



# RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

9:00 A.M.

JANUARY 5, 2011

**PLANNING  
COMMISSIONERS  
2011**

**1<sup>st</sup> District**  
John Roth  
Chairman

**2<sup>nd</sup> District**  
John Snell  
Vice Chairman

**3<sup>rd</sup> District**  
John Petty

**4<sup>th</sup> District**  
Jim Porras

**5<sup>th</sup> District**  
Jan Zuppardo

**Planning Director**  
Carolyn  
Syms Luna

**Legal Counsel**  
Michelle Clack  
Deputy County  
Counsel

Phone  
951 955-3200

Fax  
951 955-1811

## 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](mailto: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 RE-ELECTION OF PLANNING COMMISSION VICE CHAIRMAN FOR 2011

1.2 **PLOT PLAN NO. 24216** – Intent to Adopt a Mitigated Negative Declaration – Applicant: RealCom Associates – Engineer/Representative: Steve Bulkley - First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural:Rural Residential (R:RR) (5 Acres Minimum) – Location: Northerly of Winters Lane and westerly of Mockingbird Canyon Road, more specifically 17971 Mockingbird Canyon Road, Riverside, CA – 5 Gross Acres - Zoning: Residential Agricultural - 2 Acres Minimum (R-A-2) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with twelve (12) panel antennas located on three (3) sectors, and one (1) microwave antenna. The 840 square foot lease area surrounded by 6' high split-face block wall enclosure and landscaping will contain a 184 square foot equipment shelter, and two (2) GPS antennas. Two (2) live trees are also proposed to be planted in the project area. - APN: 273-280-010. Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

- 1.3 **PLOT PLAN NO. 24431/VARIANCE NO. 1874** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, Southerly of Seven Springs Way, Easterly of Pinecone Lane, and westerly of Sunset Knoll Drive – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location. - APN: 285-440-022. Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)
- 1.4 **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32485** - Applicant: Vista Hills 14, LLC - Third Supervisorial District – Little Lake Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) - Location: North of Youngstown Drive, south of Acacia Avenue and east of Soboba Street – 4.76 Acres - Zoning: One Family Dwelling (R-1) – Approved Project Description: Schedule A subdivision of 4.76 acres into 17 residential lots and one detention basin for onsite drainage. - **REQUEST: EXTENSION OF TIME TO MARCH 30, 2010 - FIRST EXTENSION.** Project Planner, Ray Juarez 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).
- 1.5 **SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31130** - Applicant: Blaine Womer Civil Engineering - Third Supervisorial District – Bautista Zoning Area - San Jacinto Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) - Location: Northerly of Whittier, southerly of Mayberry Avenue, easterly of Fairview Avenue, and westerly of Thacker Drive – 10.09 Acres - Zoning: Residential Agriculture (R-A) - Schedule B subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet. - **REQUEST: EXTENSION OF TIME TO JANUARY 27, 2009 - SECOND EXTENSION.** Project Planner, Ray Juarez 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).
- 1.6 **FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 22575** - Applicant: Jim Quirk - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Easterly of Calle Contento, northerly of Rancho California Road, and southerly of Vino Way – 20.05 Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) – Approved Project Description: Construction of two (2) buildings, a 6,651 square foot two-story building which includes a tasting room and gift shop on the first floor and administrative offices on the second floor and a 10,205 square foot two-story production building which includes storage and offices on the first floor, and a caretaker's residence on the second floor. No special events are proposed. - **REQUEST: EXTENSION OF TIME TO June 10, 2011 - FIRST EXTENSION.** Project Planner, Ray Juarez 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).
- 2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter.** (Presentation available upon Commissioners' request)
- 2.1 **GENERAL PLAN AMENDMENT NO. 1103** – Entitlement/Policy – Applicant: Peter Buffa – Engineer/Representative: Nasser Moghadam - Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Community Plan Area: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) – Location: Southerly of Miles Avenue, westerly of Clinton Street at 81-485 Miles Avenue and 45089 Clinton Street – .50 acres – Zoning: Scenic Highway Commercial (C-P-S) & One Family Dwellings



(R-1) – **REQUEST:** The project proposes to initiate a general plan amendment for the subject properties from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR) as part of an expansion to an existing convenience store site with fuel sales including food mart addition, car wash and expanded parking area. – APN(s): 608-163-007 and 608-163-012. Project Planner, Jay Olivas at (951) 955-1195 or e-mail [jolivas@rctlma.org](mailto:jolivas@rctlma.org).

**3.0 PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:**

- 3.1 **CONDITIONAL USE PERMIT NO. 3658** – Exempt from CEQA – Applicant: Walgreen Co. – Engineer/Representative: Brian Fish/Jennifer Chavez – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Varner Road, southerly of Manorgate Road, westerly of Kent Drive, and easterly of Washington Street at 78218 Varner Road – 9.90 Acres – Zoning: Specific Plan (S-P) – **REQUEST:** The Conditional Use Permit proposes to add the sale of beer and wine (type 20) for off-site consumption to an existing 14,820 square foot Walgreens store. The existing store will dedicate 2% of floor space to wine and beer sales. Approximately 49 square feet of refrigerated and non-refrigerated space will be devoted to the sale of wine and beer and approximately 18 square feet of floor space will be devoted to the storage of wine and beer. This Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses. – APN: 748-390-024. Project Planner Jay Olivas, at 951-955-1195 or e-mail [jolivas@rctlma.org](mailto:jolivas@rctlma.org). (Quasi-judicial)
- 3.2 **APPEAL OF PLOT PLAN NO. 23896** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ron Vergilo Designs – Engineer/Representative: Ron Vergilo Designs - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Northwesterly of De Portola Road and easterly of Camino Arroyo Seco – 10.4 Gross Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** An appeal of the Planning Director's decision on August 2, 2010 was filed for Plot Plan No. 23896. The appeal is based on concerns with flood drainage calculations and project access. The project proposes to convert an existing 6,983 square foot residence into a winery and tasting room with a gift shop, and proposes 72 parking spaces. The address is 39788 Camino Arroyo Seco, Temecula, CA 92592. – APN: 941-100-002. (Continued from 12/1/10, 8/09/10, 8/02/10 & 7/26/10) Project Planner, Kinika Hesterly at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org). (Quasi-judicial)
- 3.3 **CHANGE OF ZONE NO. 7421 and TENTATIVE PARCEL MAP NO. 33831** – Intent to Adopt a Mitigated Negative Declaration – Applicant: David and Yolanda Robinson – Engineer/Representative: Lakeshore Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Vino Way, easterly of Avenida Arizona, and westerly of Santana Drive – 7.41 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** CHANGE OF ZONE NO. 7421 proposes to change the site's zoning classification from Rural Residential (R-R) to Residential Agricultural – 2 Acre Minimum (R-A-2). TENTATIVE PARCEL MAP NO. 33831 is a Schedule H subdivision of 7.41 acres into 3 residential lots with a minimum lot size of 2 acres - APN(s): 943-160-021 and 943-160-026. Project Planner, Wendell Bugtai, at 951-955-2419 or email [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org). (Quasi-judicial)
- 3.4 **SURFACE MINING PERMIT NO. 200 REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Coachella Valley Aggregates – Engineer/Representative: Lilburn Corporation - Fourth Supervisorial District – Lower Berdoo Canyon Zoning District – Western Coachella Valley Area Plan: Open Space: Open Space: Mineral Resources (OS-MR) and Rural (OS-RUR) (20 Acre Minimum) – Location: Easterly of Dillon Road and northerly of 42<sup>nd</sup> Avenue / Fargo Canyon Road – 60 Gross Acres - Zoning: Watercourse, Watershed and Conservation Areas (W-1) - **REQUEST:** This revision proposes three amendments. (1) combine RCL00155 and SMP200 into one surface mining plan and reclamation plan under SMP00200R1; (2) add a 25-year operational extension to September 24, 2036 as the existing

SMP200 expires on September 24, 2011; and (3) to revise the site plan to include graded slopes in Phase 3 on the east side of the northern 20 acres per normal protocol of the Riverside County Flood Control District (RCFCD). On site concrete recycling, previously permitted by SMP00200, will remain for the proposed life of the project. – APN(s): 601-180-016, 601-210-005. Project Planner, David Jones, at 951-955-6863 or email [dlijones@rctlma.org](mailto:dlijones@rctlma.org) (Quasi-judicial)

**3.5 ADOPTION OF PLANNING COMMISSION RESOLUTION NO. 2010-007 / CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 505 / TENTATIVE PARCEL MAP NO. 36192** – Intent to Certify an Environmental Impact Report – Applicant: WCP Deanza, LLC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: northerly of the Union Pacific Railroad, southerly of Limonite Avenue, easterly of Pedley Road and westerly of Clay Street – 68.05 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Environmental Impact Report analyzes the potential environmental impacts of Tentative Parcel Map No. 36192. The Tentative Parcel Map is a Schedule E subdivision of 68.05 gross (67.36 net) acres into twenty (20) industrial parcels and four (4) lettered lots for ingress/egress, open space and detention basin purposes. The proposed subdivision also includes architectural design guidelines and a trail that will run along the northern boundary of the Project site in the riparian area. The trail is proposed to be a minimum of 10 feet wide with total easement of 20 feet minimum. – APN(s): 163-400-001 and 163-400-002. Project Planner Christian Hinojosa, at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org), (Legislative)

**3.6 GENERAL PLAN AMENDMENT NO. 1075** – CEQA Exempt –Applicant: County of Riverside – Engineer/Representative: County of Riverside – All Supervisorial Districts – All Area Plans – Location: Countywide – Request: General Amendment No. 1075 proposes the changes to the Administration Element set forth in Exhibit A, the changes to the Land Use Element set forth in Exhibit B, the addition of a Land Use Element policy set forth in Exhibit C and the deletion of section VIII of Appendix B set forth in Exhibit D, which is duplicative of the Administration Element – APN’s: Countywide. Given the extent of changes to the General Plan text, all Exhibits as described above are available on the County Planning Department’s website ([www.rctlma.org/planning](http://www.rctlma.org/planning)). Project Planner Adam Rush, at 951-955-6646 or e-mail [arush@rctlma.org](mailto:arush@rctlma.org). (Quasi-judicial)

**4.0** WORKSHOPS:

4.1 NONE

**5.0** ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

**6.0** DIRECTOR’S REPORT

**7.0** COMMISSIONER’S COMMENTS

Agenda Item No.: 1.2  
Area Plan: Lake Mathews/Woodcrest  
Zoning District: Lake Mathews  
Supervisory District: First  
Project Planner: Damaris Abraham  
Planning Commission: January 5, 2011

Plot Plan No. 24216  
E.A. Number: 42249  
Applicant: RealCom Associates, LLC  
Engineer/Representative: Steve Bulkley

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

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with twelve (12) panel antennas located on three (3) sectors, and one (1) microwave antenna. The 840 square foot lease area surrounded by 6' high split-face block wall enclosure and landscaping will contain a 184 square foot equipment shelter and two (2) GPS antennas. Two (2) live trees are also proposed to be planted in the project area.

The project is located in the Lake Mathews/Woodcrest Area Plan, northerly of Winters Lane and westerly of Mockingbird Canyon Road, more specifically 17971 Mockingbird Canyon Road, Riverside, CA.

### RECOMMENDATION:

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

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42249**, 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. 24216, 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\PP24216\DH-PC-BOS Hearings\DH-PC\PC Cell Tower Receive and File Staff Report.PP24216.docx

Date Revised: 12/13/10



**Agenda Item No.: 4.3**  
**Area Plan: Lake Mathews/Woodcrest**  
**Zoning District: Lake Mathews**  
**Supervisory District: First**  
**Project Planner: Damaris Abraham**  
**Directors Hearing: December 13, 2010**

**Plot Plan No. 24216**  
**EA Number: 42249**  
**Applicant: RealCom Associates, LLC**  
**Engineer/Representative: Steve Bulkley**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT**

The following items have been revised as a result of the December 13, 2010 Director's Hearing:

1. The following conditions of approval have been updated:
  10. EVERY.3 DEFINITIONS
2. The following conditions of approval have been added to the project:
  10. PLANNING.20 MAINTAIN ANT SOCKS/BRANC
  80. PLANNING.6 BRANCH HT/ANTENNA SOCKS
  90. PLANNING.10 SITE INSPECTION



Agenda Item No.: 4.3  
Area Plan: Lake Mathews/Woodcrest  
Zoning District: Lake Mathews  
Supervisorial District: First  
Project Planner: Damaris Abraham  
Director's Hearing: December 13, 2010

Plot Plan No. 24216  
EA Number: 42249  
Applicant: RealCom Associates, LLC  
Engineer/Representative: Steve Bulkley

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with twelve (12) panel antennas located on three (3) sectors, and one (1) microwave antenna. The 840 square foot lease area surrounded by 6' high split-face block wall enclosure and landscaping will contain a 184 square foot equipment shelter and two (2) GPS antennas. Two (2) live trees are also proposed to be planted in the project area.

The project is located in the Lake Mathews/Woodcrest Area Plan, northerly of Winters Lane and westerly of Mockingbird Canyon Road, more specifically 17971 Mockingbird Canyon Road, Riverside, CA.

### ISSUES OF POTENTIAL CONCERN:

The elevations for the monopine show the branches at starting 20'. The project has been conditioned to have the branches start at 15' from the bottom of the tree.

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Rural: Rural Residential (R:RR) (5 Acre Minimum)   |
| 2. Surrounding General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, east, and west   |
| 3. Existing Zoning:                   | Residential Agricultural – 2 Acre Minimum (R-A-2)  |
| 4. Surrounding Zoning:                | Heavy Agriculture – 10 Acre Minimum (A-2-10) to the north, east, and west<br>Residential Agricultural – 1 Acre Minimum (R-A-1) and Heavy Agriculture – 10 Acre Minimum (A-2-10) to the south |
| 5. Existing Land Use:                 | Single family residence  |
| 6. Surrounding Land Use:              | Scattered Single family residences to the north and east<br>Vacant to the south and west   |
| 7. Project Data:                      | Total Acreage: 5 Acres<br>Lease Area: 840 Square Feet  |
| 8. Environmental Concerns:            | See Attached Environmental Assessment  |

### RECOMMENDATIONS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42249**, 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. 24216**, 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 (R:RR) (5 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural – 2 Acres Minimum (R-A-2) 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 (R:RR) (5 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree, is permitted use in the Rural: Rural Residential (R: RR) (5 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural: Rural Residential (R: RR) (5 Acre Minimum) to the north, south, east, and west.
4. The zoning for the subject site is Residential Agricultural – 2 Acre Minimum (R-A-2).
5. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree is a permitted use, subject to approval of a plot plan in the Residential Agricultural – 2 Acre Minimum (R-A-2) zone.
6. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree, is consistent with the development standards set forth in the Residential Agricultural – 2 Acre Minimum (R-A-2) zone.
7. The project site is surrounded by properties which are zoned Heavy Agriculture – 10 Acre Minimum (A-2-10) to the north, east, and west, and Residential Agricultural – 1 Acre Minimum (R-A-1) and Heavy Agriculture – 10 Acre Minimum (A-2-10) to the south.

