREESE
860 GRACE CIR
PALM SPRINGS CA 92262

APN: 517290010, ASMT: 517290010
JOSEF SIKORA, ETAL
5233 EL RIO AVE
LOS ANGELES CA 90041

APN: 517284012, ASMT: 517284012
MICHAEL J ESTRADA, ETAL
12343 KERRWOOD
EL MONTE CA 91732

APN: 517290016, ASMT: 517290016
JOY WAY CAPITAL TRUST
P O BOX 7000 318
ROLLING HILL ESTATE CA 90274

APN: 517282005, ASMT: 517282005
MIHALY FARAGO
13468 JOSHUA RD
WHITEWATER CA. 92282

APN: 517282002, ASMT: 517282002
KAREN SORDIFF
P O BOX 748
REDLANDS CA 92373

APN: 517285008, ASMT: 517285008
MORONGO V I K LTD PARTNERSHIP
P O BOX 1078
BLOOMINGTON CA 92316

APN: 517284015, ASMT: 517284015
KENNETH RICE, ETAL
P O BOX 1192
CALIMESA CA 92320

APN: 517330017, ASMT: 517330017
MORRIS COMMUNICATIONS CORP
C/O DESERT RADIO GROUP
1321 N GENE AUTRY TR
PALM SPRINGS CA 92262

APN: 517283003, ASMT: 517283003
LAEVA SCHWERTFEGER
5021 W SHANNON VIEW RD
ACTION CA 93510

APN: 517285003, ASMT: 517285003
MOV LY, ETAL
2049 RAELYN PL
WEST COVINA CA 91792

APN: 517330016, ASMT: 517330016
NICOLE L FORGUES
41304 VALLEY OF THE FALLS
FORREST FALLS CA 92339

APN: 517282013, ASMT: 517282013
ROBERT MILLER
13373 CHOLLA RD
WHITEWATER CA. 92282

APN: 517290011, ASMT: 517290011
NORMA HAKE, ETAL
3036 CAMINITO ARENOSO
SAN DIEGO CA 92117

APN: 517290014, ASMT: 517290014
RUTLEY HELEN R ESTATE OF
2560 S BARRINGTON NO 101
LOS ANGELES CA 90064

APN: 517283008, ASMT: 517283008
OLGA SIAS
9289 PENNY DR
RIVERSIDE CA 92503

APN: 517283010, ASMT: 517283010
S E L & E CENTRAL LOGIC MANAGEMENT SYS CO
C/O THOMAS F MOSES
11678 INWOOD AVE
RIVERSIDE CA 92503

APN: 517282003, ASMT: 517282003
PEDRO LOPEZ
2658 CIMARRON ST
LOS ANGELES CA 90018

APN: 517283013, ASMT: 517283013
SAG & E CENTRAL STD PROCESS SOLUTIONS CO
C/O ALFRED S VILLEGAS
529 N MCKINLEY ST STE 104
CORONA CA 92879

APN: 517290013, ASMT: 517290013
REALTY HOLDING FUND INTERNATIONAL INC
3315 MCCLURE WOODS CT
DULUTH GA 30096

APN: 517290012, ASMT: 517290012
SARAH HEYDEN
55977 HAUGEN LEHMANN WAY
WHITE WATER CA 92282

APN: 517281013, ASMT: 517281013
RICHARD P SWIFT, ETAL
5128 VALLEY BLVD
LOS ANGELES CA 90032

APN: 517290009, ASMT: 517290009
SELECT VENTURES INC
636 S 2ND AVE NO D
COVINA CA 91723

APN: 517281002, ASMT: 517281002
ROBERT MESSNER, ETAL
55900 HAUGEN-LEHMANN WAY
WHITEWATER CA. 92282

APN: 517320003, ASMT: 517320003
SEYMOUR LAZAR, ETAL
334 HERMOSA PL
PALM SPRINGS CA 92262

APN: 517282012, ASMT: 517282012
SHIRLEY E BRYANT
806 ARDMORE CIR
REDLANDS CA 92374

APN: 517281010, ASMT: 517281010
WACHOVIA MORTGAGE CORP
C/O WELLS FARGO HOME MTG
3476 STATEVIEW BLV
FORT MILL SC 29715

APN: 517285009, ASMT: 517285009
SHIRLEY SMITH, ETAL
P O BOX 520
CABAZON CA 92230

APN: 517282009, ASMT: 517282009
WADE DEXTER
13459 CHOLLA RD
WHITEWATER CA. 92282

APN: 517285005, ASMT: 517285005
STEVE SCHEINWALD
40224 SAGEWOOD DR
PALM DESERT CA 92260

APN: 517281008, ASMT: 517281008
WAN M SOTOMAYER DIAZ
P O BOX 461787
LOS ANGELES CA 90046

APN: 517283012, ASMT: 517283012
TERRANCE G NIEMIEC
57590 BLACK DIAMOND
LA QUINTA CA 92253

APN: 517283005, ASMT: 517283005
WEST PALM SPRINGS RO CLUB
PMB 438
P O BOX 439060
SAN YSIDRO CA 92143

APN: 517340006, ASMT: 517340006
TRINITY YOUTH SERVICES
P O BOX 848
COLTON CA 92324

APN: 517285007, ASMT: 517285007
VERNESSA U SIMS
13456 MESQUITE RD
WHITEWATER CA. 92282

APN: 516070003, ASMT: 516070003
VICTOR J HOLCHAK
P O BOX 46039
LOS ANGELES CA 90046

E2 Development, LLC
801 Calle Lasgasca
Chula Vista, CA 91910

Trinity Youth Services
P.O. Box 848
Colton, CA 92324

Riverside County Sheriff's Office
50290 Main Street
Cabazon, CA 92230

City of Palm Springs
Planning Department
73-710 Fred Waring Drive
Palm Desert, CA 92260

Extra Labels for
PUP00214R4

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
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.

EA42343 Public Use Permit No. 214, Revised Permit No. 4

Project Title/Case Numbers

Jay Olivas
County Contact Person

951-955-3200
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Ernest H. Wright, II
Project Applicant

Address

Northerly of Interstate 10, southerly of Tamarack Road, easterly of Verbenia Avenue at 55860 Haugen-Lehmann Way.
Project Location

Revised Public Use Permit for an adult half way house for up to 80 parolees.
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,010.25 + \$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

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42343 ZCFGCFG05705 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Public Use Permit No. 214, Revised Permit No. 4

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: Jay Olivas Title: Project Planner Date: October 12, 2010

Applicant/Project Sponsor: Ernest H. Wright, II Date Submitted: August 17, 2010

ADOPTED BY: Planning Commission

Person Verifying Adoption: Jay Olivas Date: November 3, 2010

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 Jay Olivas at 951-955-1195.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42343 ZCFG05705

FOR COUNTY CLERK'S USE ONLY

Agenda Item No.: **4.4**
Area Plan: San Jacinto Valley
Zoning Area: Hemet-San Jacinto
Supervisorial District: Third
Project Planner: Matt Straite
Planning Commission: November 3, 2010

Conditional Use Permit No. 3627
Environmental Assessment No. 42133
Applicant: Melinda Fuentes
Engineer/Representative: Albert A. Webb
Associates

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3627 proposes to permit a facility to process organic green waste and manure (horse and steer) into fertilizer and soil amendments on two (2) parcels (APN 425-080-064, and 425-080-068) totaling approximately 57.41 gross acres. Development includes onsite grinder and screener equipment, a 1440 sq. ft. modular office, 1.28 acres for compost windrows (a maximum of 5,600 cubic yards of green waste, 2,615 cubic yards of horse bedding manure, and 2,094 cubic yards of steer manure), 0.34 acres for finished product, 0.15 acres for equipment storage, a 1.33 acre evaporation pond, a private road (Class III Base) for internal circulation, and four (4) parking spots including one (1) accessible space. Approximately 40 acres will remain undeveloped.

The project site is located in the community of Gilman Hot Springs of the San Jacinto Valley Area Plan in Western Riverside County; more specifically, northerly of Romona Expressway, southerly of Bridge Street, easterly of Central Avenue, and westerly of Gilman Springs Road.

BACKGROUND:

This project site recently has had an application processed as **Conditional Use Permit No. 3512 (McAnally Chicken Ranch)**, which proposed to consolidate two existing egg-laying facilities located in Lakeview, California and Menifee, California into a new approximately one hundred and twelve acre (112.27 acre) egg production facility. Based on the Prop 2 decision the egg producers have opted to drop the application. Some of the reports for the property may still contain the name of the previous project.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Agriculture: Agriculture (AG:AG) (10 AC Min) and Open Space: Conservation (OS:C) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Open Space: Conservation (OS:C) to the north, south, and west, and Agriculture: Agriculture (AG:AG) (10 AC Min.) to the east. |
| 3. Existing Zoning (Ex. #2): | Heavy Agriculture - 10 Acre Minimum (A-2-10) |
| 4. Surrounding Zoning (Ex. #2): | Controlled Development (W-2) to the north, and Heavy Agriculture - 10 Acre Minimum (A-2-10) to the east, south, and west. |
| 5. Existing Land Use (Ex. #1): | Vacant Land |
| 6. Surrounding Land Use (Ex. #1): | Vacant land/agricultural uses |
| 7. Project Data: | Total Gross Acreage: 57.41 Total Buildings: 1 Total Building Square Footage: 1,440 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42133**, 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. 3627**, 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:AG) (10 AC Min) and Open Space: Conservation (OS:C) Land Use Designation, but not all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Heavy Agriculture - 10 Acre Minimum (A-2-10), or 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 project is compatible with the present and future logical development of the area.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the 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 Agriculture: Agriculture (AG:AG) (10 AC Min) and Open Space: Conservation (OS:C) on the San Jacinto Valley Area Plan.
2. The proposed use, a manure and organic waste compost facility, is permitted in the Agriculture: Agriculture (AG:AG) (10 AC Min) designation.
3. The project site is surrounded by properties which are designated Open Space: Conservation (OS:C) to the north, south, and west, and Agriculture: Agriculture (AG:AG) (10 AC Min) to the east.
4. The proposed project is consistent with all Land Use Policies of the San Jacinto Policy Area.
5. The existing zoning classification for the subject site is Heavy Agriculture - 10 Acre Minimum (A-2-10.)

6. The proposed use, a manure and organic waste compost facility, is consistent with the development standards set forth in the Heavy Agriculture - 10 Acre Minimum (A-2-10) zoning classification.
7. The project site is surrounded by properties which are zoned Controlled Development (W-2) to the north, and Heavy Agriculture - 10 Acre Minimum (A-2-10) to the east, south, and west.
8. Agricultural uses exist in the project's vicinity.
9. This project is located within Criteria Area and specifically Cell Group 'H' (Cell Numbers 1881,1978, 2073) and Group 'N': Criteria Cell (Cell Numbers 1977 and 2072) of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). Accordingly, it has been determined that the criteria set in the WRCMSHCP requires no conservation, as determined through HANS01383 and HANS02012. The project is required to provide a landscaping plan which shall ensure that no invasive species listed in Table 6-2 of the MSHCP are utilized on the site. In addition, all grading plans shall be reviewed by the Environmental Programs Department (EPD) to ensure no grading occurs in the Open Space (OS) designated area, south of the landscaping area or in any offsite, adjacent existing conserved lands. This project fulfills those requirements.
10. Environmental Assessment No. 42133 identified the following potentially significant impacts:
 - a. Air Quality
 - b. Biological Resources
 - c. Cultural Resources
 - d. Recreation
 - e. Hydrology/Water Quality
 - f. Utilities/Service Systems
 - g. Geology/Soils

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 opposition and two (2) letters in support have been received.

The Project site is located within:

- a. Community of Gilman Hot Springs:
- b. San Jacinto Valley Area Plan:
- c. 5th Supervisorial District:
- d. WRCMSHCP Group 'H' (Criteria Cell Numbers 1881,1978, 2073) and Group 'N': (Criteria Cell Numbers 1977 and 2072).
- e. Agriculture: Agriculture (AG:AG) (10 AC Min) and Open Space: Conservation (OS:C) General Plan Land Use Designations:
- f. Heavy Agricultural – 10 Acre Minimum (A-2-10) Ordinance 348 Zoning Designation:
- g. San Jacinto River General Policy Area:
- h. San Jacinto Valley Ordinance 659 (DIF) Fee Area and subject to mitigation fees
- i. Ordinance 810 (MSHCP) Fee area and subject to mitigation fees
- j. Ordinance 824 (TUMF) Fee Area and subject to mitigation fees
- k. San Jacinto Unified School District:
- l. Eastern Municipal Water District:

- m. Riverside County Flood Control District/zone:
- n. San Jacinto Valley Watershed:
- o. SKR fee area Ord. 663.10
- p. FTL fee area Ord. 457 & 460
- q. San Jacinto Fault zone:
- r. Moderate Liquefaction Potential:
- s. Active Subsidence:
- t. Lighting Ordinance 655 zone:
- u. County Service Area 152:
- v. High Paleontological Sensitivity:

2. The Project site is not located within:

- a. City sphere of influence:
- b. A Specific Plan:
- c. General Plan Overlay:
- d. Redevelopment area:
- e. Agricultural Preserve:
- f. Airport Influence Area/Zone:
- g. High Fire Area

- 2. The subject site is currently designated as Assessor's Parcel Numbers 425-080-064 and -068.
- 3. This project was filed with the Planning Department on July 20, 2009.
- 4. This project was reviewed by the Land Development Committee two (2) times; September 17, 2009 and March 18, 2010.
- 5. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$28,581.42.

MS:jh

Y:\Planning Case Files-Riverside office\CUP03627\DH-PC-BOS Hearings\CUP03627. Staff Report.doc
Date Prepared: 4/21/10

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03627
VICINITY/POLICY AREAS

Supervisor Ashley
District 5

Date Drawn: 8/31/10
Vicinity Map



Zoning District : Hemet-San Jacinto
Township/Range: T4SR2W, T3SR2W
Section: 1,36

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. 425-08
Thomas Bros. Pg. 749, J5, J6
Edition 2009



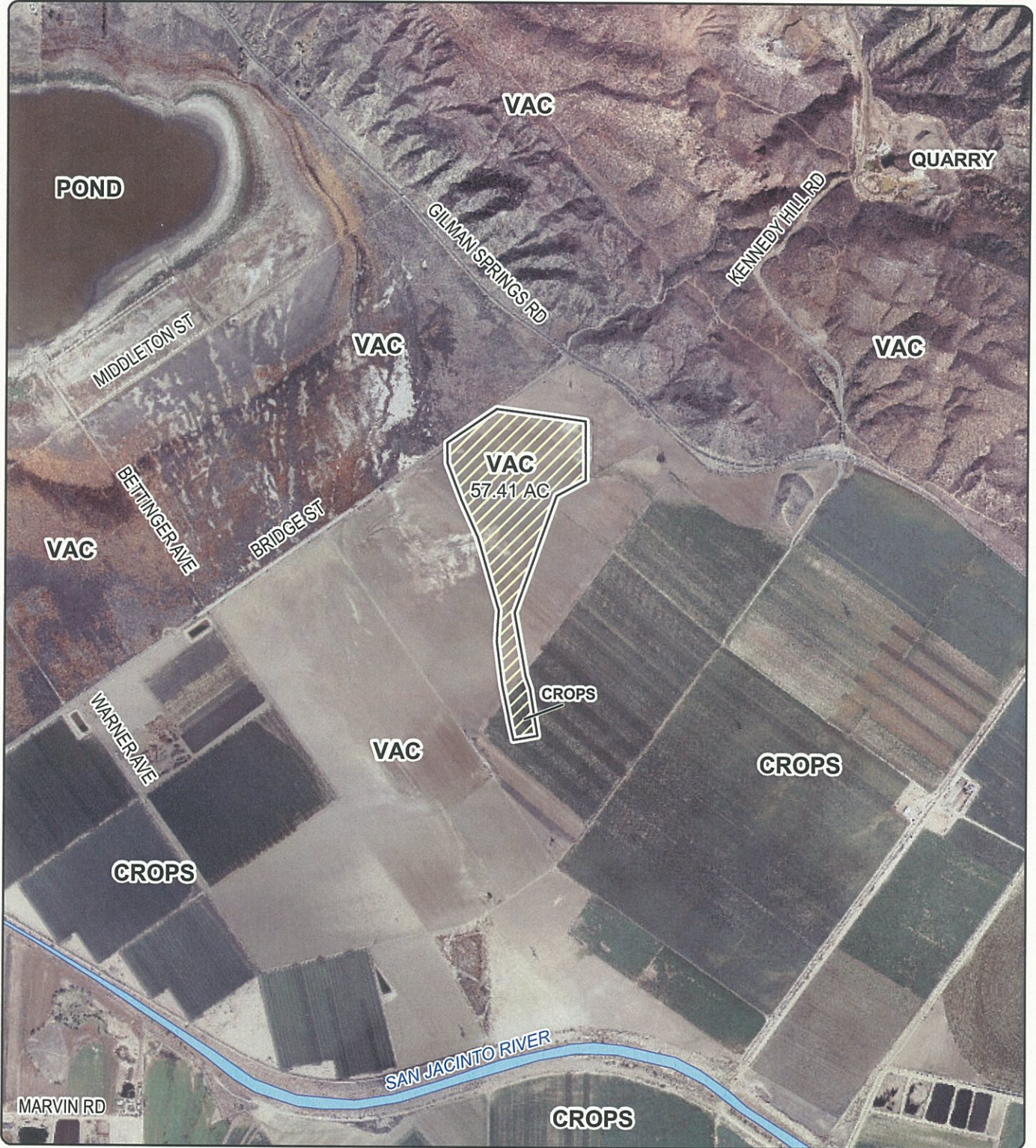
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03627