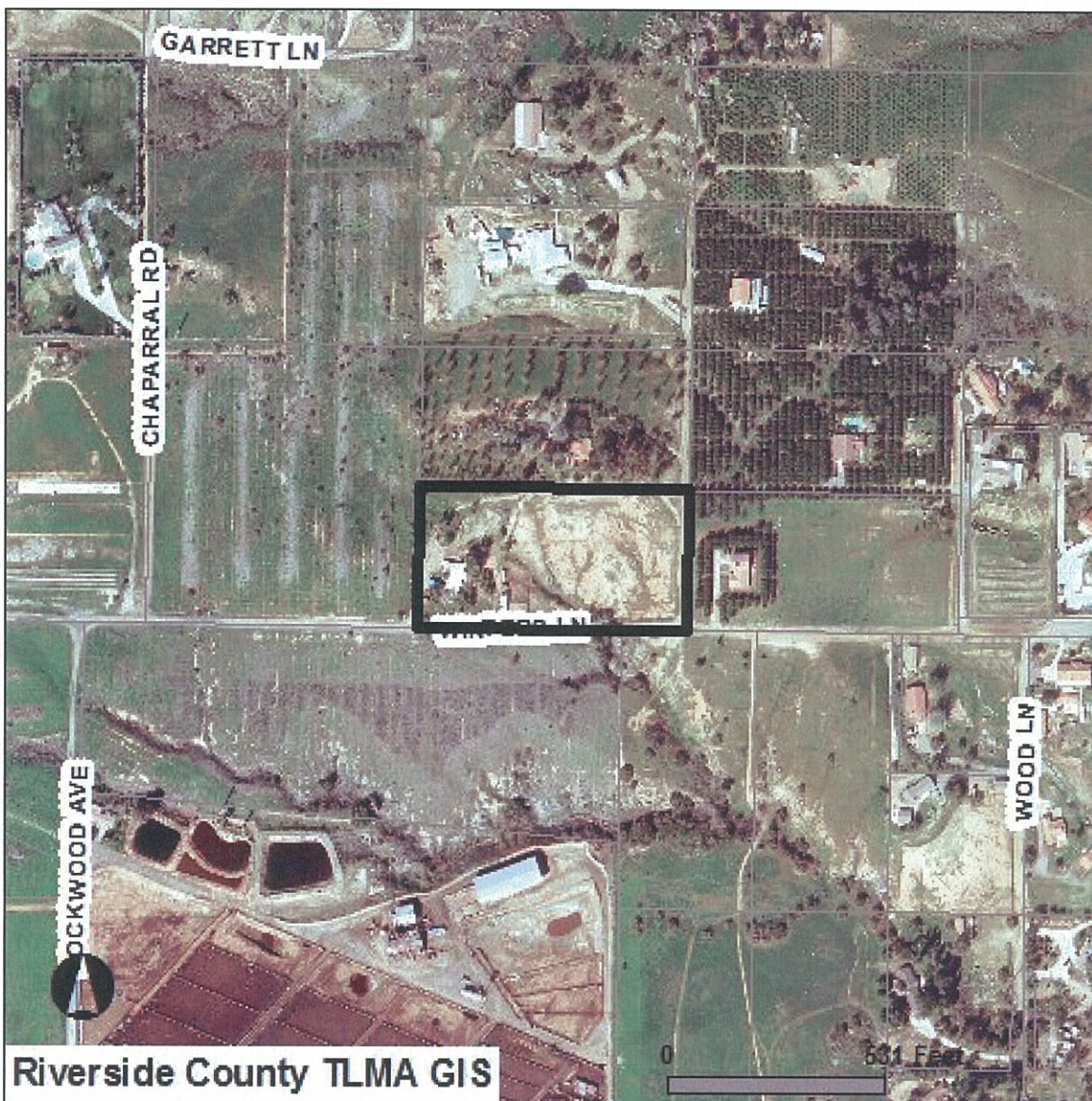
8. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 42249 identified the following potentially significant impacts:
  - a) Aesthetics
  - b) Biological Resources

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Flood Zone.
  - b. A Fault Zone
  - c. An Airport Influence Area.
  - d. A County Service Area.
  - e. A Subsidence Area.
  - f. A Liquefaction Area.
3. The project site is located within:
  - a. A High Fire area.
  - b. The City of Riverside Sphere of Influence.
  - c. The Stephens Kangaroo Rat Fee Area.
  - d. The Boundaries of the Riverside Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 273-280-010.
5. This project was filed with the Planning Department on 08/18/2009.
6. This project was reviewed by the Land Development Committee one time on the following date 10/15/09
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$11,629.18.

PP24216



Selected parcel(s):  
273-280-010

**LEGEND**

SELECTED PARCEL  
 CITY

INTERSTATES

HIGHWAYS

PARCELS

**\*IMPORTANT\***

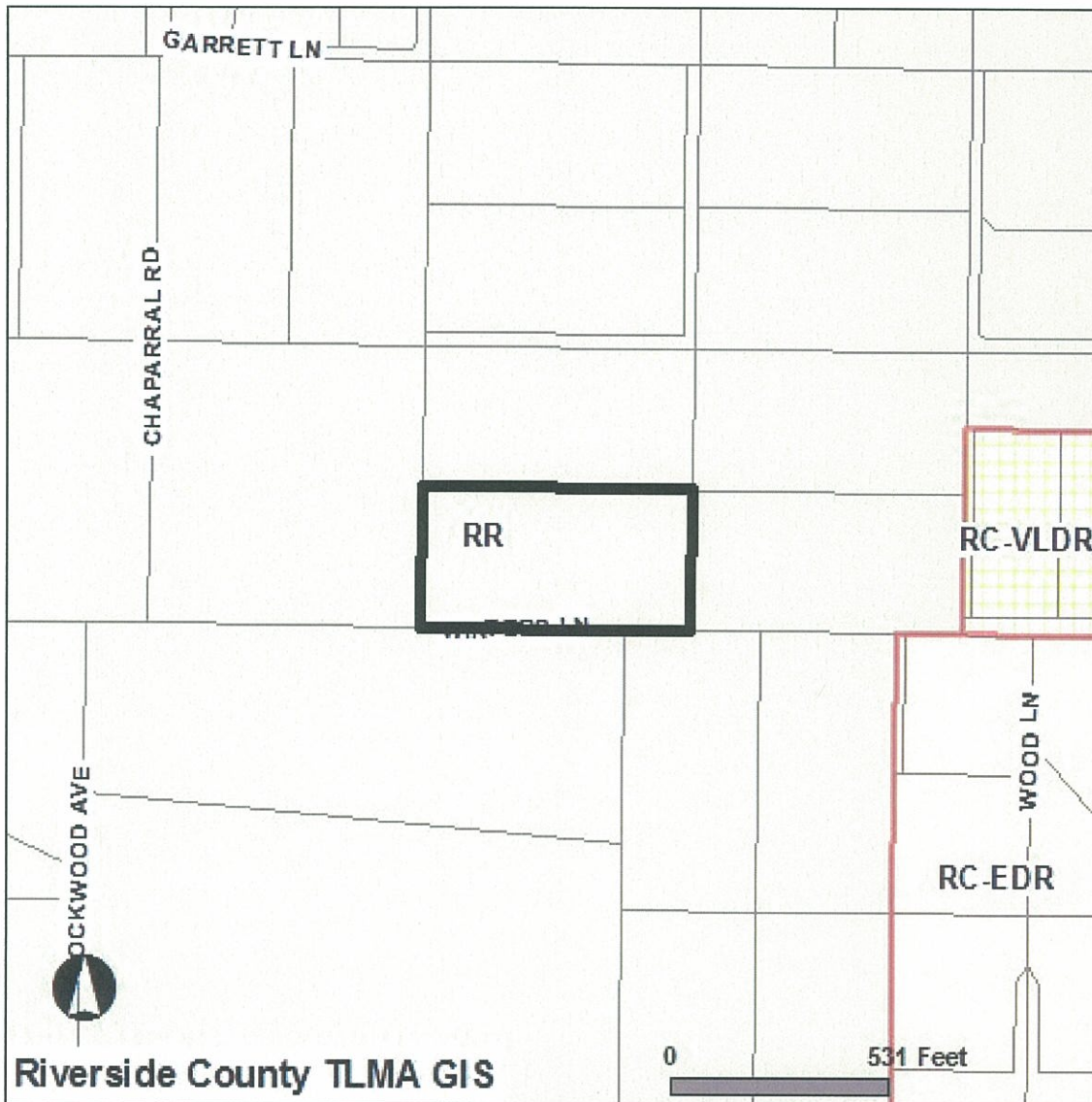
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

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Version 100826



PP24216



**Selected parcel(s):**  
273-280-010

**LAND USE**

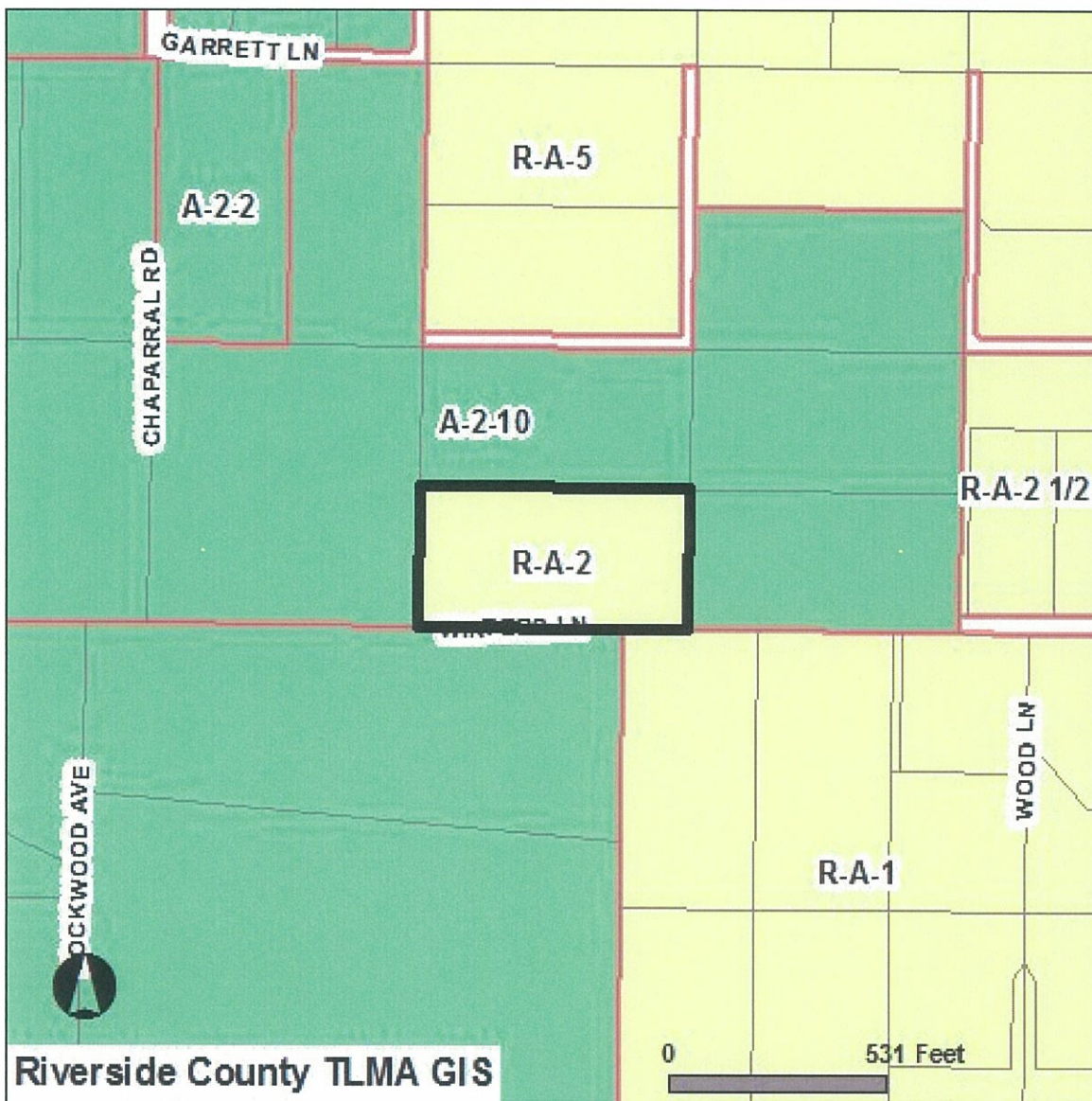
- |                 |   |  |                        |
|-----------------|---|--|------------------------|
| SELECTED PARCEL | INTERSTATES   | HIGHWAYS   | CITY                   |
| PARCELS         | EDR-RC - RURAL COMMUNITY<br>- ESTATE DENSITY<br>RESIDENTIAL | RC-VLDR - RURAL<br>COMMUNITY - VERY LOW<br>DENSITY RESIDENTIAL | RR - RURAL RESIDENTIAL |

**\*IMPORTANT\***  
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PP24216





Riverside County TLMA GIS

Selected parcel(s):  
273-280-010

ZONING

-  SELECTED PARCEL
-  PARCELS

-  INTERSTATES
-  ZONING BOUNDARY

-  HIGHWAYS
-  A-2-10, A-2-2

-  CITY
-  R-A-1, R-A-2, R-A-2 1/2, R-A-5

**\*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 100826



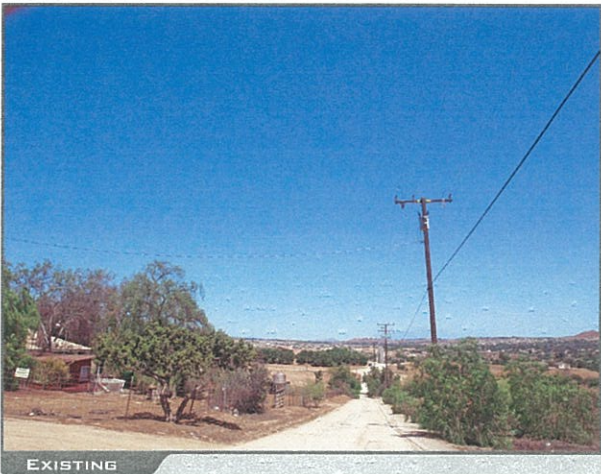


# HARLEY

17971 MOCKINGBIRD CANYON ROAD RIVERSIDE CA 92504



VIEW 1



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





# HARLEY

17971 MOCKINGBIRD CANYON ROAD RIVERSIDE CA 92504



VIEW 2



LOCATION

©2008 Google Maps



EXISTING



PROPOSED

LOOKING WEST FROM CHAPARRAL STREET

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





**HARLEY**  
17971 MOCKINGBIRD CANYON RD.  
RIVERSIDE, CA 92504



1855 SAND HARBOR AVENUE  
BUILDING D, 1st FLOOR  
IRVINE, CA 92618  
Telephone (949) 288-7000

CURRENT ISSUE DATE:  
11-1-10

ISSUED FOR:  
ZONING REVIEW

APPROVALS:  
APPROVED BY: INITIALS DATE  
LANDLORD  
LEASING  
ZONING  
R/P  
C.P.A.

PERMITS:  
DATE: 8-12-09

PROJECT NO: 09020  
ISSUED FOR: N/A  
PROJECT PLAN  
DATE: 8-12-09

TITLE SHEET  
PROJECT DATA  
AND VICINITY MAP

SHEET NUMBER  
1 OF 7 T-1

# verizon WIRELESS

**HARLEY**  
17971 MOCKINGBIRD CANYON RD.  
RIVERSIDE, CA. 92504  
PLOT PLAN NO. 24216

REVISIONS	
DATE	DESCRIPTION
2/18/10	Added Shrubbery at Lease
10/15/10	Added Osborn Revised Vicinity Map

COMMENTS:

APPROVAL AGENCIES	
DATE	DESCRIPTION
10/28/09	Revised per Planning Comments
7-27-10	Added Osborn ADDED LANDSCAPE DRAWINGS
11-1-10	Planning Dep. Revised Antennas

COMMENTS:

### PROJECT TRACKING

### APPLICABLE CODE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), LOCAL ORDINANCES AND ANY OTHER APPLICABLE CODES. THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

**BUILDING**  
2007 CALIFORNIA BUILDING CODE (CBC)

**MECHANICAL**  
2007 CALIFORNIA MECHANICAL CODE (CMC)

**PLUMBING**  
2007 CALIFORNIA PLUMBING CODE (CPC)

**ELECTRICAL**  
2007 CALIFORNIA ELECTRICAL CODE (CEC)

**FIRE**  
2007 CALIFORNIA BUILDING CODE and NFPA 704

**SAFETY**  
ANSI/ISA-232.1-1 LIFE SAFETY CODE

**LOCAL BUILDING CODES**  
CITY AND/OR COUNTY ORDINANCES/DECRETS

COUNT	SHEET NO.	SHEET TITLE
1	T-1	TITLE SHEET, PROJECT DATA AND VICINITY MAP
2	C-1	SITE SURVEY DATA AND EXISTING SITE PLAN
3	A-1	SITE PLAN AND RELANDSCAPED AREA PLAN
4	A-2	EXTERIOR ELEVATIONS
5	L-1	IRRIGATION PLAN
6	L-2	PLANTING PLAN
7	L-3	DETAILS

### SHEET INDEX

**OWNER:**  
HARLEY WIRELESS  
17971 MOCKINGBIRD CANYON ROAD  
RIVERSIDE, CA 92504  
PHONE: (949) 844-4949

**ARCHITECT:**  
HARLEY WIRELESS  
1855 SAND HARBOR AVENUE  
IRVINE, CA 92618  
PHONE: (949) 288-7000

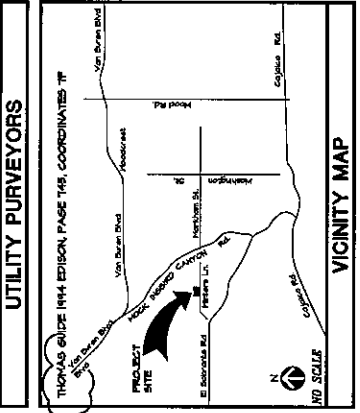
**APPLICANT REPRESENTATIVE:**  
REALCOM ASSOCIATES, LLC  
22200 PUEBLO REAL SITE 240  
MISSION VIELO, CA 92541

**SURVEYOR:**  
H. LITTO & ASSOC., INC.  
1601 LAMINGTON LANE  
SUITE B  
IRVINE, CALIFORNIA 92614  
(949) 260-0272

**UTILITY PURVEYORS:**  
SOUTHERN CALIFORNIA GAS CO.  
AT&T  
CHARTER CABLE COMPANY  
(949) 309-0036  
RIVERSIDE UNIFIED SCHOOL DISTRICT  
(951) 734-1158

UTILITY PURVEYORS

WATER SUPPLY: \_\_\_\_\_  
ELECTRICITY: \_\_\_\_\_  
GAS: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_  
CABLE: \_\_\_\_\_  
SCHOOL: \_\_\_\_\_



**SCOPE OF WORK:**  
THIS IS AN UNLICENSED TELECOMMUNICATIONS FACILITY FOR VERIZON WIRELESS.

THE INSTALLATION OF VERIZON WIRELESS ANTENNAS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE (CEC) AND ALL APPLICABLE LOCAL ORDINANCES. ALL ANTENNAS SHALL BE MOUNTED ON A CONCRETE SLAB ON GROUND.

INSTALLATION OF (4) SECTORS, (4) ANTENNAS PER SECTOR (16) ANTENNAS TOTAL. ALL ANTENNAS SHALL BE MOUNTED ON A PROPOSED NEW 20' x 40' HIGH STEEL FRAME.

INSTALLATION OF COAXIAL CABLE HIGH RADIO EQUIPMENT SHELTER TO PROPOSED NEW FRAME.

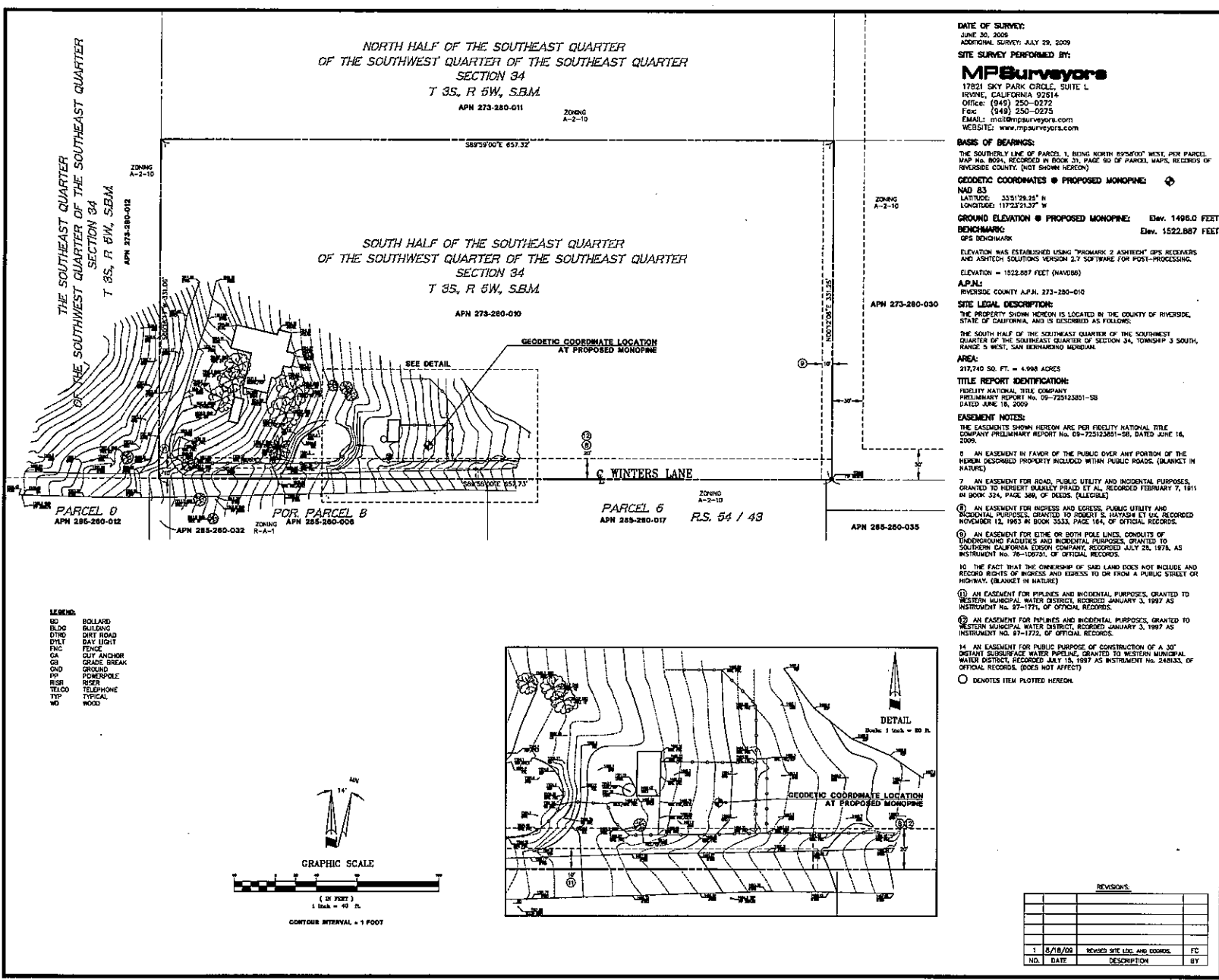
**PROPOSED DATA:**  
APN: 210-300-010  
ZONING: R-1 RURAL RESIDENTIAL  
EXISTING USE: FIVE ACRE PARCEL OF LAND WITH HOME  
PROPOSED USE: COMMUNICATIONS  
JURISDICTION: COUNTY OF RIVERSIDE

**TOTAL VERIZON WIRELESS NET LEASE AREA:** 840 SQ. FT.

OCCUPANCY TYPE B NON RATED, CONSTRUCTION TYPE B NON RATED

### PROJECT GENERAL NOTES

CADD FILE ZMR0001



NORTH HALF OF THE SOUTHEAST QUARTER  
 OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER  
 SECTION 34  
 T 3S, R 5W, S.B.M.  
 APN 273-280-011

SOUTH HALF OF THE SOUTHEAST QUARTER  
 OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER  
 SECTION 34  
 T 3S, R 5W, S.B.M.  
 APN 273-280-030

THE SOUTHEAST QUARTER  
 OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER  
 SECTION 34  
 T 3S, R 5W, S.B.M.  
 APN 273-280-012

PARCEL 0  
 APN 285-280-012

FOR PARCEL 8  
 APN 285-280-032 ZONING R-A-1  
 APN 285-280-036

PARCEL 6  
 APN 285-280-017 R.S. 54 / 43

APN 285-280-035

DATE OF SURVEY:  
 JUNE 20, 2009  
 ADDITIONAL SURVEY: JULY 29, 2009  
 SITE SURVEY PERFORMED BY:  
**MP Surveyors**  
 17821 SKY PARK CIRCLE, SUITE L  
 IRVINE, CALIFORNIA 92614  
 Office: (949) 250-0272  
 Fax: (949) 250-0275  
 EMAIL: info@mpsurveyors.com  
 WEBSITE: www.mpsurveyors.com

**BASIS OF BEARINGS:**  
 THE SOUTHERLY LINE OF PARCEL 1, BEING NORTH 89°54'00" WEST, PER PARCEL MAP No. 8094, RECORDED IN BOOK 31, PAGE 90 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, (NOT SHOWN HEREON)

**GEODETIC COORDINATES @ PROPOSED MONOPINE:**  
 NAD 83  
 LATITUDE: 33°51'28.24" N  
 LONGITUDE: 117°21'21.37" W

**GROUND ELEVATION @ PROPOSED MONOPINE:** Elev. 1498.0 FEET  
**BENCHMARK:** Elev. 1522.887 FEET  
 GPS BENCHMARK

ELEVATION WAS ESTABLISHED USING "TOMARK 2 ASHTECH" GPS RECEIVERS AND ASHTECH SOLUTIONS VERSION 2.7 SOFTWARE FOR POST-PROCESSING.  
 ELEVATION = 1522.887 FEET (NAVD83)

**A.P.N.:**  
 RIVERSIDE COUNTY A.P.N. 273-280-010

**SITE LEGAL DESCRIPTION:**  
 THE PROPERTY SHOWN HEREON IS LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

**AREA:**  
 217,740 SQ. FT. = 4.988 ACRES

**TITLE REPORT IDENTIFICATION:**  
 FIDELITY NATIONAL TITLE COMPANY  
 PRELIMINARY REPORT NO. 09-723123051-08  
 DATED JUNE 18, 2009

- EASEMENT NOTES:**
- AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREON RECORDED PROPERTY INCLUDED WITHIN PUBLIC ROADS. (BLANKET IN NATURE).
  - AN EASEMENT FOR ROAD, PUBLIC UTILITY AND INCIDENTAL PURPOSES, GRANTED TO HERBERT BRANLEY PRADD ET AL., RECORDED FEBRUARY 7, 1911 IN BOOK 324, PAGE 388, OF DEEDS, (LEGIBLE)
  - AN EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITY AND INCIDENTAL PURPOSES, GRANTED TO ROBERT S. HAYASHI ET UX, RECORDED NOVEMBER 12, 1963 IN BOOK 3333, PAGE 184, OF OFFICIAL RECORDS.
  - AN EASEMENT FOR DUNE OR BOTH POLE LINES, CONDUITS OF UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, GRANTED TO SOUTHERN CALIFORNIA Edison COMPANY, RECORDED JULY 28, 1978, AS INSTRUMENT NO. 78-102524, OF OFFICIAL RECORDS.
  - THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE AND RECORD RIGHTS OF INGRESS AND EGRESS TO OR FROM A PUBLIC STREET OR HIGHWAY. (BLANKET IN NATURE)
  - AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, GRANTED TO WESTERN MUNICIPAL WATER DISTRICT, RECORDED JANUARY 3, 1987 AS INSTRUMENT NO. 87-1771, OF OFFICIAL RECORDS.
  - AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, GRANTED TO WESTERN MUNICIPAL WATER DISTRICT, RECORDED JANUARY 3, 1987 AS INSTRUMENT NO. 87-1772, OF OFFICIAL RECORDS.
  - AN EASEMENT FOR PUBLIC PURPOSE OF CONSTRUCTION OF A 30" DIAMETER SUBSURFACE WATER PIPING, GRANTED TO WESTERN MUNICIPAL WATER DISTRICT, RECORDED JULY 15, 1987 AS INSTRUMENT NO. 248133, OF OFFICIAL RECORDS. (DOES NOT AFFECT)
- DENOTES ITEM PLOTTED HEREON.

1801 LAMPTON LANE  
 NORCO, CALIFORNIA 92560  
 PHONE: (951) 571-2257  
 FAX: (951) 571-9424

---

SITE NAME AND ADDRESS

**HARLEY**  
 17971 MOCKINGBIRD CANYON RD.  
 RIVERIDE, CA, 92504

---

15605 SAND CANYON AVENUE  
 BUILDING D, 1st. FLOOR  
 IRVINE, CA, 92618  
 Telephone (949) 288-7000

---

CURRENT ISSUE DATE:

**11-1-10**

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ISSUED FOR:

**ZONING REVIEW**

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APPROVALS		
APPROVED BY:	INITIALS	DATE
LANDLORD		
LEASING		
ZONING		
RF		
R/P		
C.P.M.		

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JOB NUMBER <b>09020</b>	DRAWN BY <b>N.M.</b>
ISSUED FOR: <b>PLOT PLAN</b>	DATE: <b>8-12-09</b>
CHECKED BY: <b>S.B.</b>	

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SHEET TITLE

**SITE SURVEY DATA  
 AND EXISTING SITE PLAN**

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SHEET NUMBER

<b>2 OF 7</b>	<b>C-1</b>
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# verizon WIRELESS

**HARLEY**  
 17971 MOCKINGBIRD CANYON RD.  
 RIVERSIDE, CA. 92504  
 PLOT PLAN NO. 24216

**Hinson Consulting & Design ARCHITECTS Inc.**

1801 LAMPTON LANE  
 NORCO, CALIFORNIA 92560  
 PHONE: 951-371-2057  
 FAX: 951-371-3924

SITE NAME AND ADDRESS

**HARLEY**  
 17971 MOCKINGBIRD CANYON RD.  
 RIVERSIDE, CA. 92504

**verizon WIRELESS**

15555 SAND CANYON AVENUE  
 BUILDING D, 1ST FLOOR  
 IRVINE, CA. 92618  
 Telephone (949) 286-7000

CURRENT ISSUE DATE:

11-1-10

ISSUED FOR:

ZONING REVIEW

APPROVALS

APPROVED BY:	INITIALS	DATE
LANDLORD		
LEASING		
ZONING		
RF		
E/P		
C/P/A		

JOB NUMBER:	DRAWN BY:
09020	NLM
ISSUED FOR:	DATE:
PLOT PLAN	8-12-09
CHECKED BY:	DATE:
BLE	

SHEET TITLE

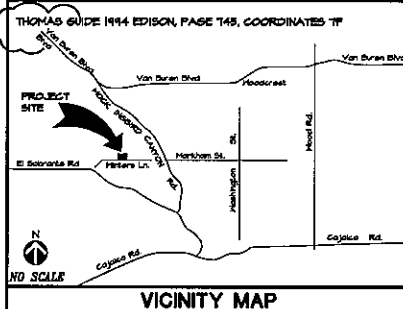
**TITLE SHEET  
 PROJECT DATA  
 AND VICINITY MAP**

SHEET NUMBER

1 OF 7

**T-1**

UTILITY PURVEYORS	
WATER, SEWER and ELECTRICITY:	RIVERSIDE PUBLIC UTILITIES (RS) 782-0550
GAS:	SO. CAL. GAS CO.
TELEPHONE:	AT&T
CABLE:	CHARTER CABLE COMPANY (1-877) 508-0058
SCHOOL:	RIVERSIDE UNIFIED SCHOOL DISTRICT (RS) 788-7128



**SCOPE OF WORK:**

THIS IS AN UNMANNED TELECOMMUNICATIONS FACILITY FOR VERIZON WIRELESS.

WORK INCLUDES THE INSTALLATION OF VERIZON WIRELESS 114x14x10x10x10" PREFABRICATED STATE APPROVED EQUIPMENT SHELTER, 6PS ANTENNA MOUNTED ON SHELTER, A NEW ELECTRICAL SERVICE AND A NEW TELCO PANEL, ALL MOUNTED ON A NEW CONCRETE SLAB ON GRADE.

INSTALLATION OF (3) SECTORS, (4) ANTENNAS PER SECTOR, (12) ANTENNAS TOTAL, (1) 418 MHz WAVE ANTENNA ALL MOUNTED ON A PROPOSED NEW 50'-0" HIGH STEEL MONOPINE.

INSTALLATION OF COAXIAL CABLE FROM RADIO EQUIPMENT SHELTER TO PROPOSED NEW MONOPINE.