LAND USE

Supervisor Ashley
District 5

Date Drawn: 8/31/10
Exhibit 1

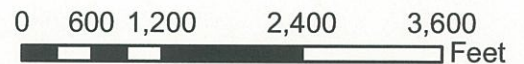


Zoning District : Hemet-San Jacinto
Township/Range: T4SR2W,T3SR2W
Section: 1,36

Assessors Bk. Pg. 425-08
Thomas Bros. Pg. 749, J5, J6
Edition 2009



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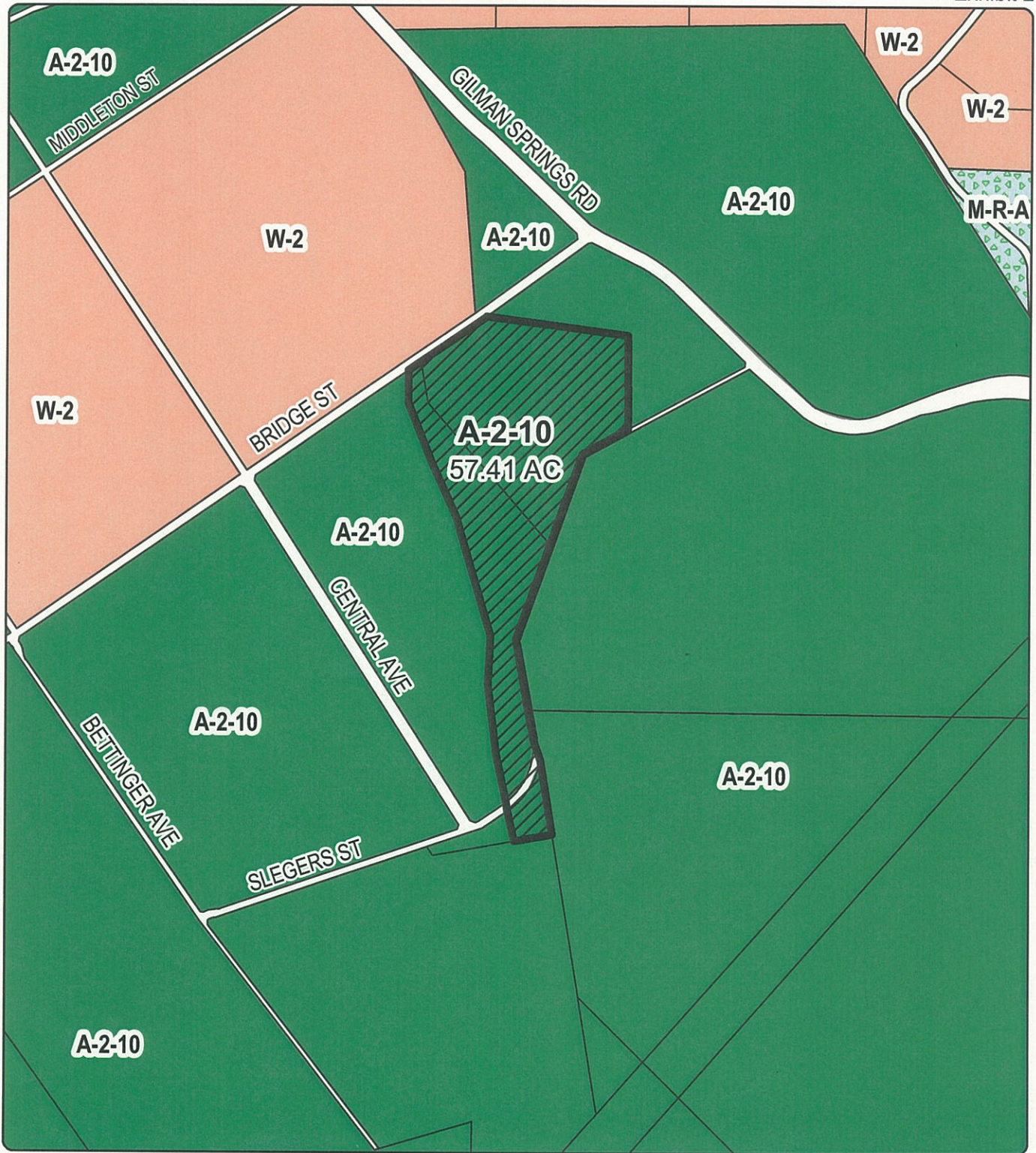
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03627

EXISTING ZONING

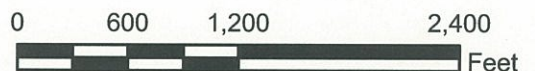
Supervisor Ashley
District 5

Date Drawn: 6/29/10
Exhibit 2



Zoning District : Hemet-San Jacinto
Township/Range: T4SR2W,T3SR2W
Section: 1,36

Assessors Bk. Pg. 425-08
Thomas Bros. Pg. 749, J5, J6
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>

RIVERSIDE COUNTY PLANNING DEPARTMENT

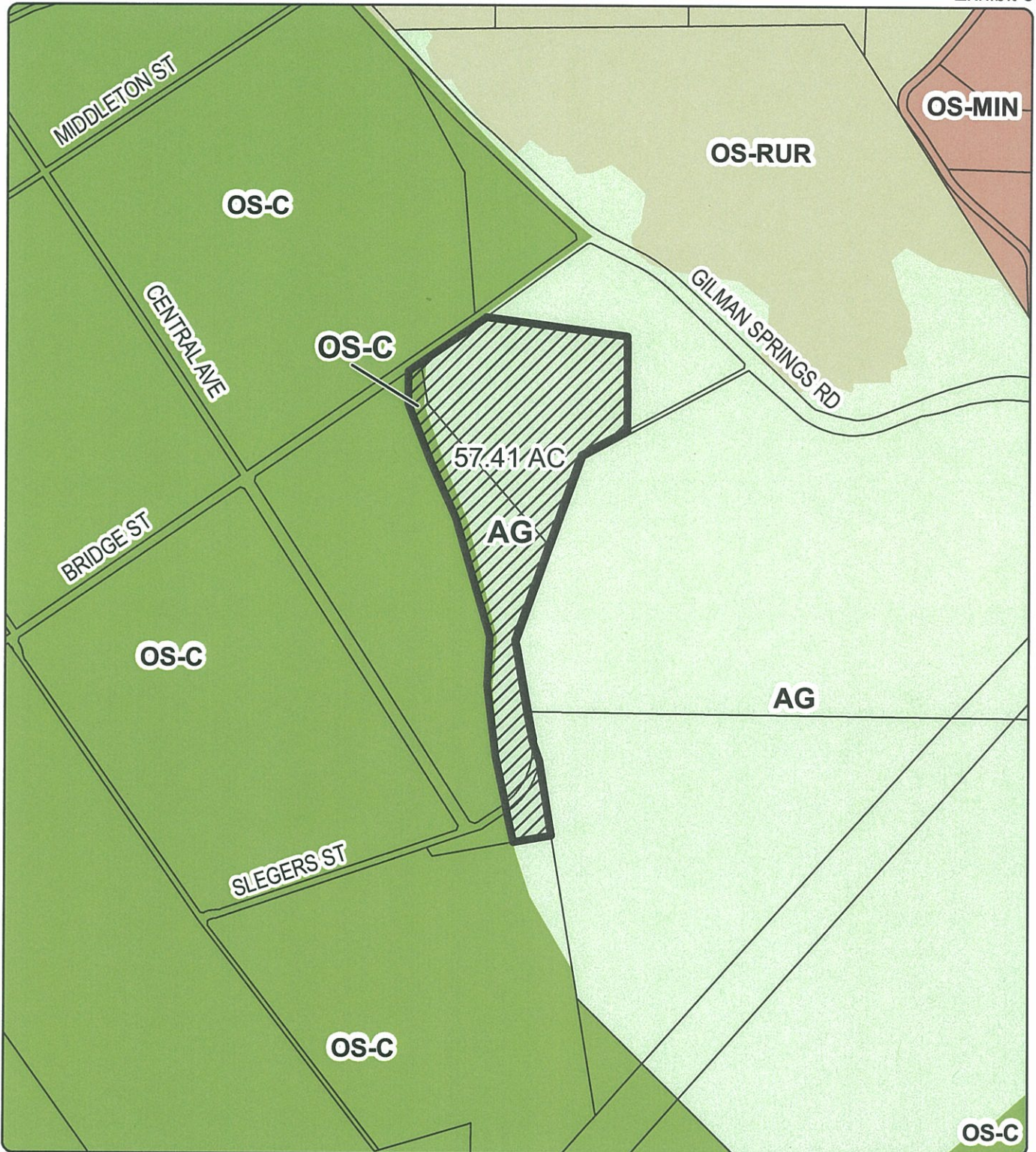
CUP03627

EXISTING GENERAL PLAN

Supervisor Ashley
District 5

Date Drawn: 8/31/10

Exhibit 5



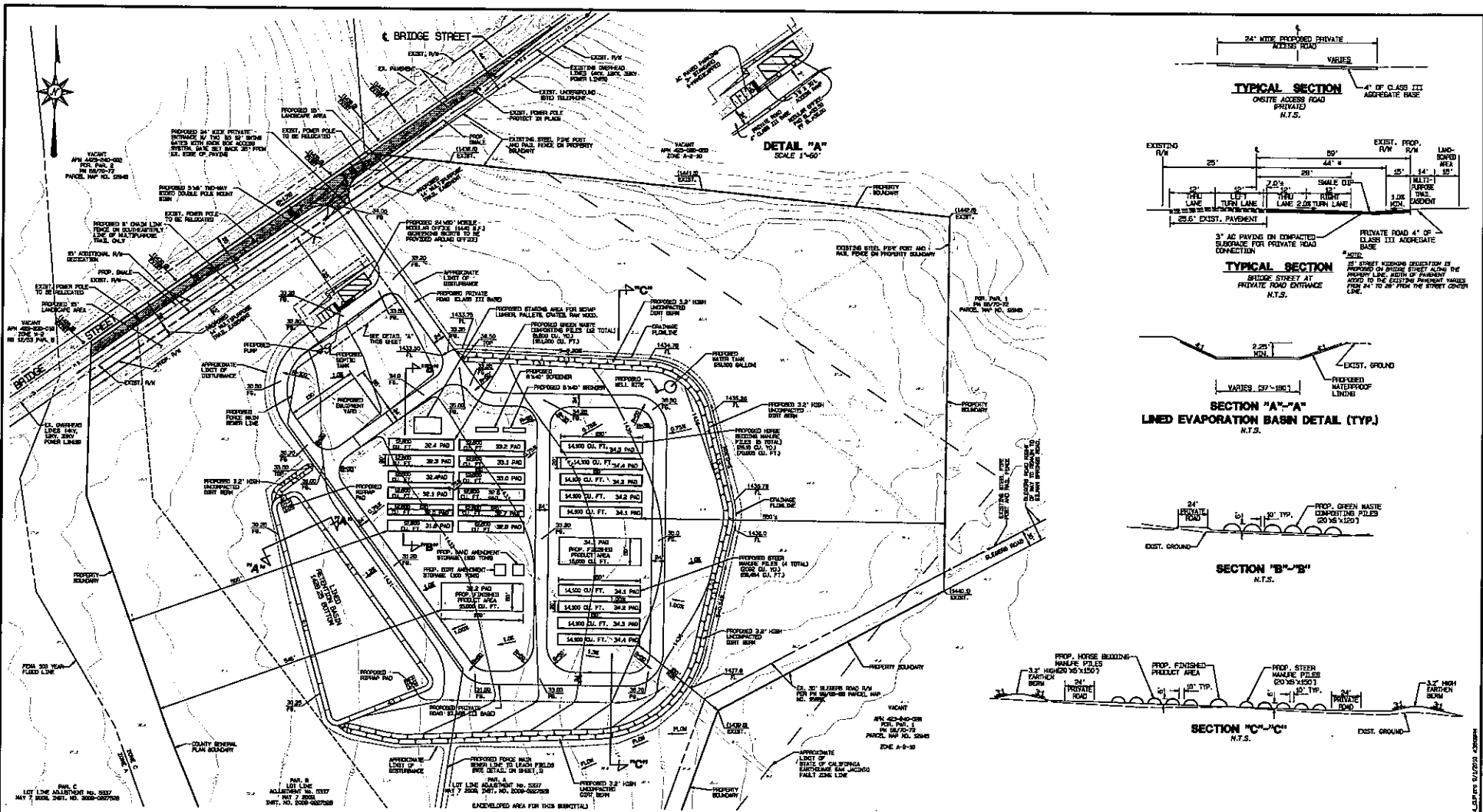
Zoning District : Hemet-San Jacinto
Township/Range: T4SR2W,T3SR2W
Section: 1,36

Assessors Bk. Pg. 425-08
Thomas Bros. Pg. 749, J5, J6
Edition 2009

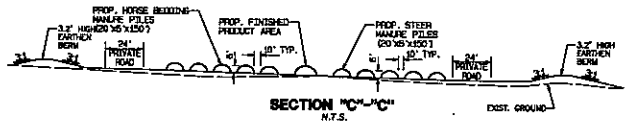
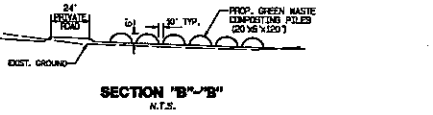
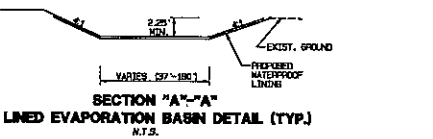
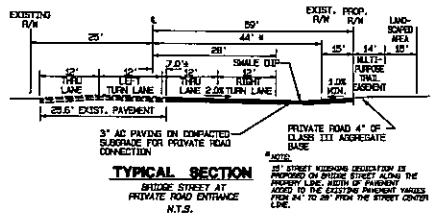
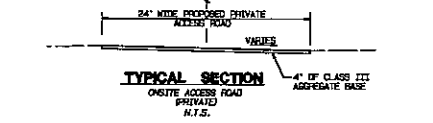


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DETAIL "A"
SCALE 1"=60'



LEGEND

| | | |
|------------------------------|---------------------------------|---|
| --- PROPOSED LANSLOPE | --- CENTERLINE | ▨ PROPOSED LANDSCAPE |
| --- FEMA 500 YEAR FLOOD LINE | --- SECTION LINE | ▨ PROPOSED ASPHALT PAV |
| --- FLOOD ZONE LINE | --- EXISTING CONTOUR LINE | ▨ PROPOSED 4" CLASS III BASE (PRIVATE ROAD) |
| --- DRAINAGE SWALE | --- 1'-0" PROPOSED CONTOUR LINE | ▨ PROPOSED PAVEMENT/ROAD |
| --- R/W LINE | | ▨ PROPOSED SLOPE |

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
THE PRIVATE ENGINEER SHOWING THESE PLANS IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND FOR DETERMINING AN ACCEPTABLE BALANCE AND REVIEWING THE PLANS FOR APPROVAL BY THE COUNTY.

| | | | | |
|----------|----|-----------|--------------|---------------|
| DATE | BY | REVISIONS | APPLIC. DATE | SEAL-ENGINEER |
| | | | | |
| ENGINEER | | | COUNTY | |

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3708 MCRAE ST.
RIVERSIDE CA. 92506
(951) 500-1070

BENCHMARK:
AS THE "T" INTERSECTION OF LANES AVE AND 11TH STREET 21.20 FEET ELEVATION OF THE INTERSECTION IN THE CORNER AND ON THE TOP OF A 10' X 24' FEET MOUND; A 6" BENCH MARK SET AND MARKED M-29-S 1963. ELEV. 461.525

SCALE:
H. AS SHOWN V.

CLIP. NO. 3827
COUNTY OF RIVERSIDE
FRANK & MELINDA FLOENTES
CONCEPTUAL COMPOSTING FACILITY LAYOUT

SHEET NO. 2
OF 3 SHEETS

FILE NO.
R.D. 03-0034
DATE: 9/1/2010

DIGALERT

FOR MORE INFORMATION VISIT US AT WWW.DIGALERT.COM

DATE PLOTTED: 9/1/2010 10:00 AM

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42133
Project Case Type (s) and Number(s): **CONDITIONAL USE PERMIT NO. 3627**
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite, Project Planner
Telephone Number: (951) 955-8631
Applicant's Name: Melinda Fuentes
Applicant's Address: 698 Deardoff Drive Hemet CA 92544
Engineer's Name: Webb and Associates
Engineer's Address: 3788 McCray Street Riverside CA

I. PROJECT INFORMATION

A. Project Description: The Conditional Use Permit proposes to permit a facility to process organic green waste and manure (horse and steer) into fertilizer and soil amendments on two (2) parcels (APN 425-080-064, and 425-080-068) totaling approximately 57.41 gross acres. Development includes onsite grinder and screener equipment, a 1440 sq. ft. modular office, 1.28 acres for compost windrows (a maximum of 5,600 cubic yards of green waste, 2,615 cubic yards of horse bedding manure, and 2,094 cubic yards of steer manure), 0.34 acres for finished product, 0.15 acres for equipment storage, a 1.33 acre evaporation pond, a private road (Class III Base) for internal circulation, and four (4) parking spots including one (1) accessible space. Approximately 40 acres will remain undeveloped.