**PROJECT DATA:**

APN: 215-260-010  
 ZONING: RR - RURAL RESIDENTIAL  
 EXISTING USE: FIVE ACRE PARCEL OF LAND WITH HOME  
 PROPOSED USE: COMMUNICATIONS  
 JURISDICTION: COUNTY OF RIVERSIDE

TOTAL VERIZON WIRELESS NET LEASE AREA: 0.40 SQ. FT.  
 OCCUPANCY TYPE B NON RATED, CONSTRUCTION TYPE X B NON RATED

**PROJECT GENERAL NOTES**

COUNT	SHEET NO.	SHEET TITLE
1	T-1	TITLE SHEET, PROJECT DATA, AND VICINITY MAP
2	C-1	SITE SURVEY DATA AND EXISTING SITE PLAN
3	A-1	SITE PLAN AND ENLARGED AREA PLAN
4	A-2	EXTERIOR ELEVATIONS
5	L-1	IRRIGATION PLAN
6	L-2	PLANTING PLAN
7	L-3	DETAILS

**SHEET INDEX**

**OWNER:**  
 CANDI LYNN FETTERSON  
 17971 MOCKINGBIRD CANYON ROAD  
 RIVERSIDE, CA. 92504  
 CONTACT: CANDI LYNN FETTERSON  
 PHONE: (951) 844-9492

**ARCHITECT:**  
 H&D ARCHITECTS  
 1801 LAMPTON LANE  
 NORCO, CALIFORNIA 92560  
 CONTACT: DAN HINSON  
 (949) 371-2057

**SURVEYOR:**  
 M. PETTY & ASSOC. INC.  
 17822 SKY PARK CIRCLE,  
 SUITE B  
 IRVINE, CALIFORNIA 92614  
 (949) 250-0272

**APPLICANT:**  
**verizon WIRELESS**  
 15555 SAND CANYON AVE.  
 BUILDING D 1ST FLOOR  
 IRVINE, CA. 92618  
 PHONE: (949) 306-1000

**APPLICANT REPRESENTATIVE:**  
**REALCOM ASSOCIATES, LLC**  
 27201 PUERTA REAL, SITE 240  
 MISSION VIEJO, CA. 92681

SITE AGO: TERRI BROCK  
 (714) 428-6487  
 ZONING: ALEXIS OSBORN  
 (949) 858-7515

**PROJECT TEAM**

REVISIONS		
INTER-OFFICE		
DATE	ISSUED BY:	DESCRIPTION
2/18/10	TERRI BROCK	Added Shrubbery at Lease
10/15/10	Alexis Osborn	Revised Vicinity Map

COMMENTS:

**APPROVAL AGENCIES**

DATE	ISSUED BY:	DESCRIPTION
10/28/09	Alexis Osborn	Revised per Planning Comments
7-27-10	Alexis Osborn	ADDED LANDSCAPE DRAWINGS
11-1-10	Planning Dep.	Revised Antennas

COMMENTS:

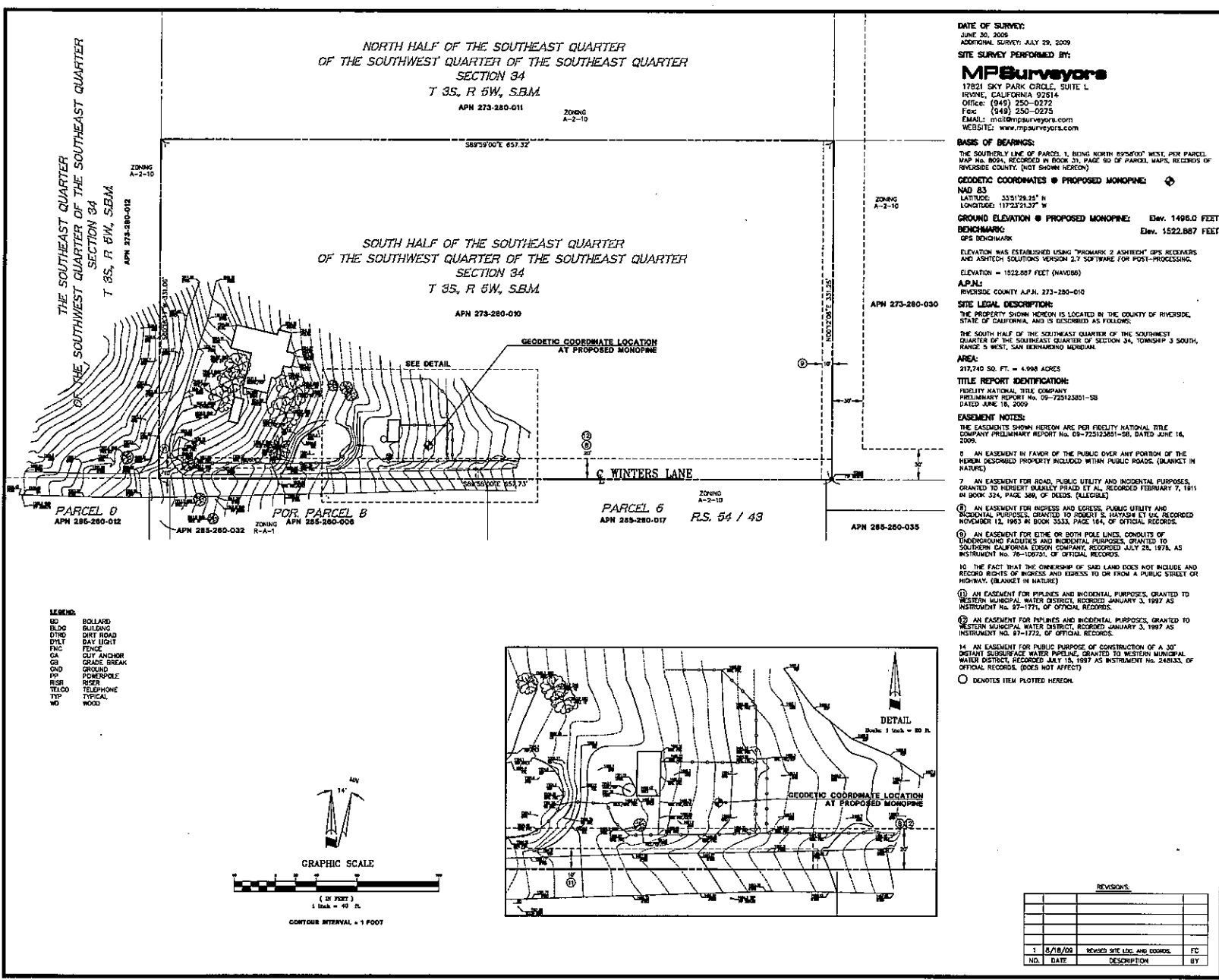
**PROJECT TRACKING**

**APPLICABLE CODE**

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.

**BUILDING**  
 2007 CALIFORNIA BUILDING CODE (CBC)  
 1949C  
 2007 CALIFORNIA MECHANICAL CODE (CMC)  
**PLUMBING**  
 2007 CALIFORNIA PLUMBING CODE (CPC)  
**ELECTRIC**  
 2007 CALIFORNIA ELECTRIC CODE (CEC)  
**FIRE**  
 2007 CALIFORNIA BUILDING CODE and NFPA 909  
 2007 CALIFORNIA FIRE AND LIFE SAFETY CODE (CALIFORNIA TITLE 24 PART 9 OF 2007 CALIFORNIA BUILDING CODE)  
 ANS/A-222-F LIFE SAFETY CODE  
 LOCAL BUILDING CODES  
 CITY AND/OR COUNTY ORDINANCES/INDEMENTS

CADD FILE ZMR0001



NORTH HALF OF THE SOUTHEAST QUARTER  
 OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER  
 SECTION 34  
 T 3S, R 5W, S.B.M.  
 APN 273-280-011

SOUTH HALF OF THE SOUTHEAST QUARTER  
 OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER  
 SECTION 34  
 T 3S, R 5W, S.B.M.  
 APN 273-280-030

THE SOUTHEAST QUARTER  
 OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER  
 SECTION 34  
 T 3S, R 5W, S.B.M.  
 APN 273-280-012

PARCEL 0  
 APN 285-280-012

FOR PARCEL 6  
 APN 285-280-032  
 APN 285-280-036

PARCEL 6  
 APN 285-280-017  
 R.S. 54 / 43

APN 285-280-035

DATE OF SURVEY:  
 JUNE 20, 2009  
 ADDITIONAL SURVEY: JULY 29, 2009  
 SITE SURVEY PERFORMED BY:  
**MP Surveyors**  
 17821 SKY PARK CIRCLE, SUITE L  
 IRVINE, CALIFORNIA 92614  
 Office: (949) 250-0272  
 Fax: (949) 250-0275  
 EMAIL: info@mpsurveyors.com  
 WEBSITE: www.mpsurveyors.com

**BASIS OF BEARINGS:**  
 THE SOUTHERLY LINE OF PARCEL 1, BEING NORTH 89°54'00" WEST, PER PARCEL MAP No. 8094, RECORDED IN BOOK 31, PAGE 90 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, (NOT SHOWN HEREON)

**GEODETIC COORDINATES @ PROPOSED MONOPINE:**  
 NAD 83  
 LATITUDE: 33°51'28.24" N  
 LONGITUDE: 117°23'21.37" W

**GROUND ELEVATION @ PROPOSED MONOPINE:** Elev. 1498.0 FEET  
**BENCHMARK:** Elev. 1522.887 FEET  
 GPS BENCHMARK

ELEVATION WAS ESTABLISHED USING "TOMARK 2 ASHTECH" GPS RECEIVERS AND ASHTECH SOLUTIONS VERSION 2.7 SOFTWARE FOR POST-PROCESSING.  
 ELEVATION = 1522.887 FEET (NAVD83)

**A.P.N.:**  
 RIVERSIDE COUNTY A.P.N. 273-280-010

**SITE LEGAL DESCRIPTION:**  
 THE PROPERTY SHOWN HEREON IS LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

**AREA:**  
 217,740 SQ. FT. = 4.988 ACRES

**TITLE REPORT IDENTIFICATION:**  
 FIDELITY NATIONAL TITLE COMPANY  
 PRELIMINARY REPORT No. 09-723123051-08  
 DATED JUNE 18, 2009

- EASEMENT NOTES:**
- AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREON RECORDED PROPERTY INCLUDED WITHIN PUBLIC ROADS. (BLANKET IN NATURE).
  - AN EASEMENT FOR ROAD, PUBLIC UTILITY AND INCIDENTAL PURPOSES, GRANTED TO HERBERT BRANLEY PRIDD ET AL, RECORDED FEBRUARY 7, 1911 IN BOOK 324, PAGE 388, OF DEEDS. (LEGIBLE)
  - AN EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITY AND INCIDENTAL PURPOSES, GRANTED TO ROBERT S. HAYASHI ET UX, RECORDED NOVEMBER 12, 1963 IN BOOK 3333, PAGE 184, OF OFFICIAL RECORDS.
  - AN EASEMENT FOR DUNE OR BOTH POLE LINES, CONDUITS OF UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, GRANTED TO SOUTHERN CALIFORNIA Edison COMPANY, RECORDED JULY 28, 1978, AS INSTRUMENT No. 78-102524, OF OFFICIAL RECORDS.
  - THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE AND RECORD RIGHTS OF INGRESS AND EGRESS TO OR FROM A PUBLIC STREET OR HIGHWAY. (BLANKET IN NATURE)
  - AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, GRANTED TO WESTERN MUNICIPAL WATER DISTRICT, RECORDED JANUARY 3, 1987 AS INSTRUMENT No. 87-1771, OF OFFICIAL RECORDS.
  - AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, GRANTED TO WESTERN MUNICIPAL WATER DISTRICT, RECORDED JANUARY 3, 1987 AS INSTRUMENT No. 87-1772, OF OFFICIAL RECORDS.
  - AN EASEMENT FOR PUBLIC PURPOSE OF CONSTRUCTION OF A 30" DETAILED SUBSURFACE WATER PIPING, GRANTED TO WESTERN MUNICIPAL WATER DISTRICT, RECORDED JULY 15, 1987 AS INSTRUMENT No. 248133, OF OFFICIAL RECORDS. (DOES NOT AFFECT)
- DENOTES ITEM PLOTTED HEREON.

1801 LAMPTON LANE  
 NORCO, CALIFORNIA 92660  
 PHONE: (951) 571-2257  
 FAX: (951) 571-9424

---

SITE NAME AND ADDRESS

**HARLEY**  
 17971 MOCKINGBIRD CANYON RD.  
 RIVERIDE, CA, 92504

---

15605 SAND CANYON AVENUE  
 BUILDING D, 1st. FLOOR  
 IRVINE, CA, 92618  
 Telephone (949) 288-7000

---

CURRENT ISSUE DATE:

**11-1-10**

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ISSUED FOR:

**ZONING REVIEW**

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APPROVALS		
APPROVED BY:	INITIALS	DATE
LANDLORD		
LEASING		
ZONING		
RF		
E/P		
C.P.M.		

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JOB NUMBER <b>09020</b>	DRAWN BY <b>N.M.</b>
ISSUED FOR: <b>PLOT PLAN</b>	
CHECKED BY: <b>S.B.</b>	DATE: <b>8-12-09</b>

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SHEET TITLE

**SITE SURVEY DATA  
 AND EXISTING SITE PLAN**

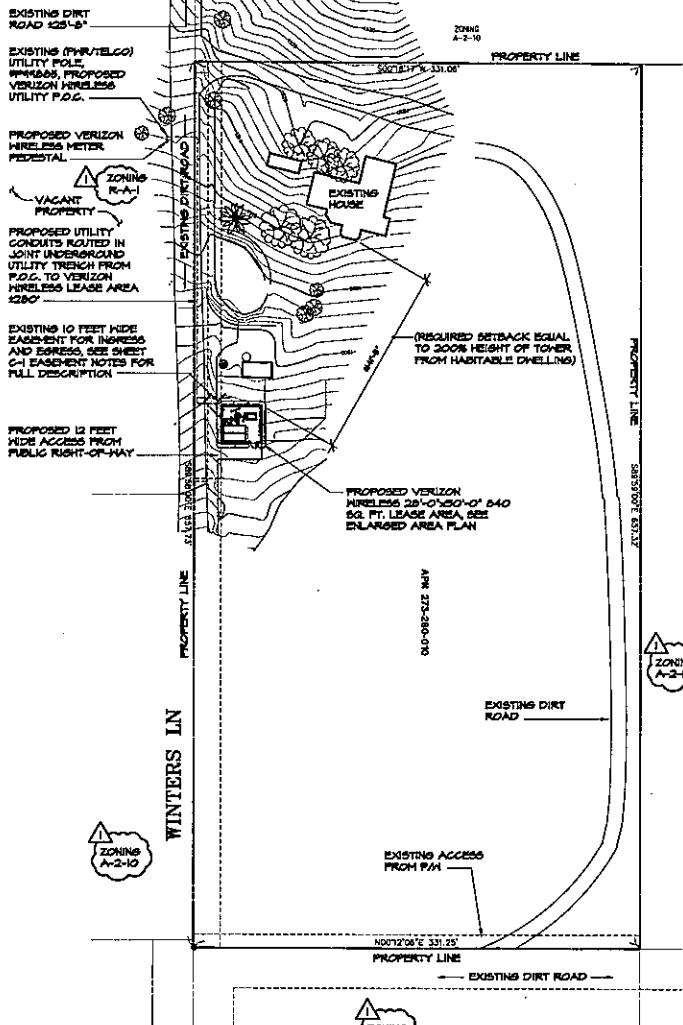
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SHEET NUMBER

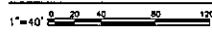
2 OF 7	<b>C-1</b>
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REVISIONS			
NO.	DATE	REVISION	FC BY
1	8/18/09	REVISED SITE LINES AND COORDS.	





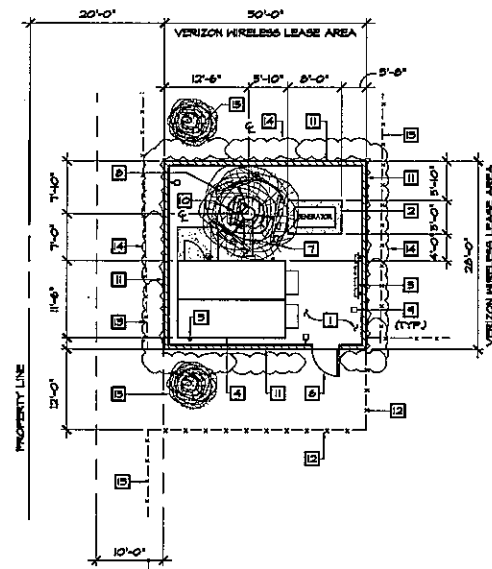
**SITE PLAN**



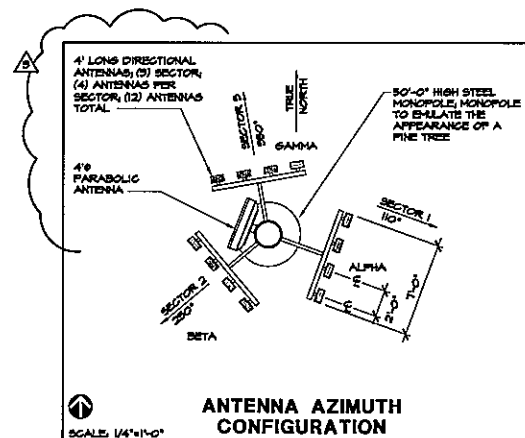
**GENERAL KEY NOTES**

- 1 PROPOSED VERIZON WIRELESS LEASE AREA 28'-0\"/>
- 2 PROPOSED VERIZON WIRELESS 8'-0\"/>
- 3 PROPOSED VERIZON WIRELESS GPS ANTENNAS MOUNTED ON EQUIPMENT SHELTERS, TYPICAL OF (2)
- 4 PROPOSED VERIZON WIRELESS 31'-0\"/>
- 5 PROPOSED VERIZON WIRELESS 1\"/>
- 6 PROPOSED VERIZON WIRELESS 4'-0\"/>
- 7 PROPOSED VERIZON WIRELESS COAX CABLE TRAY ABOVE GROUND FROM MONOPILE TO EQUIPMENT SHELTER
- 8 PROPOSED NEW VERIZON WIRELESS DIRECTIONAL ANTENNAS, (2) SECTOR, (4) ANTENNAS PER SECTOR, (12) ANTENNAS TOTAL, MOUNTED ON PROPOSED NEW 50'-0\"/>
- 9 PROPOSED VERIZON WIRELESS SECURITY LIGHT WITH TIMER SWITCH, LIGHTING SHALL BE HOODED AND DIRECTED 50 AS NOT TO SHINE DIRECTLY UPON ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY
- 10 PROPOSED VERIZON WIRELESS 4\"/>
- 11 PROPOSED VERIZON WIRELESS NEW 6'-0\"/>
- 12 PROPOSED VERIZON WIRELESS NEW 6'-0\"/>
- 13 EXISTING CHAIN LINK FENCE TO REMAIN
- 14 PROPOSED DROUGHT TOLERANT SHRUBBERY AROUND THE EQUIPMENT LEASE AREA, TIE INTO EXISTING IRRIGATION, SEE LANDSCAPE DRAWINGS
- 15 PROPOSED (2) NEW LIVE PINE TREES 24\"/>

NOTE:  
NO POTENTIAL FOR LIQUEFACTION EXISTS ON THIS PROPERTY.  
PROPERTY IS NOT WITHIN A REDEVELOPMENT OR CONSERVATION AREA.