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

C. Total Project Area: 57.41 Gross Acres

| | | | |
|---|--------------|-------------------------------------|------------------------------------|
| Residential Acres: N/A | Lots: | Units: | Projected No. of Residents: |
| Commercial Acres: N/A | Lots: | Sq. Ft. of Bldg. Area: | Est. No. of Employees: |
| Industrial Acres: 57 Gross Acres | Lots: | Sq. Ft. of Bldg. Area: 1,440 | Est. No. of Employees: 8 |
| Other: | | | |

D. Assessor's Parcel No(s): 425-080-064 and -068

E. Street References: Northerly of Romona Expressway, southerly of Bridge Street, easterly of Central Avenue, and westerly of Gilman Springs Road

F. Section, Township & Range Description or reference/attach a Legal Description: SEC36,T3S,R2W, and SEC1,T4S,R2W.

G. Brief description of the existing environmental setting of the project site and its surroundings: Existing project area is characterized with open space and agricultural land uses. Topography of the site is generally flat ranging from 1,424 feet and 1,447 feet above sea level, and spans from the southwestern foothills of the San Jacinto Mountains to the northerly edge of the San Jacinto River.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project site is currently designated Agriculture: Agriculture (AG:AG) (10 AC Min) and Open Space: Conservation (OS:C)
 2. **Circulation:** Adequate circulation facilities exist and are provided. The project meets all other applicable circulation policies of the General Plan
 3. **Multipurpose Open Space:** The project is located partially within WRCMSHCP Cell Group 'H' (Cell Numbers 1881, 1978, 2073) and Group 'N' (Cell Numbers 1977 and 2072). HANS 2012 has determined in a letter addressed to the project proponent on March 4, 2010 that no conservation is described for this criteria cell, previously determined by HANS 1383 and the RCA letter dated May 2, 2006.
 4. **Safety:** A portion of the project site is located within the San Jacinto River floodplain and floodway. A portion of the site is located within the 100 year Flood Zone. The project proposes no permanent or habitable structures within the Flood Zone. The project has allowed for sufficient provision of emergency response and the project meets 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 propose any new housing to be constructed and the proposed project meets all applicable Housing Element policies.
 7. **Air Quality:** The proposed project meets all other applicable Air Quality Element policies.
- B. General Plan Area Plan(s):** San Jacinto Valley
- C. Foundation Component(s):** Agriculture (AG) and Open Space (OS)
- D. Land Use Designation(s):** Agriculture (AG:AG) (10 AC Min) and Conservation (OS:C)
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** San Jacinto River
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Reche Canyon/Badlands to the north, San Jacinto River Policy Area to the west and San Jacinto Valley to the east, south, and west.
- 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:** Heavy Agriculture - 10 Acre Minimum (A-2-10)
- J. Proposed Zoning, if any:** N/A

K. Adjacent and Surrounding Zoning: Controlled Development (W-2) to the north, and Heavy Agriculture - 10 Acre Minimum (A-2-10) to the east, south, and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

| |
|---|
| A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED |
| <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. |
| <input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a 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 13, 2010
Date

Matt Straite, Project Planner
Printed Name

For Carolyn Syms Luna, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| AESTHETICS Would the project | | | | |
| 1. Scenic Resources | | | | |
| a) Have a substantial effect upon a scenic highway corridor within which it is located? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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-7 "Scenic Highways"

Findings of Fact:

- a) The project parcel limits are located within 530 feet of Gilman Springs Road, a designated scenic highway. The active project area, in this case, the manure stockpiles, are located about 1200 feet from Gilman Springs Road. The General Plan specifies that scenic highways are required to maintain scenic elements within 50 feet of the approved right of way of the street or highway. The project limits are well beyond the 50 foot limits. Further, the uses permitted by this project are similar in character and intensity to those surrounding the project site and is consistent with the intent of the Gilman Springs Road Scenic Highway Corridor as expressed in the San Jacinto subsection of the General Plan. Therefore there is no impact.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, there are no prominent features existing on the site, therefore there is no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Mt. Palomar Observatory | | | | |
| a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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 36.00 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. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.31) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

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) 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. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.06). Lighting will be hooded and shielded in accordance with county requirements to prevent creation of substantial light. Reflective surfaces will be minimized in construction of the development which would limit the potential for substantial glare created by the project. (COA 10.PLANNING.06). The low impact nature of the project will ensure the project will not create a new source of substantial light or glare and will not adversely affect day or nighttime views in the area. With the mitigations, the impacts will be less than significant.
- b) There are limited adjacent residences to the north and south and Open Space to the east and west. Any lighting associated with the proposed project must comply with Ordinance No. 655 due to its proximity to Palomar Observatory.

Mitigation: No mitigation measures are necessary

Monitoring: No mitigation measures are necessary

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| AGRICULTURE & FOREST RESOURCES Would the project | | | | |
| 4. Agriculture | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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) The project is located in area designated as Farmland of Local Importance per the Riverside County General Plan. The proposed use, a compost facility, is a permitted use within the project site's Heavy Agriculture (A-2-10) zoning classification. Since the project will not include permanent housing or non-agricultural development, the project would not convert this property to non-agricultural uses; therefore the impacts would be less than significant.
- b) No agricultural uses are being conducted at the project site and the project site is not under a Williamson Act contract, therefore the impacts will be less than significant.
- c) The project has no potential to cause development of non-agricultural uses within 300 feet of agriculturally zoned properties (Ordinance No. 625 "Right-to-Farm"); or involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland to non-agricultural use as the project site is zoned Heavy Agriculture (A-2-10). The project must comply with all aspects of County Ordinance 625 and shall be required to inform users regarding the adjacent agricultural uses. The impacts would be less than significant.
- d) The proposed project will not involve other changes in the existing environment that will result in the conversion of farmland to non-agricultural uses.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 5. Forest | | | | |
| a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a) The project site and surrounding area are designated as agricultural land. Therefore the project will not 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) The project site and surrounding area are designated as Prime Farmland and Farmland of Local Importance. Therefore, the project would not result in the loss of forest land or conversion of forest land to non-forest use.
- c) The land uses surrounding the project site do not include active forest land and are primarily agricultural. Therefore, the project is not anticipated to result in other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, the impact is considered less than significant.

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 | <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 |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 1 mile of the project site to project substantial point source emissions? | | | | |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter? | <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, Title 14

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 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. In accordance with standard

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

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).

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project is surrounded by lands that are designated Open Space: Conservation (OS:C) to the north and west, Agriculture (AG) to the south, and Open Space: Rural (OS:R) and Open Space: Mineral Resources (OS:M) to the east. The surrounding land uses do not contain any existing or support the future development of any sensitive receptors, therefore the proposed project will have a less than significant impact on the exposure of sensitive receptors to substantial pollutant concentrations. However, the proposed project may expose sensitive receptors to pollutant concentrations during project grading and construction. The nearest sensitive receptors to the project site include a single-family home located one-mile to the north along Gilman Springs Road.

Additional air emissions will be emitted by construction equipment and fugitive dust will be generated during grading, site preparation and construction activities. Long-term operational emissions generated by the proposed project will primarily be from motor vehicles. In addition, emissions will be generated by the use of natural gas for the generation of electricity off-site. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (COA 10.BS GRADE.5). This is a standard condition of approval and not considered CEQA for mitigation purposes.

- f) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. As such, no point-source emitters are located within a close proximity to future occupants of the site. Therefore, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter.
- g) The proposed project has the potential to result in or create objectionable odors. Condition of Approval 60.PLANNING.29, and 60.PLANNING.15 require that prior to the issuance of the grading permit, the applicant shall prepare, implement and maintain a site-specific odor impact

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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minimization plan. A complete plan shall be submitted to Environmental Health- Local Enforcement Agency (LEA) with the 'Enforcement Agency Notification' (a required notification based on the proposed use) or permit application and shall include the following:

(a) All compostable material handling operations and facilities shall prepare, implement and maintain a site-specific odor impact minimization plan. A complete plan shall be submitted to the Enforcement Agency with the Enforcement Agency Notification or permit application.

(b) Odor impact minimization plans shall provide guidance to on-site operation personnel by describing, at a minimum, the following items. If the operator will not be implementing any of these procedures, the plan shall explain why it is not necessary.

(1) An odor monitoring protocol which describes the proximity of possible odor receptors and a method for assessing odor impacts at the locations of the possible odor receptors; and,

(2) A description of meteorological conditions effecting migration of odors and/or transport of odor-causing material off-site. Seasonal variations that effect wind velocity and direction shall also be described; and,

(3) A complaint response protocol; and,

(4) A description of design considerations and/or projected ranges of optimal operation to be employed in minimizing odor, including method and degree of aeration, moisture content of materials, feedstock characteristics, airborne emission production, process water distribution, pad and site drainage and permeability, equipment reliability, personnel training, weather event impacts, utility service interruptions, and site specific concerns; and,

(5) A description of operating procedures for minimizing odor, including aeration, moisture management, feedstock quality, drainage controls, pad maintenance, wastewater pond controls, storage practices (e.g., storage time and pile geometry), contingency plans (i.e., equipment, water, power, and personnel), biofiltration, and tarping.

(c) The odor impact minimization plan shall be revised to reflect any changes, and a copy shall be provided to the LEA, within 30 days of those changes.

(d) The odor impact minimization plans shall be reviewed annually by the operator to determine if any revisions are necessary.

(e) The odor impact minimization plan shall be used by the LEA to determine whether or not the operation or facility is following the procedures established by the operator. If the LEA determines that the odor impact minimization plan is not being followed, the LEA may issue a Notice and Order (pursuant to section 18304) to require the operator to either comply with the odor impact minimization plan or to revise it.

(f) If the odor impact minimization plan is being followed, but the odor impacts are still occurring, the LEA may issue a Notice and Order (pursuant to section 18304) requiring the operator to take additional reasonable and feasible measures to minimize odors.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Mitigation: Prior to the issuance of the grading permit, the applicant shall prepare, implement and maintain a site-specific odor impact minimization plan. A complete plan shall be submitted to the Riverside County Department of Environmental Health- Local Enforcement Agency (LEA) with the Enforcement Agency Notification or permit application. (COA 60.PLANNING.29, and 60.PLANNING.15). Prior to the issuance of the first building permit a Department of Environmental Health (DEH) site evaluation shall be performed.

Monitoring: Monitoring shall occur through the Department of Environmental Health (DEH) and Planning Department plan check process.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection

a) The project is located within the Criteria Area and specifically Cell Group 'H' (Cell Numbers 1881, 1978, 2073) and Group 'N' (Cell Numbers 1977 and 2072) of the Western Riverside County

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Multiple Species Habitat Conservation Plan (WRCMSHCP). It has been determined through HANS (HANS 1383 and 2012) (a copy of the files are available for review at the Environmental Programs Department) that no conservation is required.

Per Section 6.1.4 of the WRMSHCP, no nuisance runoff shall be directed off site into adjacent conservation areas. The final project exhibit for approval must clearly show how the site is to be drained and confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas. (COA 60.EPD.01)

The Environmental Programs Department (EPD) shall visit the site prior to issuance of any building permit to ensure that nuisance runoff has not been directed off site into adjacent conservation areas. In addition EPD personnel shall confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas. (COA 80.EPD.01)

- b) The project site has been disturbed by previous agricultural activity. Therefore, the proposed project is not anticipated to contain endangered or threatened species as listed on Title 14 of California Code of Regulations or in Title 50, Code of Federal Regulations. Therefore, there is considered less than significant.
- c) Implementation of 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 will be no impact as a result of the project.
- d) Implementation of 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 will be no impact as a result of the project.
- e) The project as designed will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service as none exists on the project site. The conditions as mentioned above will require protection of any drainage that may occur offsite and will require review prior to any extensive grading, therefore the impacts will be less than significant.
- f) The site does not support waters, drainage features, riparian vegetation, or riparian, riverine, or vernal pool habitats. The project will not have substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act.
- g) Implementation of the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there will be no impact as a result.

Mitigation: Per Section 6.1.4 of the WRMSHCP, no nuisance runoff shall be directed off site into adjacent conservation areas. The final project exhibit for approval must clearly show how the site is to be drained and confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas. (COA 60.EPD.01)

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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The Environmental Programs Department (EPD) shall visit the site prior to issuance of any building permit to ensure that nuisance runoff has not been directed off site into adjacent conservation areas. In addition EPD personnel shall confirm that adequate ~~water quality treatment has been~~ implemented for flows which do enter conservation areas. (COA 80.EPD.01)

Monitoring: Monitoring shall occur through the Environmental Programs Department plan check process.

CULTURAL RESOURCES Would the project

8. Historic Resources

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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, and Riverside County Archaeologist

Findings of Fact:

- a) The site does not contain a historical site and the project does not propose demolition of any potential historic resource, therefore there is no impact.
- b) The site does not propose changes of any nature to cause a substantial adverse change to any historical resource, therefore there is no impact.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

9. Archaeological Resources

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

Source: On-site Inspection, Project Application Materials, and Riverside County Archaeologist Review

Findings of Fact:

- a-b) The project site has the potential to contain archaeological site or resources; therefore, archaeological monitoring is required. 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

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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 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. (COA 60.PLANNING.02)

Additionally, Native American monitoring is required for this project. Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians. 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 Monitors 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 Special Interest Monitors 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 appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian. 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. (COA 60.PLANNING.03)

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. (COA 90.PLANNING.02)

- c) The project may disturb human remains, including those interred outside of formal cemeteries. If human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to the origin. (COA 10.PLANNING.01) This is a standard condition and not considered mitigation for CEQA purposes.
- d) There are no known existing religious or sacred uses within the potential impact area. The proposed project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: Prior to grading permit issuance, the applicant must obtain a qualified archaeologist for monitoring services for any proposed grading with respect to potential impacts to cultural resources (COA 60.Planning.02). Prior to the issuance of grading permits, the developer/permit holder shall

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enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians. These groups shall provide tribal monitoring should each tribe decide to participate. (COA 60.Planning.03) Prior to final inspection of the first building permit, a Phase IV Cultural Resources Monitoring Report shall be submitted (COA 90.PLANNING.02).

Monitoring: Monitoring shall take place through the Planning Department and Building and Safety Plan Check Process.

10. Paleontological Resources

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

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

Findings of Fact: This site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource.

a) Prior to the issuance of grading permits: 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. (COA 60.PLANNING.01)

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 into their Regional Locality Inventories. (COA 90.PLANNING.01)

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Mitigation: Prior to the issuance of grading permits, the applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (COA 60.PLANNING.01). Prior to building final inspection, the applicant shall submit to the County Geologist the Paleontological Monitoring Report prepared for site grading operations at this site. (COA 90.PLANNING.01)

Monitoring: Monitoring shall take place through the Planning Department and County Geologist Plan Check Process.

GEOLOGY AND SOILS Would the project

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| 11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report (GEO) No. 2194, submitted for this project (CUP03627), was prepared by LOR Geotechnical Group, Inc. and is entitled: "Letter of Reliance, 40.7 Acre Parcel, Eden Hot Springs Area, Riverside County, California", dated March 31, 2010, Geologist Comments

Findings of Fact:

a-b) The project site's closest active fault (San Jacinto Fault - San Jacinto Segment, also known as the Claremont Fault) is located about 50 feet from the far northeast portion of the site and portions of the site lie within the State of California Earthquake Fault Zone (A-P Zone) for this fault. The potential for surface fault rupture at the site is possible. However, the currently proposed project indicates all proposed buildings are located outside of the A-P zone boundary and no known mapped faults are known to project through or toward the proposed habitable structures.

The seismic design of structures shall adhere to the seismic design parameters in the most recently adopted version of the Universal Building Code (UBC 2007). Due to the potential for this site to be affected by surface fault rupture, further studies should be performed for any buildings proposed within the AP-Zone after the building locations are firmly established. Appropriate structural setbacks from any active faults should be provided. Current project design places no structures for human occupancy within the AP-Zone. The depths of the required removals to mitigate the potential for settlement of the proposed structures should be further evaluated during future site specific geotechnical investigations (design level study). The actual depths of removal should be more accurately estimated during future site specific preliminary soils investigations and ultimately determined during the grading operation. (COA 10.PLANNING.37)

Mitigation: Through site design, the project places no structures for human occupancy within the AP-Zone. The seismic design of structures shall adhere to the seismic design parameters in the most recently adopted version of the Universal Building Code (UBC 2007). Due to the potential for this site to be affected by surface fault rupture, further studies should be performed for any buildings proposed

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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within the AP-Zone after the building locations are firmly established. Appropriate structural setbacks from any active faults should be provided. (COA 10.PLANNING.37)

Monitoring: Monitoring shall take place through the Planning Department and County Geologist Plan Check Process.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report (GEO) No. 2194, submitted for this project (CUP03627), was prepared by LOR Geotechnical Group, Inc. and is entitled: "Letter of Reliance, 40.7 Acre Parcel, Eden Hot Springs Area, Riverside County, California", dated March 31, 2010

Findings of Fact:

a) The project site has a potential for liquefaction. A quantitative liquefaction analysis should be performed utilizing the data developed during the future site specific geotechnical investigation (design level study). (COA 10.PLANNING.37)

Mitigation: A quantitative liquefaction analysis should be performed utilizing the data developed during the future site specific geotechnical investigation (design level study). (COA 10.PLANNING.37)

Monitoring: Monitoring shall take place through the Planning Department and County Geologist Plan Check Process.

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 Geologic Report (GEO) No. 2194, submitted for this project (CUP03627), was prepared by LOR Geotechnical Group, Inc. and is entitled: "Letter of Reliance, 40.7 Acre Parcel, Eden Hot Springs Area, Riverside County, California", dated March 31, 2010

Findings of Fact:

Based on location in the seismically active Southern California region, the site is susceptible to ground shaking events. However, potential impacts would not be higher at the project site than elsewhere in the region. The project is conditioned to comply with all building codes which will ensure adequate protection against ground shaking events. These are not considered mitigation for CEQA purposes.

In addition, according to the County of Riverside General Plan, the proposed project site is not located within a significant seismic groundshaking zone. The proposed project will not result in significant impacts due to seismic ground shaking.

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Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

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", County Geologic Report (GEO) No. 2194, submitted for this project (CUP03627), was prepared by LOR Geotechnical Group, Inc. and is entitled: "Letter of Reliance, 40.7 Acre Parcel, Eden Hot Springs Area, Riverside County, California", dated March 31, 2010

Findings of Fact:

a) There is a potential for this site to be affected by seismically induced lateral spreading originating off-site in the abruptly rising topography to the northeast of the site. There is a low potential for seismically induced rockfall due to the absence of large, exposed, loose or unrooted boulders upslope of the site. Future development plans should incorporate further evaluation of landsliding/lateral spreads occurring on-site or potentially impacting the site from topographically higher areas immediately northeast of the site (design level study).

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

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: County Board of Supervisors Resolution No. 94-125, County Geologic Report (GEO) No. 2194, submitted for this project (CUP03627), was prepared by LOR Geotechnical Group, Inc. and is entitled: "Letter of Reliance, 40.7 Acre Parcel, Eden Hot Springs Area, Riverside County, California", dated March 31, 2010

Findings of Fact:

a) According to the Riverside County General Plan, the project site is not located within an area of potential ground subsidence. However, compliance with the County's UBC construction requirements would ensure the protection of structures. No significant adverse site stability impacts are forecast to occur as a result of project implementation.