**ENLARGED AREA PLAN**  
1/8\"/>



**ANTENNA AZIMUTH CONFIGURATION**  
SCALE: 1/4\"/>

**HC Design ARCHITECTS Inc.**  
1801 LAMPTON LANE  
NORCO, CALIFORNIA 92860  
PHONE: 951-371-2057  
FAX: 951-371-5424

SITE NAME AND ADDRESS  
**HARLEY**  
17971 MOCKINGBIRD CANYON RD.  
RIVERSIDE, CA 92504

**verizon WIRELESS**  
15605 SAND CANYON AVENUE  
BUILDING D, 1st. FLOOR  
IRVINE, CA 92618  
Telephone (949) 285-7000

CURRENT ISSUE DATE:  
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ISSUED FOR:  
**ZONING REVIEW**

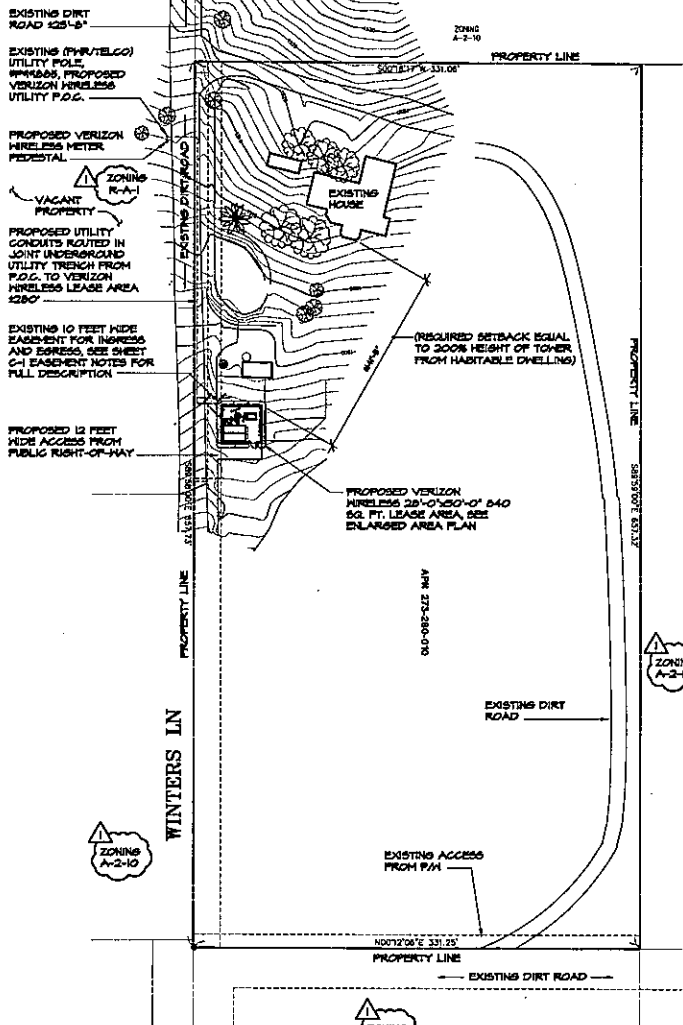
APPROVALS

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LEASING		
ZONING		
RF		
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C.P.M.		

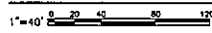
JOB NUMBER: **09020** DRAWN BY: **N.M.**  
ISSUED FOR: **PLOT PLAN**  
CHECKED BY: **B.B.** DATE: **8-12-09**

SHEET TITLE  
**SITE PLAN AND ENLARGED AREA PLAN**

SHEET NUMBER  
**0 OF 7** **A-1**



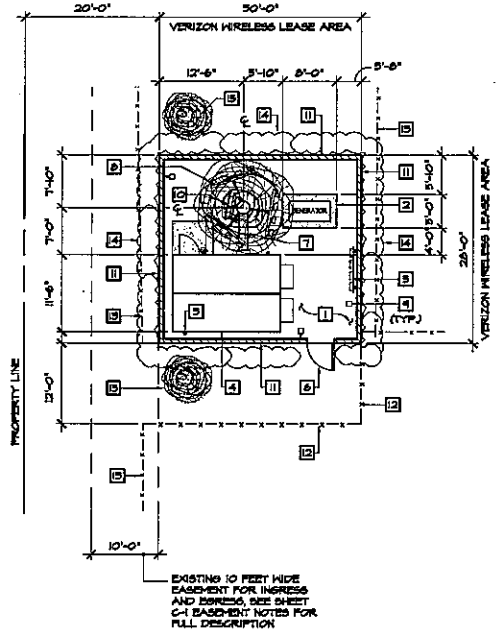
**SITE PLAN**



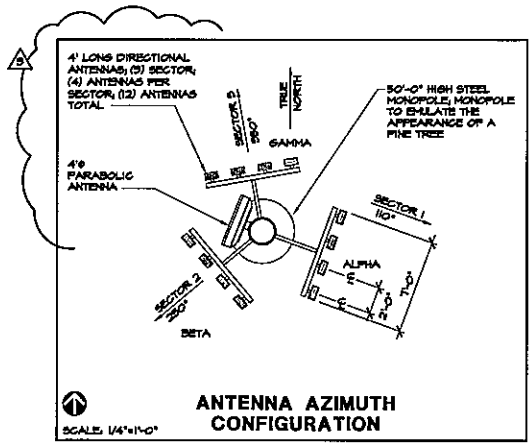
**GENERAL KEY NOTES**

- 1 PROPOSED VERIZON WIRELESS LEASE AREA 28'-0"X50'-0", 840 SQ. FT.
- 2 PROPOSED VERIZON WIRELESS 8'-0"X8'-0" ENERGY GENERATOR PAD FOR GENERATOR
- 3 PROPOSED VERIZON WIRELESS GPS ANTENNAS MOUNTED ON EQUIPMENT SHELTER, TYPICAL OF (2)
- 4 PROPOSED VERIZON WIRELESS 31'-6"X36'-0"X10'-5" PRE-FAB 1 HOUR FIRE RATED STATE APPROVED RADIO EQUIPMENT SHELTER
- 5 PROPOSED VERIZON WIRELESS 1" FRAME
- 6 PROPOSED VERIZON WIRELESS 4'-0" HIDE WROUGHT IRON GATE
- 7 PROPOSED VERIZON WIRELESS COAX CABLE TRAY ABOVE GROUND FROM MONOPILE TO EQUIPMENT SHELTER
- 8 PROPOSED NEW VERIZON WIRELESS DIRECTIONAL ANTENNAS, (2) SECTOR, (4) ANTENNAS PER SECTOR, (12) ANTENNAS TOTAL, MOUNTED ON PROPOSED NEW 50'-0" HIGH STEEL MONOPILE, MONOPILE TO EMULATE THE APPEARANCE OF A PINE TREE
- 9 PROPOSED VERIZON WIRELESS SECURITY LIGHT WITH TIMER SWITCH, LIGHTING SHALL BE HOODED AND DIRECTED 50 AS NOT TO SHINE DIRECTLY UPON ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY
- 10 PROPOSED VERIZON WIRELESS 4# PARABOLIC ANTENNA MOUNTED ON PROPOSED 50' HIGH STEEL MONOPILE
- 11 PROPOSED VERIZON WIRELESS NEW 6'-0" HIGH SPLIT-FACE CMU TAN IN COLOR MASONRY BLOCK WALL
- 12 PROPOSED VERIZON WIRELESS NEW 6'-0" HIGH CHAIN LINK FENCE TO MATCH EXISTING
- 13 EXISTING CHAIN LINK FENCE TO REMAIN
- 14 PROPOSED DROUGHT TOLERANT SHRUBBERY AROUND THE EQUIPMENT LEASE AREA, TIE INTO EXISTING IRRIGATION, SEE LANDSCAPE DRAWINGS
- 15 PROPOSED (2) NEW LIVE PINE TREES 24" BOX, TIE INTO EXISTING IRRIGATION, SEE LANDSCAPE DRAWINGS

NOTE:  
NO POTENTIAL FOR LIQUEFACTION EXISTS ON THIS PROPERTY.  
PROPERTY IS NOT WITHIN A REDEVELOPMENT OR CONSERVATION AREA.



**ENLARGED AREA PLAN**  
1/8"=1'-0" 0 2 4 6 8 10 12 14 16 18 20 22 24  
SCALE ACCURATE AT 24"X36" FULL SIZE DRAWING



**ANTENNA AZIMUTH CONFIGURATION**  
SCALE: 1/4"=1'-0"

**HC Consulting & Design ARCHITECTS Inc.**

1801 LAMPTON LANE  
NORCO, CALIFORNIA 92860  
PHONE: 951-371-2057  
FAX: 951-371-5424

SITE NAME AND ADDRESS

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15605 SAND CANYON AVENUE  
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CURRENT ISSUE DATE:

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JOB NUMBER <b>09020</b>	DRAWN BY <b>N.M.</b>
ISSUED FOR <b>PLOT PLAN</b>	CHECKED BY <b>B.B.</b>
	DATE <b>8-12-09</b>

SHEET TITLE

**SITE PLAN AND ENLARGED AREA PLAN**

SHEET NUMBER

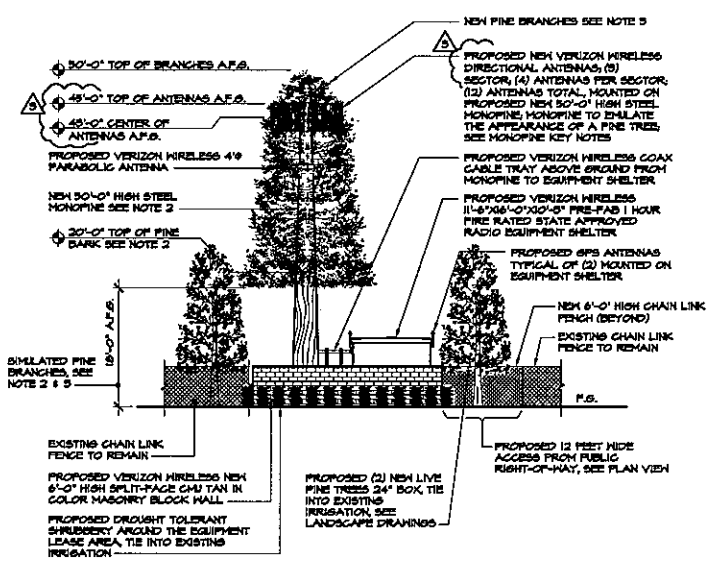
0 OF 7

**A-1**

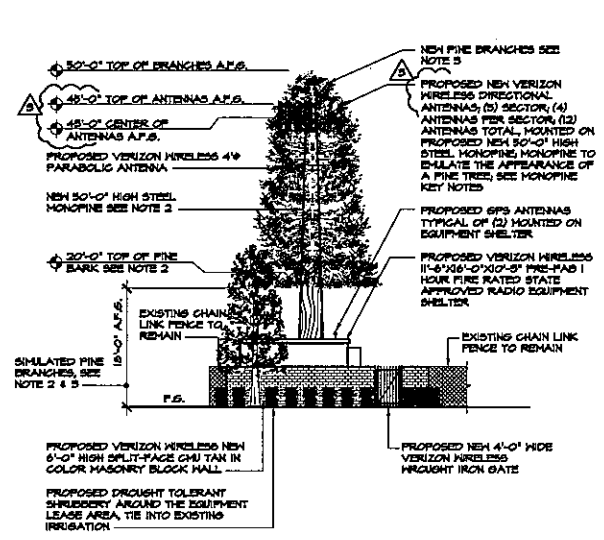


**MONOPINE KEY NOTES**

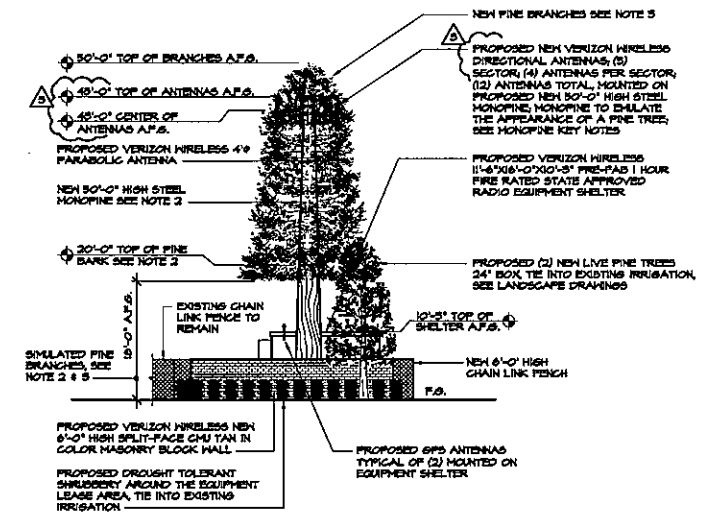
1. THE ANTENNAS AND ALL SUPPORT STRUCTURES SHALL BE PAINTED GREEN TO MATCH THE COLOR OF THE PINE BRANCHES.
2. THE STEEL MONOPOLE SHALL HAVE SIMULATED PINE BARK TO IMITATE THE APPEARANCE OF A PINE TREE. STARTING AT FINISH GRADE UP TO 20'-0" ABOVE FINISH GRADE, THE BALANCE OF THE MONOPOLE SHALL BE PAINTED FLAT BROWN. STARTING AT 20'-0" ABOVE FINISH GRADE TO TOP OF POLE, THE PINE BRANCHES WILL START AT 18'-0" ABOVE FINISH GRADE AND CONTINUE TO TOP OF POLE.
3. THE PINE BRANCHES SHALL CONCEAL THE ANTENNAS AND SUPPORT STRUCTURES AS HIGH AS POSSIBLE. THE ANTENNAS AND SUPPORT STRUCTURES SHALL NOT EXTEND A GREATER DISTANCE OUT FROM THE MONOPOLE THAN THE ENDS OF THE PINE BRANCHES.
4. THE MONOPOLE/MONOPOLE SHALL NOT HAVE ANY PORTIONS OF IT VISIBLE FROM THE GROUND THAT ARE NOT PAINTED OR TREATED WITH NATURAL COLOR. NO BRIGHT OR BRIGHT COLOR SHALL BE EMPLOYED OR BE VISIBLE FROM THE GROUND.