Mitigation: No mitigation measures are necessary

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Monitoring: No monitoring measures are necessary

16. Other Geologic Hazards

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

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

Source: On-site Inspection, Project Application Materials, GEO02194

Findings of Fact: There is a low potential for this site to be affected by seismically induced flooding from a reservoir failure up gradient from the site due to the absence of any such facilities. There is a potential for the site to be affected by a seismically induced seiche emanating from the nearby body of water locally known as Mystic Lake. The analysis shows the magnitude of the waves expected are such that the currently proposed grades should adequately raise the building areas above the level that would be impacted by this phenomena.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

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"/> |
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c) Result in grading that affects or negates subsurface sewage disposal systems?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, GEO02194

Findings of Fact:

a-c) Development of the proposed project will not substantially change the existing topography. The project does not propose to create slopes at a ratio greater than two to one (2:1) and higher than ten (10) feet. The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

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"/> |
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b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Findings of Fact:

- a) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.
- b) The geologic reports prepared for the project did not identify any expansive soils on the surface of the site. The project may be located on expansive soil; however, Universal Building Code (UBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As UBC requirements are applicable to all development they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.
- c) The proposal is serviced by sewer, and therefore will be affected by 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.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

| 19. Erosion | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

- a) Trenching, grading, and compacting associated with construction of structures, modification/relocation of underground utility lines, and landscape/hardscape installation could expose areas of soil to erosion by wind or water during these construction processes. A condition (COA 60.BS GRADE.7) has been placed on the project to comply with the National Pollution Discharge Elimination System (NPDES) during grading and/or construction activities. The project is conditioned (COA 10.BS GRADE.6) to provide erosion control on graded but undeveloped land. The Riverside County Geologist and the Building and Safety Department-

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

Grading Division have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. The addition of paved and landscaped areas would, over the long term, decrease the potential for erosion because fewer exposed soils would exist at the site. With the implementation of erosion controls the project will have a less than significant impact on soils. This is a standard condition of approval and are not considered mitigation for CEQA purposes.

- b) The project is not located on expansive soil, as defined in Table 18-1-B of the Uniformed Building Code (1994), creating substantial risks to life or property

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 proposed project is not subject to on or off-site wind erosion or blowsand.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

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: GHG Emissions and Climate Change Impact Analysis by Webb and Associates dates June 18, 2010.

Findings of Fact:

- a) Analysis by Albert A. Webb Associates indicates the project's annual GHG emissions will be 3,714.37 metric tons per year (MTY) of CO₂-equivalents (CO₂e). Pursuant to current County methodology, the proposed project's GHG emissions are below the draft CARB threshold for

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

industrial projects of 7,000 MTCO₂E/yr from non-transportation-related GHG emission sources. This project total includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, solid waste and water usage) GHG emissions. 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.

- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 will not create a hazard to the public through the transport, use, or disposal of hazardous materials. The project will not store or utilize any hazardous materials that may be released into the environment. The project will not interfere with any emergency plan. The project is not located within one-quarter mile of any existing school and the project is not located on a known hazardous materials site.

Mitigation: No mitigation measures are necessary.

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

Monitoring: No monitoring measures are necessary

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

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

Findings of Fact:

a-d) The project is not located in an Airport influence area and will not have any effect on any airport operations.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

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 within a hazardous fire area; therefore, implementation of the project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands. No impacts are anticipated; therefore, no mitigation measures are required.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

HYDROLOGY AND WATER QUALITY Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 25. Water Quality Impacts | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

- a) This site is subject to sheet flow type runoff from a drainage area of approximately 610 acres from the hills to the east. There is a culvert crossing at Gilman Springs Road just east of the site with a tributary drainage area of approximately 45 acres. There is another culvert crossing just north of the intersection of Bridge Street and Gilman Springs Road with a tributary drainage area of approximately 450 acres. From aerial photographs, it appears the outlet flows from this culvert traverse along the north side of Bridge Street and mostly away from this site. However, it is possible that flows could break out and impact the northwest corner of this site. The development of this site will not be required to mitigate for increase runoff as the development's impervious area is minimal but will need to mitigate for water quality.
- b) The creation of a greenwaste processing facility will not violate any water quality standards or waste discharge requirements. The project has been conditioned prior to grading and building permit issuance to submit copies of the BMP improvement plans, a copy of the project specific WQMP, and any other necessary documentation to the RCFCD for review. (COA 60.FLOOD RI.03 and 80.FLOOD RI.03). All proposed BMP's shall be shown on the grading plan. The

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

scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of 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 (COA 60.FLOOD RI.02 and 80.FLOOD RI.02).Therefore, the impact is considered less than significant with mitigation incorporated.

Additionally, 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 construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit. The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner/operator would 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. Therefore, the impact is considered less than significant with mitigation incorporated.

- c) The project will be serviced with well water. Surface runoff has been designed to filtrate and should contribute to recharge the groundwater. The proposed development shall not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- d) Proposed site in not located within a 100-year zone and does not propose housing, therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation maps.
- e) The project will not place any structures within a 100-year flood hazard area which would impede or redirect flood flows.
- f) The project will not otherwise substantially degrade water quality.
- g) The project proposes to construct new BMPs in the form of earthen berms and a 1.33 acre lined retention basin. The project has been conditioned prior to grading and building permit issuance to submit copies of the BMP improvement plans, a copy of the project specific WQMP, and any other necessary documentation to the RCFCD for review. (COA 60.FLOOD RI.03 and 80.FLOOD RI.03). All proposed BMP's shall be shown on the grading plan. The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of 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 (COA 60.FLOOD RI.02 and 80.FLOOD RI.02).Therefore, the impact is considered less than significant with mitigation incorporated.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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 the issuance of occupancy permits. (COA 90.FLOOD RI.04)

Mitigation: Prior to issuance of grading and building permits, a copy of the improvement plans, grading plans, N.P.D.E.S. compliance, 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. (COA 60.FLOOD RI.03 and 80.FLOOD RI.03).

Prior to issuance of grading and building permits, a copy of the BMP improvement plans along with any necessary documentation shall be submitted to the District's Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of 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 (COA 60.FLOOD RI.02 and 80.FLOOD RI.02).

Prior to issuance of building permits, the applicant shall submit a BMP maintenance plan, containing 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 the issuance of occupancy permits. (COA 90.FLOOD RI.04)

Monitoring: The Riverside County Flood Control District will monitor the project conditions of approval prior to approval of the Final Map and Grading Plan Check processes

26. Floodplains

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

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

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

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) This site is subject to sheet flow type runoff from a drainage area of approximately 610 acres from the hills to the east. There is a culvert crossing at Gilman Springs Road just east of the site with a tributary drainage area of approximately 45 acres. There is another culvert crossing just north of the intersection of Bridge Street and Gilman Springs Road with a tributary drainage area of approximately 450 acres. From aerial photographs, it appears the outlet flows from this culvert traverse along the north side of Bridge Street and mostly away from this site. However, it is possible that flows could break out and impact the northwest corner of this site. The development of this site will not be required to mitigate for increase runoff as the development's impervious area is minimal but will need to mitigate for water quality.
- b) The existing site will not cause a change in absorption rates or an increase in runoff.
- c) The project site is located adjacent to the San Jacinto River floodplain and floodway. However, no development is proposed within the floodplain/way limits, therefore impacts will be less than significant.
- d) The project does not propose any permanent structures and will not seriously impact the surface water in any body of water, therefore there is no impact.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

LAND USE/PLANNING Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 27. Land Use | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Result in a substantial alteration of the present or planned land use of an area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The project proposes to permit a greenwaste processing facility. The Conditional Use Permit application is consistent with the Riverside County General Plan and will not result in a substantial alteration of the planned land use in the area. Therefore with the approval of the Conditional Use permit, the impacts will be less than significant.
- b) The project is not located in a city sphere or adjacent to a city, therefore there is no impact.

Mitigation: No mitigation measures are necessary

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

Monitoring: No monitoring measures are necessary

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be compatible with existing and planned surrounding land uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be consistent with the land use designations and policies of the 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:

- The project site's existing zoning classification is Heavy Agriculture (A-2) and the use is consistent with those requirements based on the conditional use of the project. Therefore the proposed use will be less than significant.
- The proposed project is compatible with the existing and surrounding zoning classifications as adjacent parcels are zoned Heavy Agriculture (A-2) to the north, west, south, and east.
- The proposed project is compatible with the existing and planned surrounding land uses in the area as adjacent properties are designated Open Space: Conservation (OS:C) to the north, south, and west, and Agriculture: Agriculture (AG:AG) (10 AC Min) to the east.
- The proposed development is consistent with the Agriculture: Agriculture (AG:AG) (10 AC Min.) land use designations.
- The proposed project will not disrupt or divide the physical arrangement of an established community as the project site is vacant and adjacent parcels are vacant.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

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"/> |

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

Findings of Fact:

- a) Per RCIP, the project site is located within Mineral Zone MRZ-3; however, no mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes.
- b) The development of the proposed project will not result in the loss of availability of a locally-important mineral resource recovery site.
- c) The project site is not located adjacent to a State classified or designated area or existing surface mine.
- d) The project does not propose or is located within existing or abandoned quarries or mines.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

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:

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

a-b) The project site is not located within an Airport Influence Area or within the vicinity of a private airstrip therefore no impacts will occur as a result of the proposed project.

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

Findings of Fact: The project site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the proposed project.

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 site is not located adjacent to or within the vicinity of a highway. No impacts are expected to

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 other noise impacts are expected in or immediately surrounding the project area.

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

Source: Project Application Materials

Findings of Fact:

a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic and machinery associated with the processing use of a commercial development. The project will not exceed County ordinance requirements.

b) The proposed project will result in an increase to existing noise levels due to short-term construction activities. Short-term, construction-related noise impacts may occur during project grading and construction. However, the impacts are temporary and considered less than significant.

Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department, states the following: "Whenever a construction site is within one-quarter (.25) a mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May." Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.

c) The proposed project does not have the potential to result in the exposure of dwelling units to noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has no proposed residential pads within the site. Impacts however, will be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.

d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 35. 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) Implementation of the project will not displace substantial numbers of existing housing as the site is currently vacant and will, therefore, not necessitate the construction of replacement housing elsewhere.
- b) The project will not create any significant demand for housing.
- c) No persons live on the project site, so no displacement of people can result from project implementation.
- d) The project site is not located within a County Redevelopment Project Area, so such designated area can not be impacted.
- e) Based on the nature of the project, it is not forecast to cause a cumulatively significant exceedance of official regional or local population projections.
- f) All required infrastructure is available within existing roadways, either adjacent to or near the project site. Therefore, no major extension of infrastructure, and related growth inducement, will result from implementing the proposed project. No significant population or housing impacts are forecast to occur from project implementation.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

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

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any 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 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. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not substantially physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would 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. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to Sheriff services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Additionally, the project will not 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. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: San Jacinto Unified School District correspondence, GIS database

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Findings of Fact: The project will not have a substantial impact on schools in the area as no housing is proposed at this time.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: RCIP

Findings of Fact: The project will not create a significant incremental demand for library services.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

40. Health Services

Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for health services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

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 C.S.A. 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

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

- a) The proposed project does not include provisions for recreational facilities so no adverse impact can result from its implementation.
- b) The proposed project is not forecast to cause a significant increase in local population or in the demand for use of offsite existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- c) The proposed development is not located within a County Service Area.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

42. Recreational Trails

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The project shall provide an easement for a fourteen (14) foot multipurpose trail easement along the south side of Bridge Street in conformance with the Circulation Element of the San Jacinto Valley Area Plan. Prior to the issuance of grading permits, the applicant shall offer the dedication of the multiple-use trail shown on the map to Riverside County Regional Park and Open-Space District. Said easement dedication will be offered on behalf of the vested interest of Riverside County and will not become part of the District's maintained trail system. (COA 60.PARKS.01) Prior to building final inspection the applicant shall construct the trail as shown on the approved map and per Riverside County Regional Park and Open-Space District standards. The applicant shall arrange for an inspection of the constructed trail with the District. (COA 90.PARKS.01)

Mitigation: Prior to the issuance of grading permits, the applicant shall offer the dedication of the multiple-use trail shown on the map to Riverside County Regional Park and Open-Space District. Said easement dedication will be offered on behalf of the vested interest of Riverside County and will not become part of the District's maintained trail system. (COA 60.PARKS.01) Prior to building final inspection the applicant shall construct the trail as shown on the approved map and per Riverside County Regional Park and Open-Space District standards. The applicant shall arrange for an inspection of the constructed trail with the District. (COA 90.PARKS.01)

Monitoring: Monitoring shall occur by the Riverside County Regional Park and Open-Space District during plan check process.

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,

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| highways and freeways, pedestrian and bicycle paths, and mass transit? | | | | |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Alter waterborne, rail or air traffic? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Cause an effect upon, or a need for new or altered maintenance of roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Cause an effect upon circulation during the project's construction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Result in inadequate emergency access or access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: RCIP, Transportation Department Review, *Trip Generation*, 8th Edition.

Findings of Fact:

- a) The project has an existing primary access point located on the southerly-easterly side of Bridge Street, a Major Highway within the circulation element. The project proposed to dedicate and additional 15 feet of right-of-way to provide for a 59 foot half-width along the project frontage. Therefore, the map will not 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) The proposed project will cause an increase in vehicular traffic. The project proposes a daily increase of two (2) water truck trips, six (6) passenger vehicle trips, and twenty (20) heavy-heavy duty (HHD)(an Environmental Protection Agency classification) truck tips. The project's only access point is along Bridge Street, classified as a four lane Major Highway within the County's Circulation Plan (Figure C-1). Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways, of the Circulation Element describes a Service Level "C" four lane Urban Arterial Highway as having 28,700 average daily trips (ADT). As such, the proposed project's additional 28 ADT will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system or result in inadequate parking capacity. The project will not conflict with an applicable congestion management program, including, but not limited to

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The impact is considered less than significant.

- c) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.
- d) The proposed project will not change or alter waterborne, rail or air traffic. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Although the project will provide for an increase in larger trucks, the project is proposing to construct acceleration lanes on Bridge Street from the site and a deceleration/turn lane into the site along the north bound lane. Therefore, there is no impact.
- f) No new roads are proposed by the project. Therefore, the project will not create any new county maintained roads and will not cause a need for new or altered maintenance.
- g) Implementation of the project will not cause a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.
- h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

Source: RCIP

Findings of Fact: The proposed project does not include the provision of bicycle lanes as part of the project design. No conflicts with the County's General Plan have been identified and no mitigation is required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

- a) Require or result in the construction of new water

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? | | | | |
| b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Department of Environmental Health Review and project application materials

Findings of Fact:

a-b) Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required. The requirements for a water supply permit are as follows:

- 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.
- 2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development.
- 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.
- 4) Satisfactory information concerning how the system will be owned and operated.

Mitigation: Prior to building permit final, the applicant shall obtain a well water permit from the Department of Environmental (DEH). (90.ENVH.05)

Monitoring: Monitoring shall occur through the Department of Environmental Health (DEH) plan check process.

| | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Department of Environmental Health Review, "Soils Percolation Report Project#31889.4", prepared by LOR Geotechnical, dated July 26, 2005.

Findings of Fact:

a) The project proposes a Onsite Wastewater Treatment System (OWTS) based on LOR Geotechnical Soils Percolation Report Project#31889.4 dated July 26, 2005. The following are

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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additional OWTS design considerations noted by Webb and Associates:

1) The proposed project will utilize effluent pumps, dosing tanks and velocity reducers to assist the effluent to travel along the extensive tight line and reach the disposal area, as well as, ensure that the leach line trench depth does not exceed the maximum depth tested in the LOR Geotechnical Report.

2) It is estimated that only one restroom will be proposed in the office building which will only service approximately 4 to 8 employees.

Prior to the issuance of the first building permit, the applicant must submit to DEH for review a detailed, contoured plot plan drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual. 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. Any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering. Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing. (COA 80.ENVH.01)

Additionally, a 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) is installed for DEH staff to evaluate. The applicant must also 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. If groundwater levels are observed by DEH staff to be shallower than 10 feet below the existing natural and undisturbed grade at the area of the proposed leach field, further engineering will be required. In addition, Santa Ana Regional Water Quality Control Board (SARWQCB) clearance will be required. (COA 80.ENVH.02)

b) Since the project is served by an onsite wastewater treatment system, there is no impact to a provider.

Mitigation: Prior to the issuance of the first building permit, a detailed, contoured plot plan drawn to an appropriate scale as be submitted, showing the location of all applicable detail as required in the DEH Technical Guidance Manual. (COA 80.ENVH.01). Prior to the issuance of the first building permit a Department of Environmental Health (DEH) site evaluation shall be performed. In addition, Santa Ana Regional Water Quality Control Board (SARWQCB) clearance will be required. (COA 80.ENVH.02)

Monitoring: Monitoring shall occur through the Department of Environmental Health (DEH) plan check process.

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"/> |
| b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Manage- | <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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ment Plan)?

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The project will not substantially alter existing or future solid waste generation patterns and disposal services.
- b) The project will be consistent with the County Integrated Waste Management Plan.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

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 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 proposes the addition a sales trailer/office, water, and septic system. The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of SCE, propane provider, and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.
- d) Storm water drainage will be handled off site.
- e) Cumulative traffic impacts from the project will result in the need for additional street lights. Electricity is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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f) Based on data available at this time, no offsite utility improvements will be required to support this project.

g) The project will not require additional government services.

Mitigation: No mitigation required.

Monitoring: No monitoring required

49. Energy Conservation

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

Source:

Findings of Fact: The project design does not conflict with adopted energy conservation plans.

Mitigation: No mitigation required.

Monitoring: No monitoring 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)?