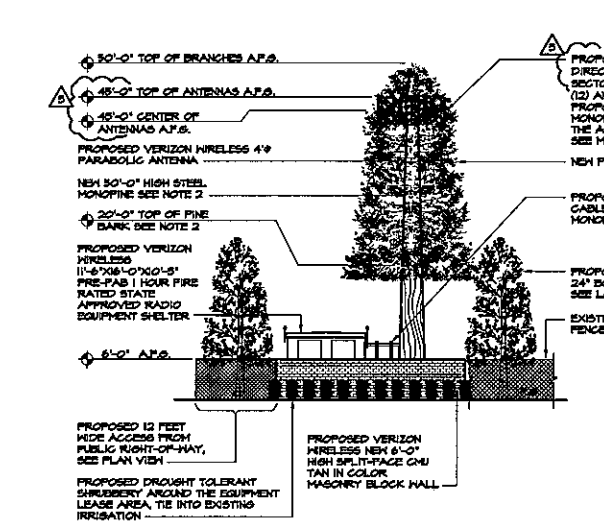
**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



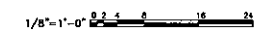
**WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



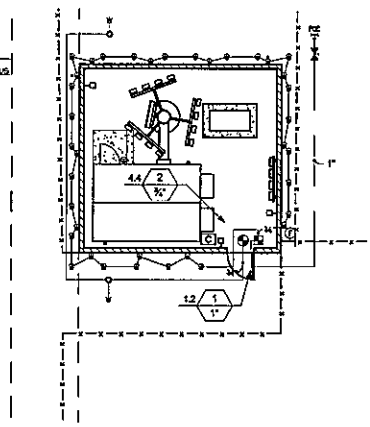
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400 NUMBER	DRAWN BY:	
09020	J.W.	
ISSUED FOR:	DATE:	
PLOT PLAN	8-12-09	
CHECKED BY:		
B.B.		
SHEET TITLE		
EXTERIOR ELEVATIONS		
SHEET NUMBER		
4 OF 7	A-2	

CADD FILE: AM702602

**Henson Consulting & Design ARCHITECTS INC.**  
 1801 LAMPTON LANE  
 NORCO, CALIFORNIA 92560  
 PHONE: 951-371-2037  
 FAX: 951-371-9424

SITE NAME AND ADDRESS  
**HARLEY**  
 1771 MOCKINGBIRD CANYON RD.  
 RIVERSIDE, CA. 92504

**verizon WIRELESS**  
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**ENLARGED AREA PLAN**  
 1/8"=1'-0"  
 SCALE ACCURATE AT 24"x36" FULL SIZE DRAWING

I AGREE TO COMPLY WITH THE CRITERIA OF ORDINANCE NO. 859 AND TO APPLY THE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

**DRIP IRRIGATION NOTES:**  
 THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE IN THE INSTALLATION, OPERATION AND MAINTENANCE OF DRIP IRRIGATION EQUIPMENT. ANY QUESTIONS OR INDETERMINACIES ON THE PART OF THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.

INSTALL ALL EQUIPMENT AS SHOWN ON THE PLAN AND DETAILS. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL REQUIREMENTS FOR DRIP EQUIPMENT AND INSTALLATION.

THE NUMBER OF EMITTERS SHOWN ON THE PLANS MAY BE APPROPRIATE DUE TO THE SPECIFIC RELATIONSHIP OF EMITTERS TO PLANT QUANTITY. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXACT NUMBER OF TREES AND SHRUBS AND INSTALL THE CORRECT NUMBER OF EMITTERS.

ALL POINTS OF EMISSION FROM EMITTERS MUST BE PORTED ABOVE GRADE, PROPERLY STAKED AND FITTED WITH AN APPROVED BUB CAP. NO EMITTER LINES SHALL BE RUN MORE THAN 0 FT. IN LENGTH AND SHALL BE SECURED AT 3 FT. MAX INTERVALS WITH A 1/2 GA. GALVANIZED WIRE STAKE.

ALL EMITTER OUTLETS ARE TO BE PLACED WITHIN THE DRIP LINE OF THE PLANT OR HALFWAY BETWEEN THE PLANTS STALK OR TRUNK AND THE OUTER EDGE OF 1/3 FOLIAGE. LARGE PLANTS REQUIRING MULTI-OUTLETS ARE TO BE EVENLY SPACED AROUND THE DRIP LINE.

THE MIN. NUMBER OF EMITTERS TO BE INSTALLED PER EACH PLANT ARE TO BE AS FOLLOWS:

PLANT SIZE	1 GAL. SHRUBS	1 GAL. PER HOUR
3 GAL. SHRUBS	2	1 G.P.H.
9 GAL. SHRUBS	4	1 G.P.H.

ALL HOLES IN FLEXIBLE PVC PIPE SHALL BE MADE WITH AN APPROVED HOLE PUNCHER. DO NOT USE DRILLS, AWLS OR PUNCHES WITH A POINT GREATER THAN 1/8" IN.

ALL LATERAL LINES ARE TO BE INSTALLED WITH AN APPROVED AUTOMATIC DRAIN VALVE AT THE END OF EACH RUN.

ALL PIPING SHALL BE FLUSHED CLEAN PRIOR TO THE INSTALLATION OF EMITTERS AND END DRAIN VALVES. ALL DISTRIBUTION TUBING SHALL BE FLUSHED CLEAN PRIOR TO INSTALLING BUB CAPS.

ALL EQUIPMENT AND DISTRIBUTION PORTS ARE TO BE INSPECTED ON A REGULAR BASIS TO ENSURE PROPER OPERATION. ANY RESTRICTION IN EMITTER FLOW SHALL BE ANALYZED FOR CAUSE AND REPAIRED IMMEDIATELY. ALL FILTER SCREENS ARE TO BE INSPECTED AT 1 WEEK AFTER INSTALLATION FOR DEBRIS, BUILD-UP AND DETERMINE FUTURE MAINTENANCE SCHEDULE ACCORDINGLY.



SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARG. HGT.	GRN. BACKG.
0	Rain Bird 1800-1800M Flood	2	360	30 170 1'
U	Rain Bird RW-B-SOCK	2	360	30 050 1'
⊖	Rain Bird XAGC-100-EMF Drip Control Kit, 1" Anti-Siphon Valve Filter, 1" RST Filter, and Appal pressure regulator, for above ground installation.	1		
⊕	Rain Bird HDXFCAP Drilline Flush Valve cap in compression fitting adapter.	1		
V 0 8	Rain Bird Xer-Dug XB-1002 Single outlet drip emitter. Single outlet pressure compensating drip emitter. 10-32 threaded inlet, Blue/0.5gph, Black/1.0gph, Red/2.0gph.	97		
⊖	Rain Bird ADVF Electric Remote Control Valve, with Atmospheric Backflow Prevention	1		
X	KSI LIT-9 PVC Schedule 40 Ball Valve, Slip X Slip	1		
⊖	Rain Bird ESP-SMT4 4 station, wall mount, outdoor controller with lighting bucket run sensor	1		
---	Irrigation Lateral Line, PVC Schedule 40 Only lateral transition pipe sizes 1" and above are installed on the plan, with all others being 3/4" in size.	210 LF.		
---	Irrigation Mainline, PVC Schedule 40	30 LF.		

**ITEM SIZES MUST BE**

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P.O.C. NUMBER OF Water Source Information: Existing Irrigation machine, verify size and location in field.

**FLOW AVAILABLE**  
 Point of Connection Size: 1"  
 Flow Available: 3024 gpm

**PRESSURE AVAILABLE**  
 Static Pressure at POC: 30.00 psi  
 Pressure Available: 30.00 psi

**DESIGN ANALYSIS**  
 Maximum Station Flow: 1.25 gpm  
 Flow Available at POC: 3024 gpm  
 Residual Flow Available: 1.01 gpm

Pressure Req. at Critical Station: 59.72 psi  
 Loss for Friction: 0.00 psi  
 Loss for Main Line: 0.00 psi  
 Loss for POC to Valve Elevation: 0.00 psi  
 Loss for Backflow: 0.00 psi  
 Critical Station Pressure at POC: 59.74 psi  
 Pressure Available: 30.00 psi  
 Residual Pressure Available: 19.26 psi

**Riverside County Ordinance 859 Landscape Water Use Calculations**  
**Verizon - Harley**

**1 Maximum Annual Water Allowance (MAWA)**

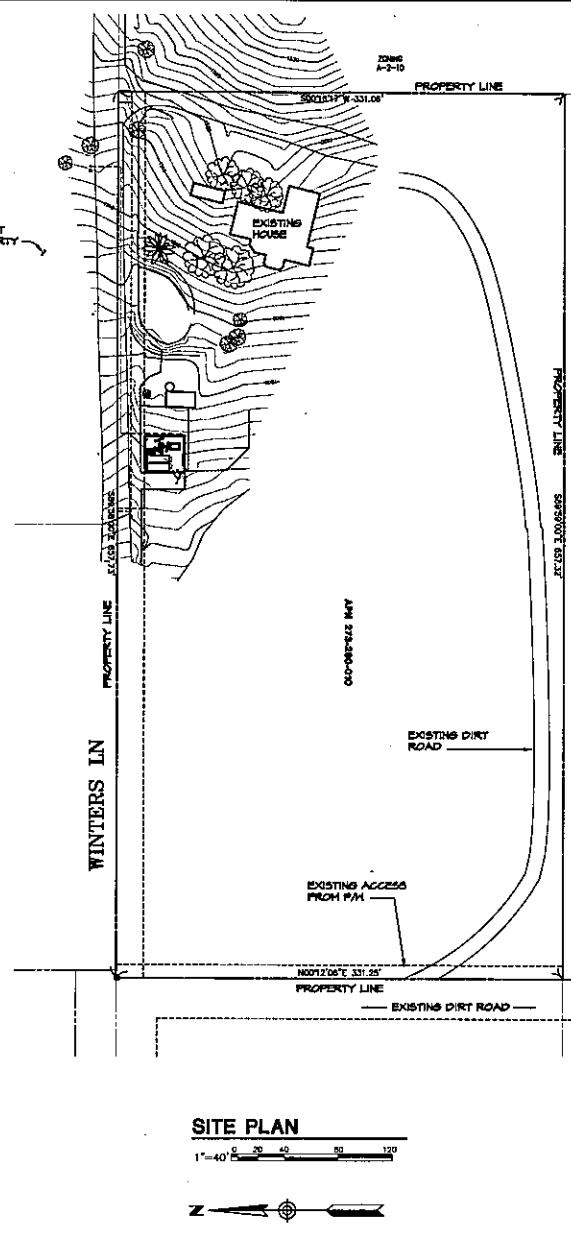
INPUT the total square footage of landscape = 416 S.F.  
 INPUT the Hst. E to for the area = 59.9  
 MAWA = 14 gal / yr

**2 Estimated Annual Water Use (EAWU)**

Hydrozone # 1 INPUT Plant Factor = 0.5 (Med)  
 INPUT square footage of hydrozone = 36  
 INPUT hydrozone irrigation efficiency = 0.85  
 EAWU = 1 gal / yr

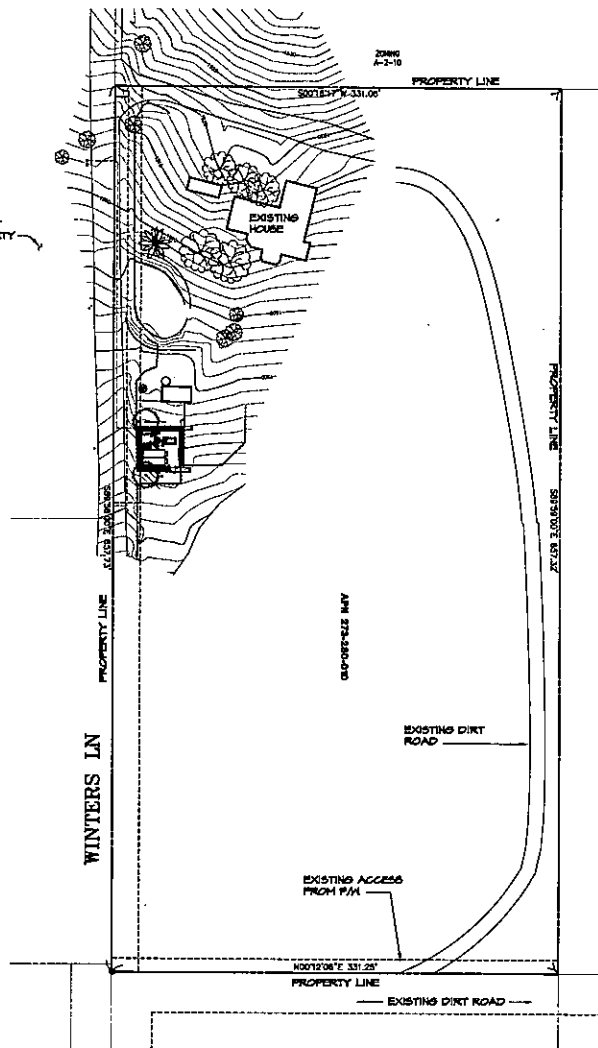
Hydrozone # 2 INPUT Plant Factor = 0.2 (Low)  
 INPUT square footage of hydrozone = 392  
 INPUT hydrozone irrigation efficiency = 0.9  
 EAWU = 4 gal / yr

SubTotal EAWU = 5 gal / yr  
 Input Irrigation System Operation Factor = 0.85  
 Total EAWU = 6  
 MAWA < EAWU = 8 cu ft / yr



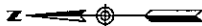
**SITE PLAN**  
 1"=40'  
 N

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**SITE PLAN**

1" = 40'

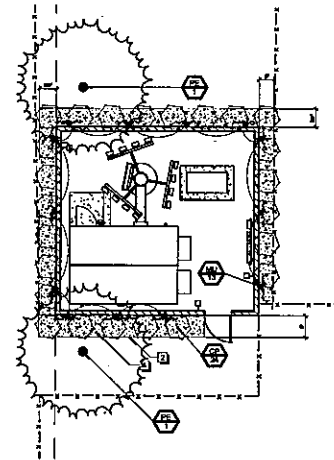


**PLANT SCHEDULE**

TRUSS	BOTANICAL NAME / COMMON NAME	CONT.	QTY.
PE	Prunus albertica / Alghon Pine	3/4" Dia	2
	MUGOLS - WEED		
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT.	QTY.
CP	Colomonaster parryi / Colomonaster	5 gal	24
	MUGOLS-Low		
VINES/SPALLERS	BOTANICAL NAME / COMMON NAME	CONT.	QTY.
PO	Passiflora ligularis / Yellow Cuck's Claw Vine	1 Gal	12
	MUGOLS-Low		

**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION	QTY.
1	8" LAYER SHREDDED BARK MULCH	2.01 CY
2	6" CONCRETE MONSTRIP	121 LF



**ENLARGED AREA PLAN**  
1/8" = 1'-0"  
SCALE ACCURATE AT 24"x36" FULL SIZE DRAWING

**PLANTING NOTES:**

**WEED CONTROL:**  
THE CONTRACTOR SHALL PERFORM A THOROUGH WEED ABATEMENT PROGRAM, KILLING AND REMOVING ALL WEEDS FROM THE SITE AND SHALL BE COMPLETED PRIOR TO THE ADDITION OF ANY SOIL AMENDMENTS. THIS SHALL BE DONE FOR ALL PLANTING AREAS, SPECIFICALLY, BUT NOT LIMITED TO SLOPES & GROUNDCOVER AREAS. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING STEPS:  
1. KILL & REMOVE ALL EXISTING WEEDS.  
2. IRRIGATE ALL AREAS TO BE PLANTED FOR (2) WEEKS.  
3. KILL & REMOVE ALL NEWLY GERMINATED WEEDS.  
4. REPEAT STEPS 2 AND 3.  
5. PLANT OR HYDROSEED GROUNDCOVER.  
6. APPLY PRE-EMERGENT HERBICIDE AFTER PLANTING OR HYDROSEED GERMINATION.  
CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTION OF HERBICIDE AND ITS COMPATIBILITY WITH PLANT MATERIALS.

**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 BID 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 VERIFICATION OF MATERIAL.

- FOR TURF AND GROUNDCOVER AREAS THE FOLLOWING SHALL BE UNIFORMLY AND THOROUGHLY ROTOTILLED INTO THE SOIL TO A MIN. DEPTH OF 6 INCHES FOR EVERY 1000 SQ. FEET OF AREA.  
6 CU. YDS. NITROGEN STABILIZED ORGANIC AMENDMENT SUCH AS REDWOOD OR FIR SANDUST.  
100 LB. 12-12-12 COMMERCIAL FERTILIZER.  
120 LBS. AGRICULTURAL GYPSUM.
- BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES  
6 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, SHRUBS, VINES AND GROUNDCOVERS:  
1-21 GRAM AGRIFORM FERTILIZER PER 1/2" TREE CALIFER FOR ALL BOX SIZED TREE NEXT TO ROOT BALL  
1-21 GRAM AGRIFORM FERTILIZER TABLET PER 1 GALLON STOCK  
3-21 GRAM AGRIFORM FERTILIZER TABLETS PER 5 GALLON STOCK  
4-21 GRAM AGRIFORM FERTILIZER TABLETS PER 15 GALLON STOCK  
1-5 GRAM AGRIFORM PLANT TABLET FOR EACH GROUNDCOVER HOLE
- ALL PALM TREES TO BE PLANTED WITH 100% CLEAN PLASTER SAND. REFER TO PALM TREE PLANTING NOTES AND DETAIL FOR FURTHER SPECIFICATIONS.

**TOP DRESSING:**  
ALL SHRUBS AND GROUNDCOVER AREAS ARE TO BE TOP DRESSED WITH 5" THICK LAYER OF SHREDDED TREE BARK.

**MONSTRIPS:**  
THE CONTRACTOR SHALL INSTALL CONCRETE MONSTRIPS (REFER TO PLAN & DETAILS FOR SPECIFICATIONS) FOR ALL SHRUB AND/OR GROUNDCOVER AREAS ADJACENT TO TURF AS SHOWN ON THE PLANS.