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

Findings of Fact: The project 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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:

GEO002194 County Geologic Report (GEO) No. 2194, submitted for this project (CUP03627), was prepared by LOR Geotechnical Group, Inc. and is entitled: "Letter of Reliance, 40.7 Acre Parcel, Eden Hot Springs Area, Riverside County, California", dated March 31, 2010. This report references the following documents previously reviewed and ultimately approved as GEO01983 for a previously proposed project (egg ranch) on this site:

- 1."Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324+/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.1 dated April 22, 2004.
- 2."Response to Review Comments, Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324+/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.14 dated June 25, 2008.
- 3."Response to Review Comments #2, Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324 +/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.15 dated August 18, 2008.
- 4."Response to Review Comments #3, Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324 +/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.16 dated September 5, 2008.

"Soils Percolation Report Project#31889.4", prepared by LOR Geotechnical, dated July 26, 2005.

"Greenhouse Gas Emissions and Climate Change Impact Analysis", prepared by Albert A. Webb Associates, dated June 2010.

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

File: EA42133.CUP03627

Revised: 9/20/2010 8:29 AM

CONDITIONAL USE PERMIT Case #: CUP03627

Parcel: 425-080-068

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a facility to process organic green waste and manure (horse and steer) into fertilizer and soil amendments. Development includes onsite grinder and screener equipment, a 1440 sq. ft. modular office, 1.28 acres for compost windrows (a maximum of 5,600 cubic yards of green waste, 2,615 cubic yards of horse bedding manure, and 2,094 cubic yards of steer manure), 0.34 acres for finished product, 0.15 acres for equipment storage, a 1.33 acre evaporation pond, a private road (Class III Base) for internal circulation, and four (4) parking spots including one (1) accessible space. Approximately 40 acres will remain undeveloped, most of which lies within the boundaries of a Flood Plain.

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 Conditional Use Permit No. 3627. 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. 3627 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Conditional Use Permit No. 3627, Exhibit A, Amended No. 2, dated May 3, 2010.

APPROVED B & C = Elevations and Floor Plans for Conditional Use Permit No. 3627, Exhibit B & C, dated August 20, 2009.

CONDITIONAL USE PERMIT Case #: CUP03627

Parcel: 425-080-068

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

Approved Exhibit L = Landscape Plan for Conditional Use Permit No. 3627, Exhibit L, Amended No. 2, dated May 3, 2010.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

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.

CONDITIONAL USE PERMIT Case #: CUP03627

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10. GENERAL CONDITIONS

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 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".

09/21/10
17:32

Riverside County LMS
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10. GENERAL CONDITIONS

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.

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

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10. GENERAL CONDITIONS

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER (cont.) RECOMMND

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 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 LEA CLEARANCE RECOMMND

Conditional Use Permit#3627 (CUP#3627) is proposing to process manure and organic waste compost into fertilizer. Therefore, the applicant must contact the Department of Environmental Health (DEH), Local Enforcement Agency (LEA) at (951) 955-8982 to obtain information regarding

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10. GENERAL CONDITIONS

10.E HEALTH. 1 LEA CLEARANCE (cont.) RECOMMND

regulatory requirements.

10.E HEALTH. 2 NO OWTS/ATUs IN EASEMENTS RECOMMND

All components of any proposed Onsite Wastewater Treatment System (OWTS) and/or Advanced Treatment Unit must remain outside of any dedicated easement.

10.E HEALTH. 3 OWTS/ATUs - MAINTAIN SETBACKS RECOMMND

All proposed Onsite Wastewater Treatment System (OWTS) and/or Proposed Advanced Treatment Unit (ATUs) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

In addition, no part of the proposed OWTS and/or ATU can be located within Environmental Constraint Areas including specified "Do Not Disturbed" areas without written consent from the appropriate regulatory agency.

10.E HEALTH. 4 WELL ABANDONMENT/REMOVAL RECOMMND

All unused wells must be properly abandoned or removed under permit with the Department of Environmental Health (DEH). For further information please contact (951) 955-8980.

10.E HEALTH. 5 SANTA ANA RWQCB RECOMMND

Santa Ana Regional Water Quality Control Board (SARWQCB) clearance may be required to ensure that the project complies with current SARWQCB Basin Plan Requirements. Please contact SARWQCB at (951) 781-4130 for further information.

FIRE DEPARTMENT

10.FIRE. 1 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

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-#84-TANK PERMITS (cont.) RECOMMND

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.

10.FIRE. 2 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. 3 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic or manual 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 03627 proposes to process manure and organic waste compost into fertilizer on a 40.7-acres site in the San Jacinto area just south of Mystic Lake. The project site is located northerly of Ramona Expressway, southerly of Bridge Street, easterly of Central Avenue and westerly of Gilman Springs Road.

This site is also subject to sheet flow type runoff from a drainage area of approximately 610 acres from the hills to the east. There is a culvert crossing at Gilman Springs Road just east of the site with a tributary drainage area of approximately 45 acres. There is another culvert crossing just north of the intersection of Bridge Street

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

and Gilman Springs Road with a tributary drainage area of approximately 450 acres. From aerial photographs, it appears the outlet flows from this culvert traverse along the north side of Bridge Street and mostly away from this site. However, it is possible that flows could break out and impact the northwest corner of this site.

The development of this site will not be required to mitigate for increase runoff as the development's impervious area is minimal but will need to mitigate for water quality.

The developer has submitted a hydrology report dated April, 2010 and a preliminary Water Quality Management Plan (WQMP) dated June, 2009 and revised in April, 2010. It appears that both the reports are in accordance with the District and the Regional Board requirements and therefore acceptable to the District.

To protect the horse manure and green waste from the offsite runoff the developer proposes an un-compacted dirt berm around the area. This dirt berm may not protect the site in the major event but since no structures are proposed this is acceptable to the District. To mitigate for water quality the developer is proposing a retention basin along the western boundary. According to the WQMP, this basin is also designed to hold 25 yr 24 hr event for volume per the Regional Board requirement for the composting facility. The retention basin would be lined with an impermeable liner. Thus, the water quality is mitigated by retaining all of the projects Vbmp onsite and in the retention basin. This mitigation scheme is acceptable; however, the District review is limited to ensuring the retention basin has enough capacity to mitigate the required Vbmp. It is expected that 25yr 24hr volume capacity would be verified by the Regional Board.

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 5

USE SUBMIT FINAL WQMP >PRELIM (cont.)

RECOMMND

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.rcflood.org 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 included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 6

USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly

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10. GENERAL CONDITIONS

10.FLOOD RI. 6

USE WQMP ESTABL MAINT ENTITY (cont.)

RECOMMND

burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

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 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:

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10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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.

10.PLANNING. 3

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,

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10. GENERAL CONDITIONS

10.PLANNING. 3

USE - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 4

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. 5

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. 6 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. 8 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. 9 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 5:00 p.m., Monday through Friday.

10.PLANNING. 12 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 - NO USE PRPSED LIMIT RECOMMND

The balance (undeveloped) portion of the property, APN 425-080-067, and -068, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 18 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. 20 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - NO RESIDENT OCCUPANCY (cont.) RECOMMND
 residence.

10.PLANNING. 22 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 45 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. 25 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 26 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. 29 USE - LEA LETTER RECOMMND

The project shall confirm to the letter from the Local Enforcement Agency (LEA) letter dated September 16, 2009, summarized as follows:

1.A green material composting facility that has up to 12,500 cubic yards of feedstock, compost, or chipped and ground material on-site at any one time shall comply with the Enforcement Agency (EA) Notification requirements set forth in Title 14, California Code of Regulations, Division 7, Chapter 5.0, Article 3.0 (commencing with section 18100).

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10. GENERAL CONDITIONS

10. PLANNING. 29

USE - LEA LETTER (cont.)

RECOMMND

2. All compostable material handling operations and facilities shall prepare, implement and maintain a site-specific odor impact minimization plan. A complete plan shall be submitted to the Enforcement Agency (EA) with the EA Notification or permit application.

3. The application package shall be submitted to:
Riverside County Department of Environmental Health
Attention: Alice Beasley
P.O. Box 1280
Riverside, CA 92502

4. Only green material as defined by Title 14, section 17852 (a) (21) shall be accepted on this site. Green material feedstock includes, but is not limited to, yard trimmings, untreated wood wastes, natural fiber products, construction and demolition wood waste, manure and paper products. Green material does not include food material, biosolids, mixed solid waste, material processed from commingled collection, wood containing lead-based paint or wood preservative, mixed construction or mixed demolition debris.

5. In order for a feedstock to be considered green material, as defined in section 17852 (a) (21), the following requirements shall be met:

"The feedstock shall undergo load checking to ensure that physical contaminants are no greater than one (1.0) percent of total weight. Load checking shall include both visual observation of incoming waste loads and load sorting to quantify percentage of contaminating materials.

"A minimum of one percent of daily incoming feedstock volume or at least one truck per day, whichever is greater, shall be inspected visually. The load shall be rejected if physical contaminants are greater than one percent of total weight.

6. The composting facility shall meet the state minimum standards for general operating, sampling requirements, and general record keeping requirements pursuant to Title 14, CCR, Chapter 3.1, Article 6, 7, and 8.

7. "Disposal" means:

"Stockpiling of compostable material onto land for a combined period of time greater than six months, or agricultural and green material for twelve months on prime

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10.PLANNING. 29 USE - LEA LETTER (cont.) (cont.) RECOMMND

agricultural land as defined in Government Code section 51201, unless the RWQCB in consultation with the LEA makes a written finding that the material may remain within the operations area for a period of time greater than specified.

10.PLANNING. 31 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. 32 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. 33 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. 36 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

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - BUSINESS LICENSING (cont.) RECOMMND

www.rctlma.org.buslic.

10.PLANNING. 37 USE - GEO02194 RECOMMND

County Geologic Report (GEO) No. 2194, submitted for this project (CUP03627), was prepared by LOR Geotechnical Group, Inc. and is entitled: "Letter of Reliance, 40.7 Acre Parcel, Eden Hot Springs Area, Riverside County, California", dated March 31, 2010. This report references the following documents previously reviewed and ultimately approved as GEO01983 for a previously proposed project (egg ranch) on this site:

- 1."Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324+/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.1 dated April 22, 2004.
- 2."Response to Review Comments, Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324+/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.14 dated June 25, 2008.
- 3."Response to Review Comments #2, Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324 +/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.15 dated August 18, 2008.
- 4."Response to Review Comments #3, Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324 +/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.16 dated September 5, 2008.

These reports are herein incorporated, by reference, as part of GEO No. 2194.

GEO No 2194 concluded:

- 1.The closest active fault to the site (San Jacinto Fault - San Jacinto Segment, also known as the Claremont Fault) is located about 50 feet from the far northeast portion of the site and portions of the site lie within the State of California Earthquake Fault Zone (A-P Zone) for this fault.

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10. GENERAL CONDITIONS

10.PLANNING. 37

USE - GEO02194 (cont.)

RECOMMND

2.A peak site acceleration of 0.9g is expected at the project site from a magnitude 6.9 earthquake on the nearby San Jacinto fault.

3.The potential for surface fault rupture at the site is possible. However, the currently proposed project indicates all proposed buildings are located outside of the A-P zone boundary and no known mapped faults are known to project through or toward the proposed habitable structures.

4.There is a potential for liquefaction at this site.

5.There is a potential for the site to be affected by a seismically induced seiche emanating from the nearby body of water locally known as Mystic Lake. The analysis shows the magnitude of the waves expected are such that the currently proposed grades should adequately raise the building areas above the level that would be impacted by this phenomena.

6.There is a potential for this site to be affected by seismically induced lateral spreading originating off-site in the abruptly rising topography to the northeast of the site.

7.There is a low potential for this site to be affected by seismically induced flooding from a reservoir failure up gradient from the site due to the absence of any such facilities.

8.There is a low potential for seismically induced rockfall due to the absence of large, exposed, loose or unrooted boulders upslope of the site.

GEO No 2194 recommended:

1.The seismic design of structures shall adhere to the seismic design parameters in the most recently adopted version of the California Building Code (CBC 2007).

2.Due to the potential for this site to be affected by surface fault rupture, further studies should be performed for any buildings proposed within the AP-Zone after the

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10. GENERAL CONDITIONS

10.PLANNING. 37

USE - GEO02194 (cont.) (cont.)

RECOMMND

building locations are firmly established. Appropriate structural setbacks from any active faults should be provided. Current project design places no structures for human occupancy within the AP-Zone.

3.The depths of the required removals to mitigate the potential for settlement of the proposed structures should be further evaluated during future site specific geotechnical investigations (design level study). The actual depths of removal should be more accurately estimated during future site specific preliminary soils investigations and ultimately determined during the grading operation.

4.A quantitative liquefaction analysis should be performed utilizing the data developed during the future site specific geotechnical investigation (design level study).

5.Future development plans should incorporate further evaluation of landsliding/lateral spreads occurring on-site or potentially impacting the site from topographically higher areas immediately northeast of the site (design level study).

GEO No. 2194 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2194 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.

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.

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10. GENERAL CONDITIONS

10.TRANS. 4 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 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. 5 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. 2 USE - LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 3627 shall terminate on January 1, 2031. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 3 USE - REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety may review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation may be further restricted.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP

RECOMMND

This approval shall be used within two (2) 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 two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 5 USE- PARCEL MERGR REQD (2)

RECOMMND

A Parcel Merger of the two project parcels is required because the septic system crosses the lot lines. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standrads of teh A-2-10 zone.

This condition shall be considered MET if Condition of Approval No. 60.PLANNING.16 is satisfied.

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE-G2.4GEOTECH/SOILS RPTS (cont.) RECOMMND

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.

60.BS GRADE. 6 USE-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

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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 - MSHCP DRAINAGE

RECOMMND

MSHCP DRAINAGE

Per Section 6.1.4 of the WRMSHCP no nuisance runoff shall be directed off site into adjacent conservation areas. The final project exhibit for approval must clearly show how the site is to be drained and confirm that adequate water

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MSHCP DRAINAGE (cont.) RECOMMND

quality treatment has been implemented for flows which do enter conservation areas.

60.EPD. 1 EPD- BMPS RECOMMND

BMPs
Prior to issuance of any grading permit Best Management Practices (BMP's) shall be installed to prevent impacts to the Riparian/Riverine Drainages present on the project site. BMP's shall include but are not limited to installation of silt fencing and erosion control measures along all sides of the drainages to insure that grading activities do not impact downstream functions and values. Silt fencing shall be installed around all proposed grading activities. All BMP's shall be installed by a qualified biologist currently holding a MOU with the County. EPD shall be contacted directly once BMP's are installed and EPD shall confirm that all BMP's are secure and in place prior to issuance of any grading permit. EPD may be contacted directly at 951-955-6892 for any questions.

60.EPD. 2 EPD - MSHCP LANDSCAPING RECOMMND

A copy of the landscaping plan for this project shall be submitted to EPD for review to ensure no invasive species are proposed to be utilized. The list of species not to be included within conservation areas can be found on pages 6-44 through 6-46 of the WRMSHCP (Table 6.2).

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of 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

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL EASEMENT

RECOMMND

Prior to grading permit issuance, the applicant shall offer the dedication of the multiple-use trail shown on the map to Riverside County Regional Park and Open-Space District. Said easement dedication will be offered on behalf of the vested interest of Riverside County and will not become part of the District's maintained trail system.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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.

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 project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 2 GEN - CULTURAL RESOURCES PROFE RECOMMND

As a result of previous archaeological investigation, archaeological monitoring shall be required.

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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

GEN - TRIBAL MONITOR

RECOMMND

As a result of information submitted by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians, tribal monitoring shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians. This group shall be known as the 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 Monitors are allowed to 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 Monitors 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 appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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 Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and tribal monitor 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 groups interests only.

3)This agreement shall not modify any condition of approval

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 GEN - TRIBAL MONITOR (cont.)

RECOMMND

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 tribal groups 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.

60.PLANNING. 10 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 57.41 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. 13 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3627, 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14

USE - SARWCQB CLEARANCE LTTR

RECOMMND

A clearance letter from Santa Ana Region Water Quality Control Board shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated September 17, 2009 summarized as follows:

1. File a Report of Waste Discharge.
2. Prove compost facility is designed, constructed, and maintained to protect it from inundation.
3. Base of any runoff containment structures shall be a minimum of five (5) feet above groundwater.

60.PLANNING. 15

USE - ODOR PLAN

RECOMMND

Prior to the issuance of a grading permit the project applicant shall prepare an Odor Minimization Plan and submit plan to Environmental Health LEA for approval.

Odor impact minimization plans shall provide guidance to on-site operation personnel by describing, at a minimum, the following items. If the operator will not be implementing any of these procedures, the plan shall explain why it is not necessary.

- (1) An odor monitoring protocol which describes the proximity of possible odor receptors and a method for assessing odor impacts at the locations of the possible odor receptors; and,
- (2) A description of meteorological conditions effecting migration of odors and/or transport of odor-causing material off-site. Seasonal variations that effect wind velocity and direction shall also be described; and,
- (3) A complaint response protocol; and,
- (4) A description of design considerations and/or projected ranges of optimal operation to be employed in minimizing odor, including method and degree of aeration, moisture content of materials, feedstock characteristics, airborne emission production, process water distribution, pad and site drainage and permeability, equipment reliability, personnel training, weather event impacts, utility service interruptions, and site specific concerns; and,
- (5) A description of operating procedures for minimizing odor, including aeration, moisture management, feedstock quality, drainage controls, pad maintenance, wastewater pond controls, storage practices (e.g., storage time and pile geometry), contingency plans (i.e., equipment, water, power, and personnel), biofiltration, and tarping.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 USE - ODOR PLAN (cont.)

RECOMMND

(c) The odor impact minimization plan shall be revised to reflect any changes, and a copy shall be provided to the EA, within 30 days of those changes.

(d) The odor impact minimization plans shall be reviewed annually by the operator to determine if any revisions are necessary.

(e) The odor impact minimization plan shall be used by the EA to determine whether or not the operation or facility is following the procedures established by the operator. If the EA determines that the odor impact minimization plan is not being followed, the EA may issue a Notice and Order (pursuant to section 18304) to require the operator to either comply with the odor impact minimization plan or to revise it.

(f) If the odor impact minimization plan is being followed, but the odor impacts are still occurring, the EA may issue a Notice and Order (pursuant to section 18304) requiring the operator to take additional reasonable and feasible measures to minimize odors.

60.PLANNING. 16 USE- PARCEL MERGR REQD (1)

RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge the two parcels because proposed septic lines cross the existing lot lines. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the A-2-10 zone.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT

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

Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) based on LOR Geotechnical Soils Percolation Report Project#31889.4 dated July 26, 2005. The following are additional OWTS design considerations noted by Webb and Associates:

- 1) The proposed project will utilize effluent pumps, dosing tanks and velocity reducers to assist the effluent to travel along the extensive tight line and reach the disposal area, as well as, ensure that the leach line trench depth does not exceed the maximum depth tested in the LOR Geotechnical Report.
- 2) It is estimated that only one restroom will be proposed in the office building which will only service approximately 4 to 8 employees.

Upon building submittal, the applicant must submit to DEH for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

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 soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED (cont.) RECOMMND
sizing.

80.E HEALTH. 2 DEH SITE EVALUATION REQUIRED RECOMMND

The 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) is installed for DEH staff to evaluate.

The applicant must also 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 per LOR Geotechnical Soils Percolation Report Project#31889.4 dated July 26, 2005, groundwater was found at various levels in multiple borings during their geotechnical investigation. If groundwater levels are observed by DEH staff to be shallower than 10 feet below the existing natural and undisturbed grade at the area of the proposed leach field, further engineering will be required. In addition, Santa Ana Regional Water Quality Control Board (SARWQCB) clearance will be required.

EPD DEPARTMENT

80.EPD. 1 EPD - MSHCP DRAINAGE RECOMMND

MSHCP DRAINAGE

EPD shall visit the site prior to issuance of any building permit to ensure that nuisance runoff has not been directed off site into adjacent conservation areas. In addition EPD personnel shall confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

Water tank shall be a minimum of 29,300 gallons for Phase I, connected to a well system.
The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval.
Plans shall be signed and approved by a registered civil engineer with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of 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.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 1 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

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. 2 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 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.

80.PLANNING. 5 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - CONFORM TO ELEVATIONS (cont.) RECOMMND

conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 6 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 7 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 - 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. 12 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the County Service Area No. (CSA) 152 to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

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. 3627, the Planning Department shall determine the status of the deposit based fees for project. If the

CONDITIONAL USE PERMIT Case #: CUP03627

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - FEE STATUS (cont.)

RECOMMND

case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 22 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 April 1, 2009, summarized as follows:

1. Developer shall consult with with DEH (LEA) to determine if a Solid Waste Facility Permit (SWFP) is required.

2. Department requests applicant provide detailed information on material type, tonnage, and source for AB 939 mandate.

3. No hazardous materials allowed.

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 CONTACT VECTOR CONTROL

RECOMMND

The applicant must contact Vector Control at (951) 766-9454 to obtain information regarding permitting requirements.

90.E HEALTH. 2 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3 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. 4 USE - HAZMAT CONTACT

RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

90.E HEALTH. 5 MAP - WELL/WATER STATEMENT

RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required.

The requirements for a water supply permit are as follows:

1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.

2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development).

3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.

4) Satisfactory information concerning how the system will be owned and operated.

90.E HEALTH. 6 USE- E.HEALTH CLEARANCE REQ

RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 7 USE-FEE STATUS

RECOMMND

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

EPD DEPARTMENT

90.EPD. 1 EPD- MSHCP LIGHTING/LANDSCAPE

RECOMMND

MSHCP LIGHTING

EPD shall visit the site prior to final inspection to ensure proper shielding has been utilized or that lighting has been directed away from adjacent conservation areas. (specifically accross Bridge Street to the NW)

MSHCP LANDSCAPING

EPD shall visit the site prior to final inspection to ensure the landscaping in place matches what was provided in the initial landscaping plan.

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-#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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 USE BMP - EDUCATION (cont.) RECOMMND

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. 3 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. 4 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 the issuance of occupancy permits.

PARKS DEPARTMENT

90.PARKS. 1 USE - TRAIL CONSTRUCTION RECOMMND

Prior to building final inspection the applicant shall construct the trail as shown on the approved map and per Riverside County Regional Park and Open-Space District standards (PARKS-4001). The applicant shall arrange for an inspection of the constructed trail with the District.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

CONDITIONAL USE PERMIT Case #: CUP03627

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 USE - PALEO MONITORING REPORT (cont.)

RECOMMND

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 into their Regional Locality Inventories.

90.PLANNING. 2 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. 3 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.

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Parcel: 425-080-068

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 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 with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 7 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of four (4) 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 with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 8 USE - ACCESSIBLE PARKING RECOMMND

A minimum of one (1) accessible parking space 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 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.

90.PLANNING. 12 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 - 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.

90.PLANNING. 27 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 57.41 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. 28 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. 31 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of

CONDITIONAL USE PERMIT Case #: CUP03627

Parcel: 425-080-068

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 31 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3627 is calculated to be 13.67 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.

90.PLANNING. 32 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 Conditional Use Permit No. 3627 has been calculated to be 13.67 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.

CONDITIONAL USE PERMIT Case #: CUP03627

Parcel: 425-080-068

90. PRIOR TO BLDG FINAL INSPECTION

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: 1. 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.

2. If you do not prepare the improvement plans per the policies and guidelines, it may cause a delay in the processing of your plans.

90.TRANS. 3 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. 4 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, and cable television lines shall be designed to be relocated in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

CONDITIONAL USE PERMIT Case #: CUP03627

Parcel: 425-080-068

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, and cable television lines shall be relocated 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.

90.TRANS. 6 USE - EXISTING MAINTAINED

RECOMMND

Bridge Street along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 24 feet of half-width AC pavement along project site, 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. 94. (24'-28'/59') (Modified for no curb and gutter and no sidewalk, and reduced AC pavement improvements from 38' to 24'.)

- NOTE:
1. Construct and strip a left turn pocket at the proposed driveway. It shall be 12 foot wide and 100' long with 120' transition AC pavement or as directed by the Director of Transportation.
 2. Construct transition AC pavement tapering at the driveway for acceleration and deceleration lane and join existing AC pavement to the north and south project boundaries or as approved by the Director of Transportation.
 3. No bio-swale shall be allowed along the ultimate road right-of-way of Bridge Street.



California Regional Water Quality Control Board

Santa Ana Region



Linda S. Adams
Secretary for
Environmental Protection

3737 Main Street, Suite 500, Riverside, California 92501-3348
Phone (951) 782-4130 • FAX (951) 781-6288
www.waterboards.ca.gov/santaana

Arnold Schwarzenegger
Governor

September 17, 2009

Mr. Jeff Horn
Project Planner
Riverside County Planning Dept.
P. O. Box 1409
Riverside, CA 92502-1409

COMMENTS ON CONDITIONAL USE PERMIT (CUP) No. 3627, PROPOSED GREENWASTE COMPOSTING OPERATIONS, APN 452-080-052, 17490 BRIDGE STREET, SAN JACINTO, RIVERSIDE COUNTY

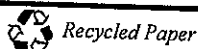
Dear Mr. Horn:

We have reviewed CUP No. 3627 for the proposed organic waste composting operations in San Jacinto. The CUP indicates that greenwaste, horse bedding, and cow manure are proposed for composting at the above-referenced agricultural-zoned property, most of which is located within a 100-year flood plain.

Based on our review and the information provided, we have the following comments:

1. The proponent is required to file a Report of Waste Discharge and obtain approval from the Land Disposal Section of the Regional Board for the proposed mixed waste composting operations.
2. The proposed composting facility must be designed, constructed, and maintained to protect it from inundation, and to contain onsite runoff resulting from a 25-year, 24-hour frequency storm. The composting pads and the runoff retention pond must be designed, constructed, and maintained to impede water infiltration. Because the proposed facility is located within the 100-year flood plain, it must be designed, constructed, and maintained to protect it from inundation resulting from a 100-year, 24-hour frequency storm.
3. The proposed facility must be designed, constructed, and operated to ensure that the base of any runoff containment structures shall be a minimum of five (5) feet above the highest anticipated elevation of underlying groundwater.

California Environmental Protection Agency



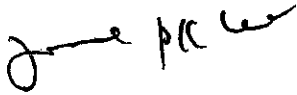
Mr. Jeff Horn
Riverside County Planning Dept.

- 2 -

September 17, 2009

If you have any questions, please contact me at (951) 782-3291.

Sincerely,



Joanne Lee
Water Resources Control Engineer
Land Disposal Section

D:\My Documents\Joanne Lee\DATA2\Composting\APN425080052comments.let.doc

California Environmental Protection Agency



Recycled Paper



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

April 1, 2009

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

RE: Plot Plan No. 24009

Proposal: The PP proposes the on-site composting, storing, and sale of green waste material for commercial and wholesale uses.

APN: 425-080-052

Dear Mr. Horn:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Ramona Expressway, south of Bridge Street, east of Central Avenue, and west of Gilman Springs Road, in the San Jacinto Valley Area Plan.

The Department has the following comments:

1. The Department recommends consulting with the Department of Environmental Health, Local Enforcement Agency (LEA), to determine if a Solid Waste Facility Permit (SWFP) is required. If a SWFP is required, then the Project Site must be identified in the Non-Disposal Facility Element (NDFE) of the Countywide Integrated Waste Management Plan. This would require an amendment to the NDFE. In order to amend the NDFE, a recommendation of approval by the Local Task Force (LTF) is needed, followed by adoption of the NDFE amendment by the County Board of Supervisors.
2. The Department is responsible for ensuring the County's compliance with AB 939, the State's mandate of 50% solid waste diversion from landfills. As such, the Department requests the applicant provide detailed information regarding the proposed composting operation to include: material type, tonnage, and source of material.
3. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

Thank you for the opportunity to review this proposal. Please continue to include the Department in future transmittals regarding this project. If you have any questions, please call me at (951) 486-3351.

Sincerely,

Ryan Ross
Planner IV

Cc: Sam Martinez, Supervising Environmental Health Specialist, LEA

PD#61345v52



January 8, 2008

To: Riverside County Planning Department
4080 Lemon Street
P.O. Box 1409
Riverside, Ca 92502-1409

From: Bob Osborn -- President
Whittier Fertilizer Company

Attention: Mr. Derek Hull
Principal Planner

Whittier Fertilizer Company has been a family owned business in the City of Pico Rivera, Ca since 1930. The family patriarch, then a dairyman's son, began composting the herd's manure and spreading it as a natural fertilizer in the numerous citrus and avocado orchards in the area.

As the years went by a small store was started to service a wider variety of customers. In the 1950's a bagging plant was completed and the company was able to supply a complete line of organic soils and amendments in both bag and bulk. Now, with over 50 employees, the company has grown to become a major supplier of all landscaping needs to nurseries, the professional trade and to local homeowners.

In 1994 we joined with the City of Pico Rivera by signing a contract to receive and compost green waste picked up at curbside by our local trash hauler to divert materials from the landfill and help the city comply with AB 939. This has also provided us with a good composted organic base for many of our organic products.

At about the same time we began purchasing products from Frank Fuentes. These products included bark fines, wood shavings, worm castings, perlite, soils, sand, and manure from horses, cows, and chickens. We now count heavily upon him as most of our formulations include both our green waste products and his organic materials. The reliability and dependability of Mr. Fuentes to deliver us quality products has been a key to the growth and expansion of our business.

Because of the working relationship developed between Frank Fuentes and Whittier Fertilizer Company, we plan to team up and expand our markets into the Inland Empire. Mr. Fuentes is ideally located for such a venture. Our vision is to create a complete landscape supply center similar to the one at the Pico Rivera location. There is a tremendous demand for the services we plan to implement.

(562) 699-3481
P.O. BOX 588, PICO RIVERA, CA 90660
9441 KRUSE ROAD, PICO RIVERA, CA 90660

- Green Waste Recycling** -- With over 14 years of experience in composting green waste, we have the knowledge and markets to continue expansion.
- Manure Recycling** -- Animal waste continues to be an issue for numerous public agencies and water boards. Our experience and history shows that we have the ability to manage materials and process them for sale in an environmentally sound way.
- Organic Bagging** -- With over 100 nurseries and 500 additional homeowner and professional accounts as current customers, we will be able to expand our markets beyond the Los Angeles/Orange County area.
- Retail Landscape Store** -- Many new communities are growing in the area and need the products and services we provide. A "one stop" store would benefit professionals and homeowners alike.

We believe our business plan will succeed because it is a win-win situation for both the public and private sectors. With increased demand to recycle reusable resources, agencies can look to us to help divert materials in a regulated environment. With these materials we can continue to make products that can be used in landscapes throughout Southern California.



FAX TRANSMISSION

DATE: January 22, 2008

FAX: 492-0811

TO: Frank Fuentes @ Fuentes Farms

FROM: Lefo Phororo

RE: Soil Amendments

PAGES: 1

Attn: Derek Hull, Principal Planner, County of Riverside, Planning Department.

This fax transmittal serves as confirmation that Fuentes Farms and EarthWorks Soil Amendments have had a business relationship for approximately ten years. Fuentes Farms has supplied EarthWorks with amendments and trucking, and continues to do both on a daily basis. Currently, Fuentes Farms provides EarthWorks with approximately 350 truckloads of various finished products that EarthWorks sells into the landscape industry. Fuentes Farms is an integral part of EarthWorks' business.

If you have any questions or need further information, please don't hesitate to contact us.

Thank you.

1725 Agua Mansa Road
Riverside, CA 92509
www.ewsa.com



(951) 782-0260
(888) SOIL 2 YOU
fax (951) 782-0268



Valley-Wide Recreation & Park District
P.O. Box 907, San Jacinto, CA 92581
(951) 654-1505

ORDINANCE 460 – PARKLANDS

CONDITIONAL USE PERMIT NO. 3627

1. If there are any dwelling units planned, a Quimby (park) fee must be assessed on each residential unit.

A handwritten signature in cursive script that reads "Jeff Leatherman".

Jeff Leatherman, General Manager
Valley-Wide Recreation and Park District

August 31, 2009

DEPARTMENT OF FISH AND GAME

Eastern Sierra - Inland Desert Region 6
San Jacinto Wildlife Area
Scott Sewell - Wildlife Habitat Supervisor
17050 Davis Road
Lakeview, California 92567
Office # (951) 928-0580
Fax # (951) 928-1196



January 23, 2008

Mr. Derek Hull
Riverside County Planning Department
4080 Lemon Street
Riverside, CA. 92502

Dear Mr. Hull

I'm writing this letter to you and your Department in support of Mr. and Mrs. Frank Fuentes and their soil amendment and nursery supply business. Mr. and Mrs. Fuentes business is located directly adjacent to our San Jacinto Wildlife Area. They have been our neighbor for 6 years and have remained in excellent status with us. The Department and I support the Fuentes's operation and would like to encourage the County of Riverside Planning Department to additionally support and help the Fuentes's in their business endeavors.


The Fuentes's business has been consistent with our department's goal of keeping open space and local soils of southern California available. The Fuentes's understand and comply with all of our Departments requests to ensure the highest quality of public safety, access, and right of ways.

The Fuentes business is not a distraction to the local area and is kept orderly. The soils and shavings are odorless and the dust is kept to a minimum. In fact, the Fuentes's business helps the local communities with local products and helps dispose of products that would normally be disposed of and add to the local overwhelming landfills. We would like to keep the Fuentes business as a neighbor and part of our local landscape of the Departments San Jacinto Wildlife Area.

A handwritten signature in black ink that reads "Scott R. Sewell".

Scott Sewell
Wildlife Habitat Supervisor I
San Jacinto Wildlife Area



A  Sempra EnergySM company

Southern California Gas Company
1981 W. Lagonia Avenue
Redlands, CA 92374-9720

Mailing Address:
PO Box 3003, SC8031
Redlands, CA 92373-0306

August 31, 2009

**Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92522**

Attention: Jeff Horn

Re: Conditional Use Permit No. 3627 – EA42133

Dear: Mr. Horn

Thank you for the opportunity to review your plans for the above-referenced project. We have no comments or recommendations to submit on this particular development project.

If you need any additional information, please call Gertman Thomas at (909) 335-7733.

Sincerely,

Lynn Gerlach
Technical Services Supervisor
South Inland Region



California Regional Water Quality Control Board

Santa Ana Region



Linda S. Adams
Secretary for
Environmental Protection

3737 Main Street, Suite 500, Riverside, California 92501-3348
Phone (951) 782-4130 • FAX (951) 781-6288
www.waterboards.ca.gov/santaana

Arnold Schwarzenegger
Governor

September 17, 2009

Mr. Jeff Horn
Project Planner
Riverside County Planning Dept.
P. O. Box 1409
Riverside, CA 92502-1409

COMMENTS ON CONDITIONAL USE PERMIT (CUP) No. 3627, PROPOSED GREENWASTE COMPOSTING OPERATIONS, APN 452-080-052, 17490 BRIDGE STREET, SAN JACINTO, RIVERSIDE COUNTY

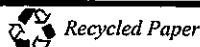
Dear Mr. Horn:

We have reviewed CUP No. 3627 for the proposed organic waste composting operations in San Jacinto. The CUP indicates that greenwaste, horse bedding, and cow manure are proposed for composting at the above-referenced agricultural-zoned property, most of which is located within a 100-year flood plain.

Based on our review and the information provided, we have the following comments:

1. The proponent is required to file a Report of Waste Discharge and obtain approval from the Land Disposal Section of the Regional Board for the proposed mixed waste composting operations.
2. The proposed composting facility must be designed, constructed, and maintained to protect it from inundation, and to contain onsite runoff resulting from a 25-year, 24-hour frequency storm. The composting pads and the runoff retention pond must be designed, constructed, and maintained to impede water infiltration. Because the proposed facility is located within the 100-year flood plain, it must be designed, constructed, and maintained to protect it from inundation resulting from a 100-year, 24-hour frequency storm.
3. The proposed facility must be designed, constructed, and operated to ensure that the base of any runoff containment structures shall be a minimum of five (5) feet above the highest anticipated elevation of underlying groundwater.