**HC Design**  
ARCHITECTS INC.  
1501 LAMPTON LANE  
NORCO, CALIFORNIA 92560  
PHONE: 951-371-2257  
FAX: 951-371-3424

SITE NAME AND ADDRESS  
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RIVERSIDE, CA. 92504

**verizon** WIRELESS  
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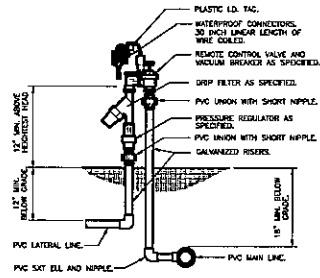
**APPROVALS**

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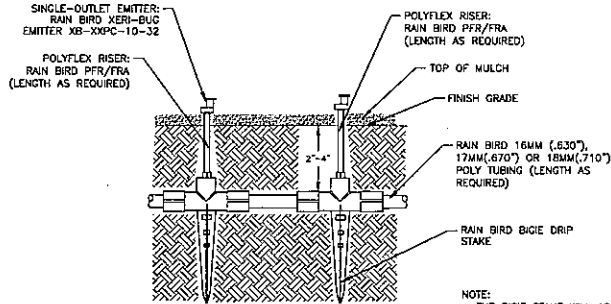
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ISSUED FOR: **PLOT PLAN**  
CHECKED BY: **S.B.** DATE: **8-12-09**

SHEET TITLE  
**PLANTING PLAN**  
SHEET NUMBER  
**6 OF 7 L-2**

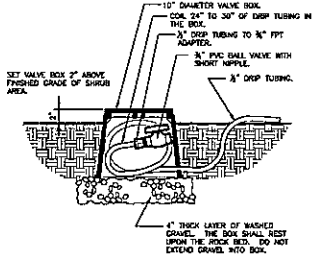




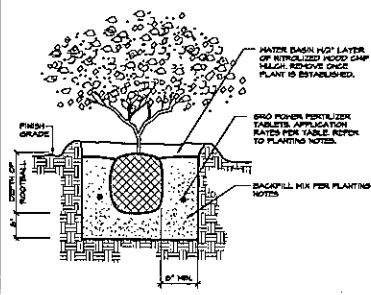
1 DRIP RCV/FILTER/REG ABOVE GRADE  
1 1/2" - 1'-0" 1-03-DR-08



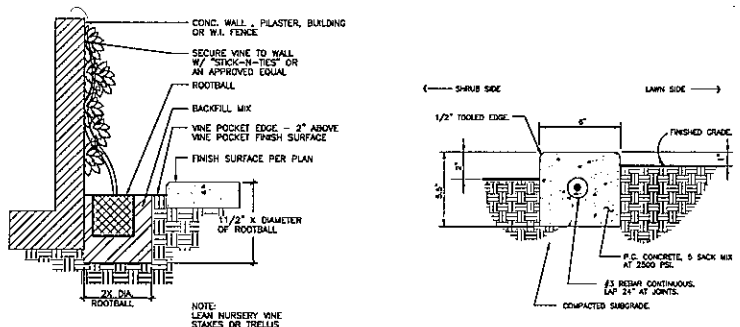
2 DRIP EMITTER ON FLEX RISER & POLY TUBING  
1" - 1" 1-03-DR1-04



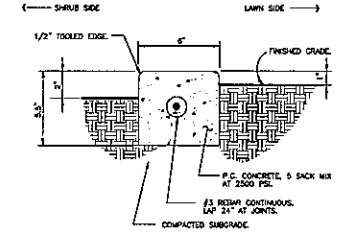
3 DRIP FLUSH VALVE  
1 1/2" - 1'-0" 1-03-DR3-02



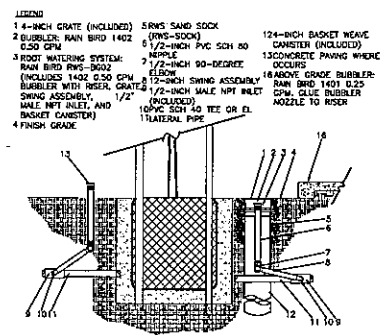
4 SHRUB PLANTING  
N/C P-82



5 VINE PLANTING  
1" - 1" P-85



6 6\"/>



7 TREE BUBBLERS  
1" - 1'-0" P-88

- LEGEND
- 1 4-INCH GRATE (INCLUDED)
  - 2 BUBBLER, RAIN BIRD 1402 (RVS-SOCK) 0.50 GPM
  - 3 BUBBLER WATERING SYSTEM: RAIN BIRD RVS-9602 (INCLUDES 1452 0.50 GPM SWING ASSEMBLY, MALE INT. INLET, AND BASKET CANISTER)
  - 4 FINISH GRADE
  - 5 RVS SAND SOCK (RVS-SOCK)
  - 6 1/2-INCH PVC SCH 80 NIPPLE
  - 7 1/2-INCH 90-DEGREE ELBOW
  - 8 1/2-INCH SWING ASSEMBLY
  - 9 1/2-INCH MALE INT. INLET (INCLUDED)
  - 10 PVC SCH 40 TEE OR EL
  - 11 LATERAL PIPE
  - 12 124-INCH BASKET WEAVE CANISTER (INCLUDED)
  - 13 CONCRETE PAVING WHERE OCCURS
  - 14 ABOVE GRADE BUBBLER: RAIN BIRD 1401 0.25 GPM. GLUE BUBBLER NOZZLE TO RISER

**Hinson Consulting & Design ARCHITECTS INC.**  
1601 LAMPTON LANE  
NORCO, CALIFORNIA 92860  
PHONE: 451-571-2297  
FAX: 451-571-5424

SITE NAME AND ADDRESS  
**HARLEY**  
17971 MOCKINGBIRD FLD.  
RIVERSIDE, CA 92504

**verizon WIRELESS**  
15505 SAND CANYON AVENUE  
BUILDING D, 1st FLOOR  
IRVINE, CA 92618  
Telephone (949) 286-7000

CURRENT ISSUE DATE:  
**11-1-10**  
ISSUED FOR:  
**ZONING REVIEW**

APPROVALS

APPROVED BY:	INITIALS	DATE
LANDLORD		
LEASING		
ZONING		
RF		
E/P		
C.P.M.		

JOB NUMBER: **00020** DRAWN BY: **TD**  
ISSUED FOR: **PLOT PLAN**  
CHECKED BY: **BB** DATE: **8-12-09**

SHEET TITLE  
**DETAILS**  
SHEET NUMBER  
**7 OF 7 L-3**



CAD FILE: ENR022\_01



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42249  
**Project Case Type (s) and Number(s):** Plot Plan No. 24216  
**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:** RealCom Associates, LLC  
**Applicant's Address:** 27201 Puerta Real, Suite 240, Mission Viejo, CA 92691  
**Engineer's Name:** Steve Bulkley  
**Engineer's Address:** 250 E Rincon Street, Suite 106, Corona, CA 92504

### I. PROJECT INFORMATION

**A. Project Description:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) microwave antenna. The 840 square foot lease area surrounded by 6' high split-face block wall enclosure and landscaping will contain a 184 square foot equipment shelter and two (2) GPS antennas. Two (2) live trees are also proposed to be planted in the project area.

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

**C. Total Project Area:** 840 square feet on a 5 acre parcel

<b>Residential Acres:</b>	<b>Lots:</b> 1	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 840 square foot lease area			

**D. Assessor's Parcel No(s):** 273-280-010

**E. Street References:** Northerly of Winters Lane and westerly of Mockingbird Canyon Road, more specifically 17971 Mockingbird Canyon Road, Riverside, CA.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 3 South, Range 5 West, Section 34

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is being utilized as a single family residence and it is surrounded by scattered single family residences to the north and east and vacant land to the south and west.

### I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is consistent with the 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) to the north, south, east, and 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:** Residential Agricultural – 2 Acres Minimum (R-A-2)
- J. Proposed Zoning, if any:** Not Applicable

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Heavy Agriculture – 10 Acres Minimum (A-2-10) to the north, east, and west, and Residential Agricultural – 1 Acre Minimum (R-A-1) and Heavy Agriculture – 10 Acres Minimum (A-2-10) to the south.

**II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**III. DETERMINATION**

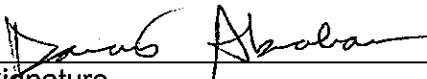
On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

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

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 28, 2010

Date

Damaris Abraham  
Printed Name

For Carolyn Syms Luna, Director



**IV. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

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

Findings of Fact:

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

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

Mitigation: The project must comply with its 50 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.

<b>2. Mt. Palomar Observatory</b>				
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
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**Findings of Fact:**

a) According to GIS database, the project site is located 45.89 miles away from Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and is not subject to any special lighting policies that protect the 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?	<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 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?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in	<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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conversion of Farmland, to non-agricultural use?

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) 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 (Heavy 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.

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 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 (inpounds 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,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Department (EPD) 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 project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within an MSHCP Criteria Area or cell. Therefore, there is no impact.

b-c) The County Biologist required that 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl be conducted by a qualified biologist and the results of this presence/absence survey be provided in writing to the Environmental Programs Department. (COA 60.EPD.1) With the incorporation of this mitigation measure, 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:** Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. (COA 60.EPD.1)

**Monitoring:** Monitoring shall be conducted through the Building and Safety Plan Check Process.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

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

**Findings of Fact:**

a-b) The site is fully disturbed with an existing single family residence on site. And 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
<b>9. Archaeological Resources</b>				
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 single family residence 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. Paleontological Resources</b>				
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
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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

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
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.

<b>12. Liquefaction Potential Zone</b>	<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
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**Findings of Fact:**

a) According to the General Plan, 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), County Geologist review (GEO02178)

**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) 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.

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

**15. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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.

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.

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

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**20. Wind Erosion and Blowsand from project either on or off site.**

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate to Low 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is for the installation of a 50 foot high monopine within an 840 square foot lease area. The installation of the monopine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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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"/>
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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.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the 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.

<b>24. Hazardous Fire Area</b>				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) According to GIS database, the project site is located in a high fire area. However, the project has been reviewed and cleared by the Riverside County Fire Department. The project will have less than significant impact.

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

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

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

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

**Findings of Fact:**

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

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is no impact.

d) Due to the 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. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

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

g) The project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit (COA 60. BS GRADE.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input 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	<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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water body?

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 proposed lease area is on a ridge and as such does not receive offsite storm runoff and is area for this proposal is considered free from ordinary storm flood hazard. 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 area for this proposal is considered free from ordinary storm flood hazard. 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 area for this proposal 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 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**

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"/>
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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Rural: Rural Residential (R:RR) (5 Acres Minimum) in the Lake Mathews/Woodcrest Area Plan. The project will have a less than

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not located within a city sphere of influence. Therefore, it will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**28. Planning**

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The project will be consistent with the site's existing zoning of Residential Agricultural – 2 Acres Minimum (R-A-2). The project is surrounded by properties which are zoned Heavy Agriculture – 10 Acres Minimum (A-2-10) to the north, east, and west, and Residential Agricultural – 1 Acre Minimum (R-A-1) and Heavy Agriculture – 10 Acres Minimum (A-2-10) to the south. The project will have no impact.

c) The proposed cell tower will be designed as a 50 foot high monopine. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

<b>29. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-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**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 is not directly adjacent to any Highway. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>33. Other Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified 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.

<b>34. Noise Effects on or by the Project</b>				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>POPULATION AND HOUSING</b> Would the project				
<b>35. Housing</b>				
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 50 foot high monopine with an equipment shelter in an 840 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 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.

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

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.5) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: RCIP

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.5) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Riverside 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 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. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.5) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Com-

<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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**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 50 foot high monopine and an equipment shelter within an 840 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 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 to nearby uses or conflict with adopted policies supporting alternative transportation. 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
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Monitoring: No monitoring measures are required.

**44. Bike Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: According to the RCIP, no bike trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Department of Environmental Health Review

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Sewer**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Department of Environmental Health Review

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

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

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

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

**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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** RCIP

**Findings of Fact:**

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

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.

**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
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**Findings of Fact:** The project does not have impacts which are individually limited, but cumulatively considerable.

<b>52.</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Staff review, project application

**Findings of Fact:** The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

- 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, 12th Floor  
Riverside, CA 92505

**VII. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

PLOT PLAN:TRANSMITTED Case #: PP24216

Parcel: 273-280-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) microwave antenna. The 840 square foot lease area surrounded by 6' high split-face block wall enclosure and landscaping will contain a 184 square foot equipment shelter and two (2) GPS antennas. Two (2) live trees are also proposed to be planted in the project area.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24216. 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. 24216 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24216, Exhibit A, (Sheets 1-7), dated November 2, 2010.

APPROVED EXHIBIT B = Plot Plan No. 24216, Exhibit B (Photo Simulations), Sheets 1 and 2, dated December 13, 2010.

(MODIFIED PER DIRECTOR'S HEARING ON DECEMBER 13, 2010)



PLOT PLAN:TRANSMITTED Case #: PP24216

Parcel: 273-280-010

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 - 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 - 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.

PLOT.PLAN:TRANSMITTED Case #: PP24216

Parcel: 273-280-010

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED FACILITY

RECOMMND

Plot Plan#24216 is proposing an unmanned wireless facility without plumbing. Therefore, no proposal to connect to sanitary sewer service or an onsite wastewater treatment system (OWTS) 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 24216 proposes a wireless communication facility for Verizon wireless within 840 square-foot of lease area in Lake Mathews/Woodcrest area. The project site is located northerly of Cajalco Road, southerly of Van Buren Road, easterly of Mockingbird Canyon Road, and westerly of Woods Road.

The site is impacted by a well defined water course with a drainage area of 5-acres from northwest. The proposed lease area is on a ridge and as such 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.

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

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10. GENERAL CONDITIONS

10.PLANNING. 1

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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 it 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.

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10. GENERAL CONDITIONS

10.PLANNING. 2                    GEN - INADVERTANT ARCHAEO FIND (cont.)                    RECOMMND

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

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

4.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.

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

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

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.

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 50 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

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10. GENERAL CONDITIONS

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

communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

10.PLANNING. 13 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN: 273-280-010 (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 branches for the monopine shall start 15' from the bottom of the tree and the color of the monopine (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

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

10.PLANNING. 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

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - BUSINESS LICENSING (cont.) RECOMMND

Program Office of the Building and Safety Department at  
www.rctlma.org.buslic.

10.PLANNING. 17 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. 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.

10.PLANNING. 19 USE- 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. 20 USE - MAINTAIN ANT SOCKS/BRANC RECOMMND

The proposed monopine shall be kept in good repair. The  
branches as well as the antenna "socks" shall remain in  
good condition. If at any time the "socks" are missing,  
they shall be replaced within 30 days.

(ADDED PER DIRECTOR'S HEARING ON DECEMBER 13, 2010)

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. 1

USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year

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20. PRIOR TO A CERTAIN DATE

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

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                   USE-G1.4 NPDES/SWPPP (cont.)                   RECOMMND

project (or subdivision) shall comply with them.

60.BS GRADE. 2                   USE - Site Evaluation                   RECOMMND

The information provided does not indicate whether any grading has taken place or will take place on this lot. Therefore, prior to the issuance of any building permits, the applicant shall provide the Building & Safety Department with documentation that the cell tower and equipment site is not graded - a site is considered not graded if it has less than 50 cubic yards of cut or fill (whichever is greater) material on it. If the grading status of the site cannot be determined from the information supplied by the applicant, documentation of site status will be required. Documentation can be in the form of a signed and stamped letter from a registered civil engineer - stating less than 50 cubic yards of cut or fill material has been graded - or by a special inspection permit from the Building & Safety Department's Grading Division. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

EPD DEPARTMENT

60.EPD. 1                   EPD - 30 DAY BURROWING OWL SUR                   RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - 30 DAY BURROWING OWL SUR (cont.)                      RECOMMND

revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

PLANNING DEPARTMENT

60.PLANNING. 3                      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.

60.PLANNING. 5                      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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE - SKR FEE CONDITION (cont.) RECOMMND

anticipated to be 4.998 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.

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, dated November 2, 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 - SCHOOL MITIGATION RECOMMND

Impacts to the Riverside Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 4 USE- LC LANDSCAPE SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE- LC LANDSCAPE SECURITIES (cont.) RECOMMND

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 SPECIMEN TREE REQUIRE RECOMMND

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

80.PLANNING. 6 USE - BRANCH HT/ANTENNA SOCKS RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that all antennas have "socks", the branches start 15' from the bottom of the tree, and the appearance of the branches are in substantial conformance with the APPROVED EXHIBIT B (Photo Simulations) dated December 13, 2010.