California Environmental Protection Agency



Mr. Jeff Horn
Riverside County Planning Dept.

- 2 -

September 17, 2009

If you have any questions, please contact me at (951) 782-3291.

Sincerely,

Joanne Lee
Water Resources Control Engineer
Land Disposal Section

D:\My Documents\Joanne Lee\DATA2\Composting\APN425080052comments.Jet.doc

California Environmental Protection Agency



Recycled Paper

County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

DATE: September 16, 2009

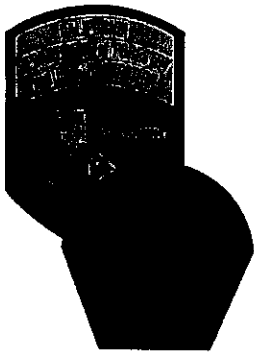
TO: Jeff Horn, Project Planner
FROM: Alice Beasley, EHS IV
RE: LEA Conditions for CUP 3627

Please add the following Local Enforcement Agency (LEA) comments and conditions to CUP 3627.

1. A green material composting facility that has up to 12,500 cubic yards of feedstock, compost, or chipped and ground material on-site at any one time shall comply with the Enforcement Agency (EA) Notification requirements set forth in Title 14, California Code of Regulations, Division 7, Chapter 5.0, Article 3.0 (commencing with section 18100).
2. All compostable material handling operations and facilities shall prepare, implement and maintain a site-specific odor impact minimization plan. A complete plan shall be submitted to the Enforcement Agency (EA) with the EA Notification or permit application.
3. The application package shall be submitted to:

Riverside County Department of Environmental Health
Attention: Alice Beasley
P.O. Box 1280
Riverside, CA 92502
4. Only green material as defined by Title 14, section 17852 (a) (21) shall be accepted on this site. Green material feedstock includes, but is not limited to, yard trimmings, untreated wood wastes, natural fiber products, construction and demolition wood waste, manure and paper products. Green material does not include food material, biosolids, mixed solid waste, material processed from commingled collection, wood containing lead-based paint or wood preservative, mixed construction or mixed demolition debris.
5. In order for a feedstock to be considered green material, as defined in section 17852 (a) (21), the following requirements shall be met:

- The feedstock shall undergo load checking to ensure that physical contaminants are no greater than one (1.0) percent of total weight. Load checking shall include both visual observation of incoming waste loads and load sorting to quantify percentage of contaminating materials.
 - A minimum of one percent of daily incoming feedstock volume or at least one truck per day, whichever is greater, shall be inspected visually. The load shall be rejected if physical contaminants are greater than one percent of total weight.
6. The composting facility shall meet the state minimum standards for general operating, sampling requirements, and general record keeping requirements pursuant to Title 14, CCR, Chapter 3.1, Article 6, 7, and 8.
7. "Disposal" means:
- Stockpiling of compostable material onto land for a combined period of time greater than six months, or agricultural and green material for twelve months on prime agricultural land as defined in Government Code section 51201, unless the RWQCB in consultation with the LEA makes a written finding that the material may remain within the operations area for a period of time greater than specified.



RIVERSIDE COUNTY FIRE DEPARTMENT

In cooperation with the
California Department of Forestry and Fire Protection

2300 Market Street, Suite 150 • Riverside, California 92501 • (951) 955-4777 • Fax (951) 955-4886

John R. Hawkins
Fire Chief

Proudly serving the
unincorporated
areas of Riverside
County and the
Cities of:

- Banning
- ◆
- Beaumont
- ◆
- Calimesa
- ◆
- Canyon Lake
- ◆
- Coachella
- ◆
- Desert Hot Springs
- ◆
- Indian Wells
- ◆
- Indio
- ◆
- Lake Elsinore
- ◆
- La Quinta
- ◆
- Moreno Valley
- ◆
- Palm Desert
- ◆
- Perris
- ◆
- Rancho Mirage
- ◆
- San Jacinto
- ◆
- Temecula

Board of Supervisors

- Bob Buster,
District 1
- John Tavaglione,
District 2
- Jeff Stone,
District 3
- Roy Wilson,
District 4
- Marion Ashley,
District 5

Date: 9-21-09/ 1-20-09 See sections in Blue

Re: CUP 3627

To: **Ralph L. Schilcher, Jr.** Senior Designer

Albert A. Webb Associates

3788 McCray St | Riverside, CA 92506

T. 951.248-4230 | F. 951.788.1256

ralph.schilcher@webbassociates.com | www.webbassociates.com

The following calculations were based the Joules per unit mass or potential BTU output of the compost Manure per pound. In addition to this the size and body of material, high ambient temperatures, thermal insulation properties, fibrous nature and porosity of material, critical stacking temperature and length of time undisturbed are all factors that must be considered.

Special cases: When water is present in spontaneous combustible material, special considerations apply. First it is necessary to note that endothermic evaporation would be partly expected to partly offset some of the heat generation by the exothermic reactions taking place. We are also looking for a spatially uniform temperature within the stacks to indicate a well-stirred body.

There is quite a few ways to try to achieve our objectives and unfortunately, none of which are simplistic in nature

Specific Heat:

The specific heat of a substance defines the amount of heat it absorbs as its temperature increases. It is expressed as the amount of thermal energy required to raise unit mass of a substance by 1 degree, and its units are J/kg·K. Water has a specific heat of 4200 J/kg·K. Specific heats vary over a considerable range from 460 J/kg·K for steel to 2400 J/kg·K for oak. Values of specific heat are relevant to fire protection because they define the amount of heat required to raise the temperature of a material to a point of danger or the quantity of heat that must be

82-675 Highway 111, 2nd Floor • Indio, California 92201 • (760) 863-8886 • Fax (760) 863-7072
39493 Los Alamos Road • Murrieta, California 92563 • (951) 600-6160 • Fax (951) 600-6164

removed to cool a burning solid to below its firepoint. One reason for the effectiveness of water as an extinguishing agent is that its specific heat is higher than that of most other substances (4200 J/kg·K).

Latent Heat and Heat of Gasification:

A substance absorbs heat when it is converted from a solid to a liquid or from a liquid to a gas. This thermal energy is called latent heat. Conversely, heat is released during conversion of a gas to a liquid or a liquid to a solid.

Latent heat is the quantity of heat absorbed by a substance passing between liquid and gaseous phases (latent heat of vaporization) or between solid and liquid phases (latent heat of fusion). A small number of compounds (e.g., naphthalene) go directly from the solid phase to the vapor phase without any chemical change, a transition known as sublimation. This is associated with a latent heat of sublimation. Latent heats are measured in joules per unit mass (J/kg). The latent heat of fusion of water (normal atmospheric pressure) at the freezing or melting point of ice (0°C) is 333.4 kJ/kg; the latent heat of vaporization of water at its boiling point (100°C) is 2257 kJ/kg. The large heat of vaporization of water is another reason for the effectiveness of water as an extinguishing agent. It requires 3 MJ to convert 1 kg of ice at 0°C to steam at 100°C. The latent heats of most other common substances are substantially less than that of water. Thus, the heat absorbed by water evaporating from the surface of a burning solid is a major factor in reducing its temperature and thus reducing the rate of pyrolysis and preventing flame spread to adjacent hot surfaces.

The term *heat of gasification* (L_g in Equation 1) is used to describe the amount of energy that is required to produce unit mass of flammable vapor from a combustible solid that is initially at ambient temperature. Unlike sublimation, chemical decomposition (pyrolysis) of the parent molecules occurs during the process. Heat of gasification is very important because it determines the amount of flammable vapor supplied to a fire in response to a given supply of heat to the pyrolyzing surface.

The composting process benefits from the ability of the mix of ingredients and microbes to be self-heating. This property drives compost drying, physical degradation, and especially the regulated requirements of pathogen kill and vector attraction reduction. All the operator has to do to kick off the heating cycle is furnish the compost biology with appropriate environmental and nutritional requirements. In turn, this vigorous biology loses about a third of the energy produced as heat - and it is this heat we count on to make the composting process successful. But it is also this heat that can get operators in trouble.

Microbially generated heat - or what I call a "Biological Fire" - is the match that can lead to spontaneous combustion, a chemical fire with smoking embers, and at worst, flames. While surface fires nearly always are caused by human or external situations, spontaneous combustion is the result of failing to control the internal pile temperature. In both cases, the source of this energy is oxidation of organic matter, or volatile solids. Water, carbon dioxide, energy and other gases are given off, leaving a residue. In the case of the composting process, waste energy is generated as heat, and the residue is compost.

For spontaneous combustion to occur, heat from both biological oxidation and chemical oxidation are needed. The biology of the process can bring the temperature up through 55°C to assure pathogen kill, but will continue to rise into the 70°C to 80°C range, where chemical oxidation takes over as the predominant energy source and biological death occurs. Unless immediate action reduces this temperature, a compost fire is very likely. In short, both biological and chemical oxidation - combined with retention of the heat in a pile - are required for spontaneous combustion.

A FEW ENERGY DEFINITIONS

Before going any further, three terms need to be defined: BTU, temperature versus heat energy, and heat capacity. One BTU is the quantity of energy required to heat one pound of water one degree Fahrenheit. In other words, when you pick up a pint of beer, and hold it in your hand for a bit, by the time that beer has been warmed 1°F, you have transferred 1 BTU of energy to the beer. That's a BTU.

Next are temperature and heat. Temperature is a sensory measurement, how it "feels," and can be measured with a thermometer. Heat, on the other hand, is based on how much work, such as warming compost, can be done - the "quantity" of energy. For example, a match flame is really hot, but a bathtub full of warm water has a lot more heat energy if you are trying to warm up your body.

Heat capacity is the amount, or quantity, of energy per unit mass that a material will "soak up" before its temperature changes. For example, water needs to absorb one BTU to experience a temperature change of 1°F. In contrast, when organic matter soaks up one BTU, its temperature will rise 4°F. This is one reason why dry clothes warm up faster than damp or wet clothes. And, of course, why overly wet compost piles may be slow to warm up, an important consideration during cold weather when heat demands to achieve regulatory-required temperatures are greatest.

The next step is to connect this energy or thermodynamics information to the composting process. Perhaps 75 percent of the half billion BTUs in the 400 ton compost mix example used above will be released in the first two weeks of composting. It takes about 500,000 BTUs to raise the temperature of the 400 tons of compost 1°F. Putting this together suggests that if the heat is released uniformly and no heat is lost from the pile (an unlikely scenario), a theoretical temperature change of about 54°F per day for two weeks is calculated. So there is plenty of heat available to get the pile into the danger zone. But few piles get so hot so fast. One reason of course is that the temperature achieved would quickly and completely sterilize the pile of compost thus eliminating any heat generated by microbes. Other factors also will minimize temperature increases.

In reality, this heat is lost from compost piles in a variety of ways. Two important losses come through pile aeration. Heat generated within the pile evaporates water. In our example, about 70 million BTUs may be absorbed by evaporation. Second, either natural or mechanical ventilation carries heat evaporated moisture out of the pile, releasing it to the environment. Without this ventilation, excessive heat buildup is possible.

RECIPE FOR A COMPOST FIRE

So what situation(s) can lead to a fire? Here's what can happen with a low moisture, large pile with little air exchange, combined with water getting into the pile in a place where there is enough air to support biological activity and chemical oxidation, but not enough to cool the pile.

An old, dry compost pile, or a pile of overs screened out of the finished product, is a case in point. Water seeping into the dry compost can restart microbial activity and initiate reheating. A "macropore" or crack from the hot spot to the surface often develops into a vent, or chimney. Air movement up through this vent draws more oxygen into the hot spot where heat is being generated, rapidly escalating the transition from a biological fire to smoke and glowing embers. Appearance of this hot, humid air at the surface can be an important indicator that heating is taking place inside the pile. Similarly the deep seated nature of the burning started by spontaneous ignition can be difficult to extinguish completely, often re-igniting days after apparent extinction.

Vents can be identified in the cooler times of the day when the condensing mist from the vent shows up most easily. As the mist emerges from the pile, condensation on the surface discolors the compost around the vent. Sometimes, mushrooms may be growing there. Walk the top of your piles weekly and look for these vents. Insert your temperature probe right down into the vent to look for excessive temperatures as an early warning sign.

Probing the vent will give us an indication of the hottest temperatures within the pile. While detecting an internal temperature of 80°C to 90°C does not guarantee a compost fire, probability of a fire rapidly escalates at this temperature.

RULES FOR FIRE PREVENTION

Rule #1. Set up a meeting with your local fire department. Discuss compost fires, and agree on guidelines on how to handle compost fires once they begin. **You have already begun this process.**

Rule #2. Assure adequate ventilation of the pile to release heat and increase evaporation of water, a heat absorbing process. Ventilation can be achieved by turning the pile or using a mechanical aeration system. Ventilation can also be improved by constructing narrower, shallower windrows or piles, generally less than 6-feet deep. **This is already being accomplished by what is stated on the plans.**

Rule #3. Avoid pile depths greater than 12-feet, and watch for vents in deep piles. Use these vents to monitor internal pile temperatures. **This is also stipulated with the depth of the piles.**

Rule #4. Locate the hot spot before it turns into a fire. Monitor temperature of all piles on a weekly basis, seeking out the hottest spot in the pile. For this proactive monitoring, we are totally uninterested in the average pile temperature (a useless bit of information at this point). **We need to know the hottest spot in the pile.**

Rule #5. If you have a fire, it needs to be located in the pile. That is usually accomplished by very carefully using a large wheel loader to open up the pile. A fire hose should be available as the loader removes material to spray directly onto burning embers - or a burning loader. The fire department or an in-house fire brigade should be on stand-by as the pile is opened. Don't underestimate the damage - physical or political - a smokey fire can do.

Rule #6. As Smokey the Bear knows best, only you can prevent [compost] fires. Prevention is the only adequate solution to avoiding dangerous and expensive fires at compost facilities.

With this being said the following theoretical evaluation is performed.

1 cubic foot of Manure weighs 62.4 lbs approximately with a 60 to 70% moisture content. This evaluation is based on this moisture content being consistent and shall be required to be monitored in accordance with Title 14 of the California Code of Regulations.

The largest contingent pile was used of 15,000 cuft (62.4lbs) = 468 tons or 936000 lbs roughly

10,000 BTU per pound ,655,200 pounds of moisture leaving 280,800 lbs of dry material of which 70 percent was volatile solids 196,000lbs. Eighteen percent, or about 35,380.8 or 17.6904 tons, of the volatile solids are considered biodegradable Some sources suggest that oxidation of volatile solids, whether chemical or biological, generates about 10,000 BTUs per pound

$10,000 \times 35,380.8 = 353,808,000$ BTU per 15,000 cubic feet area potentially under the right conditions about 80,000,000 btu will be released through evaporation leaving 273,808,000 BTU max potential.

1 gallon of Water absorbs approximately 9,330 BTUs

273,808,000 BTU divided by 9,330 BTU per lb of water absorbed = 29,347.9 gallons

This formula is assuming all heat will be absorbed by the water applied and that penetration will be achieved by application. This is also good if none of the water is producing run off and do to the reasonability of such applications cannot be realistically applied the following shall occur.

Wet water is probably the best application to provide proper penetration into the pile do to water having a high cohesion ability and is tougher to the hot spots deep in the pile. The product is designed to help fight stubborn, smoldering fires in upholstery, bedding, paper, hay, brush and compost. Treated water penetrates more quickly, extinguishing the blaze with only 1/3 as much water. For increasing the wetting ability of water used in fire fighting, use 1 gallon to up to 500 gallons of water.

CONCLUSION:

Title 14 CCR Section 17419.2. Water Supply.

A safe and adequate water supply for drinking and emergency use (i.e.: first aid) shall be available.

- 1. The water storage shall be in the amount of 29,300 gallons reduced by 2/3rds to reflect the phasing exhibit 1/6/2010. This was also determined based on current operations site and newly proposed site location. The above amount shall consist of a stand alone tank with specific location for access and built to department information bulletin to be provided upon approval of project by Mr. Wagner. This shall pertain to phase I of the**

project with further evaluation to be considered at the start of phase II. Operating permit shall ensue all phases to be written by the Assistant Fire Marshal at permit issuance.

2. The pile heights shall be no greater than six feet, with accumulative piles no greater than 15,000 cubic feet.
3. A plan indicating yard hydrants and hose station shall be determined by the Assistant Fire Marshal. (Shall not be required at this time)
4. Tank and Hydrant setup shall be set up with sufficient drafting capabilities and at no point shall a yard hydrant be higher than the discharge side of the tank.
5. There shall be no more than 324,000 cubic feet of material on site at any given time.
6. Constant monitoring of hot pockets are to be done with no pocket achieving a reading greater than 140 degrees and then pile would be required to be turned.
7. Pile aisle widths shall be no less than 10 feet.
8. Title 14 CCR Section 17415.2. Fire Fighting Equipment.

Each Facility shall have fire suppression equipment continuously available, properly maintained and located as required by the local fire authority.

When stockpiling chips or compost be sure to plan for the possibility of fires. Fires can be a problem in outdoor composting operations. Because the inside of the windrows should be damp, compost normally burns poorly. However, if the material does dry out and gets too hot, combustion can occur. Organic material can ignite spontaneously at moisture contents between 25 and 45 percent. This sometimes happens to stored hay or silage, and can happen to compost as well. First, however, the material has to heat to over 200EF (92EC), which typically requires a pile over 12 feet high. Keeping the windrows under 10 feet high, and turning the compost when temperatures exceed 140EF (60EC), is good compost management and provides fire protections as well. In the event of fire, whether by spontaneous combustion or vandalism, the site must have delivery capacity and an adequate water supply. Maintain clear aisles between windrows to provide easy access in case of fire.

Emergency response kit

Compost facilities should consider creating an emergency response kit as part of their overall fire prevention plan. The kit should be designed for easy access and portability. In an emergency, the kit could be placed on a front-end loader or forklift and rushed to the fire scene. Each facility should evaluate its own emergency response needs to build their kit.

1. 400 feet of fire hose (1 1/2 inch diameter)
2. One 1 1/2 inch fire hose Y
3. Two 1 1/2 inch diameter fire hose nozzles
4. One fire hydrant wrench
5. Two ABC 20-pound fire extinguishers, additional extinguishers will most likely be conditioned depending on the size of the operation.
6. Keys for the necessary equipment.
7. Response card with instructions for fire pump operation and an emergency call list (if one is to be available).
8. Depending on size of operation a Fire Brigade should be established.

9. Always call 911 immediately.

These requirements are for emergency response and necessary Fire protection measures. This list in no way should be considered as a complete list for approval of the project. Additional conditions in regards to access, road base measures, clearances, Knox applications, hydrant distributions, signage and other mitigations should be established with the Fire Marshal. All other requirements remaining within this document, including changes shall be required. Changes not required will be as indicated.

Respectfully,
Todd Letterman RCFD
Fire Protection Engineer, CET, CFPS

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: CUPO3627 DATE SUBMITTED: 7.30.09

APPLICATION INFORMATION EA42133 GFG05486

Applicant's Name: Frank & Melinda Fuentes E-Mail: melindafuentes27@aol.com

Mailing Address: 698 Dearoff Drive
Hemet, CA 92544 Street
City State ZIP

Daytime Phone No: (951) 378-8740 Fax No: (951) 492-0811

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: sam.farjo@webbassociates.com

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

Daytime Phone No: (951) 320-6017 Fax No: (951) 788-1256

Property Owner's Name: Frank & Melinda Fuentes E-Mail: melindafuentes27@aol.com

Mailing Address: 698 Dearoff Drive
Hemet, CA 92544 Street
City State ZIP

Daytime Phone No: (951) 378-8740 Fax No: (951) 492-0811

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.

ADDITIONAL OWNER FOR CUP SUBMITTAL APN:425-080-052, 057, 060

LG Holding Company, LLC
1156 N. Mountain Avenue
Upland, CA 91786

E-Mail: andy.petitjean@lewisop.com

Daytime Phone No. (909) 946-7540

Fax No. (909) 949-6795

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.

FRANK FUENTES, MELINDA FUENTES

PRINTED NAME OF APPLICANT

X *Francisco Fuentes* X *Melinda Fuentes*
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.

FRANK FUENTES MELINDA FUENTES

PRINTED NAME OF PROPERTY OWNER(S)

X *Francisco Fuentes* X *Melinda Fuentes*
SIGNATURE OF PROPERTY OWNER(S)

NUEVO DEVELOPMENT COMPANY, LLC

PRINTED NAME OF PROPERTY OWNER(S)

X PLEASE SEE ATTACHED SIGNATURE PAGE

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): 425-
452-080-052, 057, 060

Section: 36 Township: 35 Range: 2W
1 45 2W

Approximate Gross Acreage: 57.41

General location (nearby or cross streets): North of Central Avenue, South of

Gilman Springs Road, East of Bridge Street, West of Slegers Street

Thomas Brothers map, edition year, page number, and coordinates: 2008, PG 389 Grid E7
2008, PG 749 Grid J5

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

DATE: August 25, 2009

TO:

| | | |
|--|---|--|
| Riv. Co. Transportation Dept. | Riv. Co. Sheriff's Dept. | South Coast Air Qlty. Mgmt. Dist. (SCAQMD) |
| Riv. Co. Environmental Health Dept. | Riv. Co. Waste Management Dept. | Eastern Information Center (UCR) |
| Riv. Co. Flood Control District | 5th District Supervisor | California Fish and Game |
| Riv. Co. Fire Department | 5th District Planning Commissioner | U.S. Fish and Wildlife |
| Riv. Co. Dept. of Bldg. & Safety – Grading | Valley-Wide Recreation & Parks Dist. | U.S. Postal Service (San Bernardino) |
| Riv. Co. Dept of Bldg & Safety 2 nd Floor | San Jacinto Unified School Dist. | Rural Community United c/o Aida Martin |
| Regional Parks & Open Space District. | Eastern Municipal Water Dist. | Friends of Nuevo Community c/o Kaye H. |
| Riv. Co. Environmental Programs Dept. | Southern California Edison | Sue Nash |
| P.D. Geology Section-D. Jones | Southern California Gas Co. | Friends of Northern San Jacinto Valley |
| P.D. Trails Section-J. Jolliffe | CALTRANS District #8 | |
| Riverside Transit Agency | Reg. Water Qlty. Control Brd. (Santa Ana) | |

CONDITIONAL USE PERMIT NO. 3627 – EA42133 – Applicant: Melinda Fuentes - Engineer/Rep: Albert A. Webb Associates - Fifth Supervisorial District – Hemet/San Jacinto Zoning District – San Jacinto Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 AC Min.) and Open Space: Conservation (OS:C)- Location: Northerly of Romona Expressway, southerly of Bridge Street, easterly of Central Avenue, and westerly of Gilman Springs Road – 40.7 Gross Acres – Heavy Agriculture -10 Acre Minimum (A-2-10) Zoning - **REQUEST: The Conditional Use Permit proposes to process manure and organic waste compost into fertilizer. Development includes onsite grinding facilities, a 1440 sq. ft. modular office, 1.81 acres for windrows, 0.34 acres for finished product, 0.15 acres for equipment storage, 8.34 acres of drainage improvements, a private road, and 10 surface parking spots, one designated for persons with disabilities. 27.03 acre will remain undeveloped, most which lie with the boundaries of a Flood Plain. - APN: 425-080-052 - Related Cases: PP24009, CUP03512.**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 17, 2009**. 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 **Jeff Horn, Project Planner**, at (951) 955-5719 or email at jhorn@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.

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. 3627 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Melinda Fuentes - Engineer/Rep: Albert A. Webb Associates - Fifth Supervisorial District – Hemet/San Jacinto Zoning District – San Jacinto Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 AC Min.) and Open Space: Conservation (OS:C) - Location: Northerly of Romona Expressway, southerly of Bridge Street, easterly of Central Avenue, and westerly of Gilman Springs Road – 57.41 Gross Acres – Heavy Agriculture -10 Acre Minimum (A-2-10) Zoning - **REQUEST:** The Conditional Use Permit proposes a facility to process organic green waste and manure (horse and steer) into fertilizer and soil amendments on two (2) parcels (APN 425-080-064, and 425-080-068) totaling approximately 57.41 gross acres. Development includes onsite grinder and screener equipment, a 1440 sq. ft. modular office, 1.28 acres for compost windrows (a maximum of 5,600 cubic yards of green waste, 2,615 cubic yards of horse bedding manure, and 2,094 cubic yards of steer manure), 0.34 acres for finished product, 0.15 acres for equipment storage, a 1.33 acre evaporation pond, a private road (Class III Base) for internal circulation, and four (4) parking spots including one (1) accessible space. Approximately 40 acres will remain undeveloped, most of which lies within the boundaries of a Flood Plain. - APN: 425-080-052, -057, -060. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: November 3, 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, Matt Straite, at 951-955-8631 or email mstraite@rctlma.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: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/30/2010

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

APN (s) or case numbers CUP03627 For

Company or Individual's Name Planning Department,

Distance buffered ~~600'~~ 2400'

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

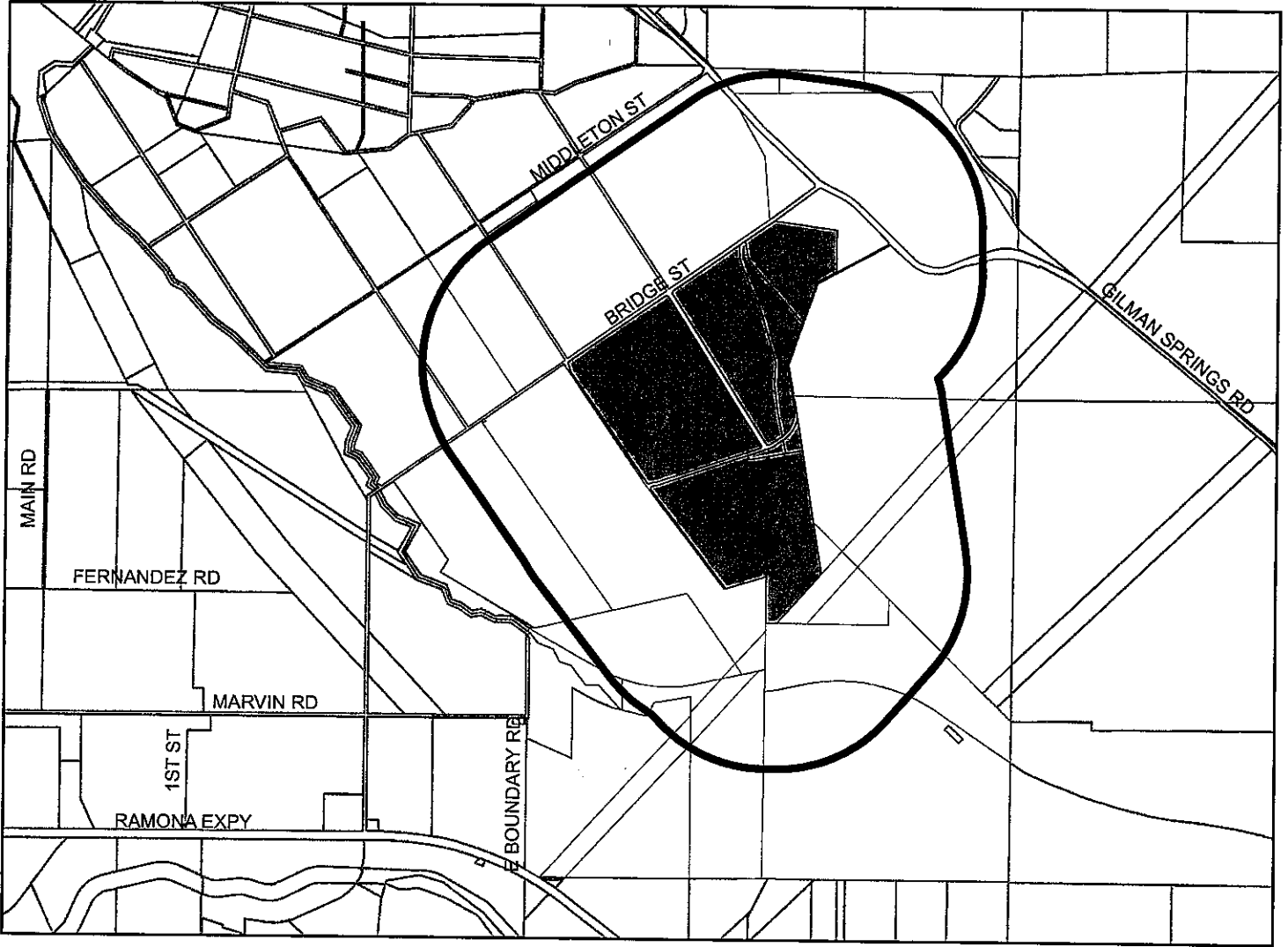
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

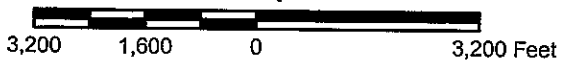
✓ 7/1/10 
EXPIRES: 12/30/12

2400 feet buffer



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 423-150-004 | 423-150-005 | 423-220-005 | 425-080-064 | 425-080-050 | 425-070-004 | 423-240-023 | 423-240-024 | 423-240-001 | 425-070-002 |
| 425-070-023 | 425-080-015 | 425-080-016 | 425-080-018 | 425-080-019 | 425-080-032 | 425-080-033 | 425-080-038 | 423-240-026 | 425-080-068 |
| 425-080-068 | 425-080-067 | 425-080-067 | 425-080-067 | 425-080-057 | 425-070-019 | 425-070-021 | 425-070-020 | 425-070-022 | 425-070-027 |
| 425-070-030 | 425-080-034 | 423-220-004 | 423-240-002 | 423-230-010 | 425-070-014 | 425-070-026 | 425-070-025 | 425-070-024 | 423-240-027 |



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.

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

Friends of the Northern San Jacinto
Valley
P.O. Box 9097
Moreno Valley, CA 92552-9097

Friends of Nuevo Community Council
22010 Polley St.
Nuevo, CA 92567

Processing & Distribution Center,
U.S. Postal Service
1900 W. Redlands Blvd.
San Bernardino, CA 92403-9997

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Aida Martin
Rural Community United
P.O. Box 760
Aguanga, CA 92536

San Jacinto Unified School District
2045 S. San Jacinto Ave.
San Jacinto, CA 92583-5626

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

ATTN: Jeffrey R. Leatherman,
General Manager
Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Applicant/Owner:
Frank & Melinda
689 Dearoff Dr.
Hemet, CA 92544

Eng-Rep:
Alber A Webb Associates
3788 McCray St.
Riverside, CA 92506

Applicant/Owner:
Frank & Melinda
689 Dearoff Dr.
Hemet, CA 92544

Eng-Rep:
Alber A Webb Associates
3788 McCray St.
Riverside, CA 92506



APN: 423220005, ASMT: 423220005
DEPT OF FISH & GAME WILDLIFE CONSERVATION
C/O WILLIAM L GALLUP
1807 13TH ST STE 103
SACRAMENTO CA 95814

APN: 425080016, ASMT: 425080016
LAUDA FAMILY LTD PARTNERSHIP
C/O BERTRAND LAUDA
35750 RAMONA EXPY
SAN JACINTO CA 92582

APN: 425080064, ASMT: 425080064
FRANCISCO FUENTES, ETAL
C/O LEWIS OPERATING CORP
1156 N MOUNTAIN AVE
UPLAND CA 91786

APN: 425080032, ASMT: 425080032
LAUDA FAMILY LTD PARTNERSHIP
C/O BERTRAND LAUDA
35750 RAMONA EXY
SAN JACINTO CA 92582

APN: 425080050, ASMT: 425080050
FRANCISCO RAMIREZ, ETAL
5525 TROTH ST
MIRA LOMA CA 91752

APN: 425080033, ASMT: 425080033
LAUDA FAMILY LTD PARTNERSHIP
C/O BERTRAND LAUDA
35750 RAMONA EXPY
SAN JACINTO CA 92582

APN: 425070004, ASMT: 425070004
GEORGE R PHILLIPS
800 WILSHIRE BLV NO 1500
LOS ANGELES CA 90017

APN: 425080038, ASMT: 425080038
LAUDA FAMILY LTD PARTNERSHIP
C/O BERTRAND LAUDA
35750 RAMONA EXY
SAN JACINTO CA 92582

APN: 423240001, ASMT: 423240001
KENNEDY HILLS ENTERPRISES
STE 260
6621 E PACIFIC COAST HWY
LONG BEACH CA 90803

APN: 423240026, ASMT: 423240026
LAUDA FAMILY LTD PARTNERSHIP
C/O BERTRAND LAUDA
35750 RAMONA EXPY
SAN JACINTO CA 92582

APN: 425070023, ASMT: 425070023
LAKEVIEW PROP
C/O JOYCE AMATO
11292 WESTERN AVE
STANTON CA 90680

APN: 425080067, ASMT: 425080067
NUEVO DEV CO
C/O LEWIS OPERATING CORP
P O BOX 670
ONTARIO CA 91764

APN: 425080015, ASMT: 425080015
LAUDA FAMILY LTD PARTNERSHIP
C/O BERTRAND LAUDA
35750 RAMONA EXY
SAN JACINTO CA 92582

APN: 425080057, ASMT: 425080057
NUEVO DEV CO
C/O LEWIS OPERATING CORP
1156 N MOUNTAIN AVE
UPLAND CA 91786



APN: 425070019, ASMT: 425070019
RICARDO ALMEJO, ETAL
30562 MCGOWANS PASS
MURRIETA CA 92563

APN: 425080034, ASMT: 425080034
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

APN: 423230010, ASMT: 423230010
STATE OF CALIF
C/O DAVID MEANS
1807 13TH ST STE 103
SACRAMENTO CA 95814

APN: 425070024, ASMT: 425070024
SYBRANDY INV CO
C/O SIMON SYBRANDY
14245 ANON CT
CHINO CA 91710

APN: 423240027, ASMT: 423240027
WESTERN RIVERSIDE CO REG CONSERV AUTHORITY
C/O DEPT OF FACILITIES MGMT
3133 MISSION INN AVE
RIVERSIDE CA 92507

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R0902820

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: FUENTES FRANCISCO \$64.00
paid by: CK 30323
FISH & GAME FEE FOR EA42133
paid towards: CFG05486 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 02, 2009 11:45
SBROSTRO posting date Mar 02, 2009

| 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

S* REPRINTED * I1002274

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: FUENTES FRANCISCO \$2,010.25
paid by: VI 042885
FISH & GAME FEE FOR EA42133
paid towards: CFG05486 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Aug 09, 2010 11:02
JCMITCHE posting date Aug 09, 2010

| Account Code | Description | Amount |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST | \$2,010.25 |

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * I1002274

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: FUENTES FRANCISCO \$2,010.25
paid by: VI 042885
FISH & GAME FEE FOR EA42133
paid towards: CFG05486 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Aug 09, 2010 11:02
JCMITCHE posting date Aug 09, 2010

| Account Code | Description | Amount |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST | \$2,010.25 |

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

Agenda Item No.: 4.5
Area Plan: Southwest
Supervisory District: Third
Project Planner: Larry Ross
Planning Commission: November 3, 2010
Continued From: September, 2010, August
18,2010, July 14, 2010 & June 2, 2010

ORDINANCE AMENDMENT NO. 348.4702
E.A. No.: 42328
Applicant: County of Riverside

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Ordinance No. 348.4702 is a proposal to amend Article XIVb of Ordinance No. 348 Citrus Vineyard (CV) zone. The proposed change is to allow Churches, Temples and other places of religious worship in the Citrus Vineyard Zone.

This proposed amendment applies to all the unincorporated areas of the County of Riverside zoned Citrus Vineyard.

RECOMMENDATION:

CONTINUE OFF CALENDAR