(ADDED PER DIRECTOR'S HEARING ON DECEMBER 13, 2010)

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE - HAZMAT REVIEW (cont.) RECOMMND

business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 2 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. 3 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 4 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 4.998 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,



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - SKR FEE CONDITION (cont.) RECOMMND

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. 5 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24216 has been calculated to be 0.02 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. 6 USE - SIGNAGE REQUIREMENT RECOMMND

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

- Address of wireless communications facility and any internal site identification number or code;

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT (cont.) RECOMMND

- 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. 7 USE- LC LANDSCAPE INSPECT DEP RECOMMND

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

90.PLANNING. 8 USE- LANDSCAPE INSSPE REQUIRE 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE- LANDSCAPE INSSPE REQUIRE (cont.) RECOMMND

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. 9 USE- LC COMPLY W/LANDSCAPE/IRR RECOMMND

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

90.PLANNING. 10 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP24216 have been met; specifically that all antennas have "socks" and the branches start at 15' from the bottom of the tree, and that the elevations are in substantial conformance with the APPROVED EXHIBIT A, dated November 2, 2010 and the appearance of the branches are in substantial conformance with the APPROVED EXHIBIT B (Photo Simulations), dated December 13, 2010.

(ADDED PER DIRECTOR'S HEARING ON DECEMBER 13, 2010)

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14:09

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

USE - WRCOG TUMF

RECOMMND

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

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

DATE: September 17, 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  
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. Information Tech. John Sarkasian

Riv. Co. Waste Management Dept.  
1st District Supervisor  
1st District Planning Commissioner  
Riverside Unified School Dist.  
City of Riverside

**PLOT PLAN NO. 24216** – EA Pending – Applicant: RealCom Associates – Engineer/Representative: Steve Bulkely - First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural:Rural Residential (R:RR) (5 Acres Minimum) – Location: Northerly of Cajalco Road, southerly of Van Buren Road, easterly of Mockingbird Canyon Road, and westerly of Wood Road, more specifically 17971 Mockingbird Canyon Road – 5 Gross Acres - Zoning: Residential Agricultural - 2 Acres Minimum (R-A-2) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with eighteen (18) panel antennas located on three (3) sectors, and one (1) microwave antenna. The 840 square foot lease area surrounded by 6' high split-face block wall will contain a 184 square foot equipment shelter, and two (2) GPS antennas. - APN: 273-280-010.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment on October 15, 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 **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at [dabraham@rctlma.org](mailto: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.*





**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.

Alexis Osborn

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.

Cindi Lynn Pettibon

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 27<sup>3</sup>5-280-010

Section: 34 Township: 3S Range: 5W

Approximate Gross Acreage: 4.998 acres

General location (nearby or cross streets): North of Cajalco Road, South of Van Buren Road, East of Mockingbird Canyon Rd, West of Wood Road.

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



LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Site Name: Harley

Property Address: 17971 Mockingbird Canyon Road, Riverside, CA

Assessor's Parcel Number: 273-280-010

I, Candi Lynne Pettibon, owner of the above described property, authorize RealCom Associates, LLC., its employees, representatives, agents, and/or consultants, to act as an agent on my behalf for the sole purpose of consummating any building and land-use permit applications, or any other discretionary entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. I understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

Verizon Wireless, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. I acknowledge that in the event Verizon Wireless fails to completely remove the facility upon its abandonment, the County of Riverside may remove the facility at my expense and lien the property for the cost of such removal. Verizon has agreed to obtain a bond, letter of credit, or similar security instrument in the amount of \$25,000 to pay for the cost of such removal in the event Verizon fails to comply with the removal requirements of the County. As the property owner, I shall be permitted to draw upon the bond, letter of credit or other similar security interest in the event the County enforces its removal rights and records a lien against the Property for the cost of such removal.

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

Signature of Property Owner(s):

Candi Lynne Pettibon  
Candi Lynne Pettibon

Dated: 6/15/09

PLEASE NOTARIZE

STATE OF CALIFORNIA

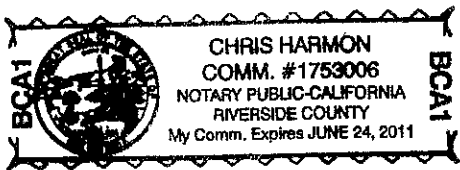
COUNTY OF RIVERSIDE

On this 15 day of June 2009, before me, Chris Harmon the undersigned Notary Public, personally appeared Candi Lynne Pettibon who 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 she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Chris Harmon



**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):

Proposal for a wireless telecommunications facility consisting of a 50' monopine to house and disguise (18) panel antennas, (1) 4' microwave and (2) GPS antennas. The associated equipment shelter will be a prefabricated aggregate enclosure measuring 11'6" x 16'.

Related cases filed in conjunction with this request:

None.

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?  
None

Estimated amount of cut = cubic yards: \_\_\_\_\_

Estimated amount of fill = cubic yards \_\_\_\_\_

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

Import N/A Export N/A Neither X

What is the anticipated source/destination of the import/export?  
N/A

**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. 24216** – Intent to Adopt a Mitigated Negative Declaration – Applicant: RealCom Associates – Engineer/Representative: Steve Bulkley - First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural:Rural Residential (R:RR) (5 Acres Minimum) – Location: Northerly of Winters Lane and westerly of Mockingbird Canyon Road, more specifically 17971 Mockingbird Canyon Road, Riverside, CA – 5 Gross Acres - Zoning: Residential Agricultural - 2 Acres Minimum (R-A-2) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with twelve (12) panel antennas located on three (3) sectors, and one (1) microwave antenna. The 840 square foot lease area surrounded by 6' high split-face block wall enclosure and landscaping will contain a 184 square foot equipment shelter, and two (2) GPS antennas. Two (2) live trees are also proposed to be planted in the project area. - APN: 273-280-010. (Quasi-judicial)

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.  
DATE OF HEARING: December 13, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto: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](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 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:  
COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
Attn: Damaris Abraham  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/28/2010,

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

APN (s) or case numbers PP 24216 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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.

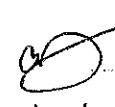
NAME: Vinnie Nguyen

TITLE GIS Analyst

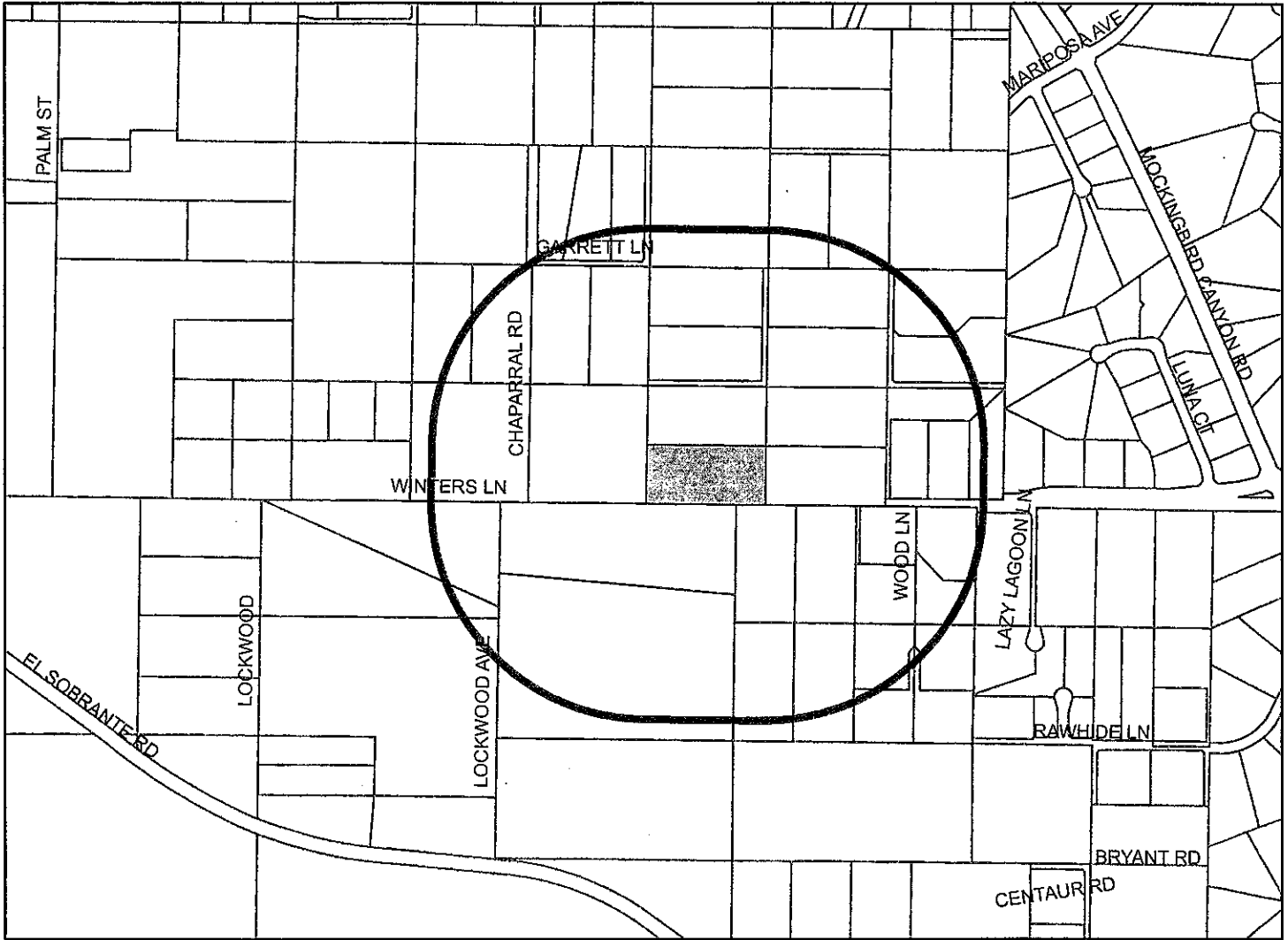
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

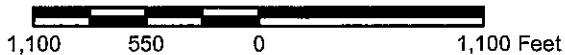
✓ 11/2/10   
EXPIRES 4/28/20

**1200 foot buffer**



**Selected Parcels**

273-260-017	273-280-010	285-260-008	285-260-014	285-260-013	285-260-015	285-260-011	273-280-030	285-060-003	273-280-012
273-280-002	273-280-029	285-260-010	273-280-001	285-260-035	273-280-021	285-260-017	273-260-015	273-260-010	285-060-015
285-260-006	285-260-032	273-270-005	273-270-006	273-280-032	273-280-031	273-260-016	273-260-012	285-060-002	285-060-001
285-260-012	285-260-009	273-260-018	273-270-004	285-260-016	273-280-026	273-280-011	285-260-031	273-280-020	273-280-019
285-060-016	273-280-022	273-280-027	273-280-004	273-280-028	273-260-014				



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: 273260017, ASMT: 273260017  
ANDREW W KILHAM, ETAL  
15590 GARRETT LN  
RIVERSIDE CA. 92503

APN: 273280029, ASMT: 273280029  
DALE G TANKE, ETAL  
15840 WINTERS LN  
RIVERSIDE CA. 92504

APN: 273280010, ASMT: 273280010  
CANDI LYNNE PETTIBON  
17971 MOCKINGBIRD CANYON RD  
RIVERSIDE CA. 92504

APN: 285260010, ASMT: 285260010  
DANNY R BULL, ETAL  
18215 WOOD LN  
PERRIS CA. 92570

APN: 285260008, ASMT: 285260008  
CARLOS M SAMAYOA, ETAL  
P O BOX 5652  
RIVERSIDE CA 92517

APN: 273280001, ASMT: 273280001  
DENNIS F BOCKMAN, ETAL  
17903 CORINNE WAY  
RIVERSIDE CA 92504

APN: 285260015, ASMT: 285260015  
CARMEN E MOTA  
10573 MORNING GLORY  
FOUNTAIN VALLEY CA 92708

APN: 285260035, ASMT: 285260035  
EDUARDO RAUL ESCUDERO, ETAL  
18021 MOCKINGBIRD CANYON RD  
RIVERSIDE CA. 92504

APN: 285260011, ASMT: 285260011  
CHARLES NELSON, ETAL  
18210 WOOD LN  
RIVERSIDE CA. 92504

APN: 273280021, ASMT: 273280021  
GARY BURKLUND, ETAL  
15982 WINTERS LN  
RIVERSIDE CA. 92504

APN: 273280030, ASMT: 273280030  
CHARLOTTE L JOSEPH  
15810 WINTERS LN  
RIVERSIDE CA. 92504

APN: 285260017, ASMT: 285260017  
GENE AUTRY, ETAL  
15727 WINTERS LN  
RIVERSIDE CA. 92504

APN: 273280002, ASMT: 273280002  
CHING KUO CARL HSIAO  
19057 COLIMA RD  
ROWLAND HEIGHTS CA 91748

APN: 273260015, ASMT: 273260015  
GEORGE F HOANZL, ETAL  
16090 RAWHIDE LN  
RIVERSIDE CA 92504

APN: 273260010, ASMT: 273260010  
HAVADJIA HOLDINGS INC  
3800 ORANGE ST STE 250  
RIVERSIDE CA 92501

APN: 273260012, ASMT: 273260012  
JOE GONZALEZ  
15027 LINKING LN  
VICTORVILLE CA 92394

APN: 285060015, ASMT: 285060015  
HEIN HETTINGA, ETAL  
P O BOX 51630  
IRVINE CA 92619

APN: 285060001, ASMT: 285060001  
JOHN S GOULD, ETAL  
C/O RODNEY G BUNKE  
15020 EL SOBRANTE RD  
RIVERSIDE CA. 92503

APN: 285260032, ASMT: 285260032  
IVEN GRANT SCHUYLER, ETAL  
15667 WINTERS LN  
RIVERSIDE CA 92504

APN: 285260012, ASMT: 285260012  
LORENZO MOTA, ETAL  
5202 HEDDA ST  
LAKEWOOD CA 90712

APN: 273270005, ASMT: 273270005  
JAMES AUGUSTINE DESILVA, ETAL  
PMB 220  
2995 VAN BUREN BLV NO A13  
RIVERSIDE CA 92503

APN: 285260009, ASMT: 285260009  
MARK R LEE, ETAL  
18195 WOOD LN  
RIVERSIDE CA. 92504

APN: 273270006, ASMT: 273270006  
JAMES AUGUSTINE DESILVA, ETAL  
PMB 220  
2995 VAN BUREN BLV A13  
RIVERSIDE CA 92503

APN: 273260018, ASMT: 273260018  
MATTHEW JOSEPH BLUA, ETAL  
15610 GARRETT LN  
RIVERSIDE CA 92053

APN: 273280031, ASMT: 273280031  
JAMES B RANSOM  
17668 GLEN HOLLOW WAY  
RIVERSIDE CA 92504

APN: 273270004, ASMT: 273270004  
MICHAEL V ARROYO, ETAL  
1258 MOHAVE DR  
COLTON CA 92324

APN: 273260016, ASMT: 273260016  
JEFFERY RICHARD, ETAL  
15550 GARRETT LN  
RIVERSIDE CA. 92503

APN: 285260016, ASMT: 285260016  
PAUL BLECKER, ETAL  
15715 WINTERS LN  
RIVERSIDE CA. 92504



APN: 273280026, ASMT: 273280026  
PAULINE D MEDRANO, ETAL  
15750 WINTERS LN  
RIVERSIDE CA. 92504

APN: 273280027, ASMT: 273280027  
TOMMY MEDRANO, ETAL  
15730 WINTERS LN  
RIVERSIDE CA. 92504

APN: 273280011, ASMT: 273280011  
RICHARD A DANDURAN  
15650 WINTERS LN  
RIVERSIDE CA. 92504

APN: 273280028, ASMT: 273280028  
VINCENT JAMES BERNARD, ETAL  
15870 WINTERS LN  
RIVERSIDE CA. 92504

APN: 285260031, ASMT: 285260031  
ROBERT KLOCKI, ETAL  
15661 WINTERS LN  
RIVERSIDE CA. 92504

APN: 273260014, ASMT: 273260014  
ZONE M HOBSON  
17561 MOCKINGBIRD CANYON RD  
RIVERSIDE CA. 92504

APN: 273280020, ASMT: 273280020  
SAKYAMUNI BUDDHIST MEDITATION ASSN  
15950 WINTERS LN  
RIVERSIDE CA. 92504

APN: 273280019, ASMT: 273280019  
SAKYAMUNI BUDDHIST MEDITATION ASSN  
SMAE  
15910 WINTERS LN  
RIVERSIDE CA. 92504

APN: 285060016, ASMT: 285060016  
SU T MAI, ETAL  
10092 CHAPMAN AVE NO 1  
GARDEN GROVE CA 92640

APN: 273280022, ASMT: 273280022  
THOMAS O MANNEN, ETAL  
15890 WINTERS LN  
RIVERSIDE CA. 92504



ATTN: Planning Director  
Planning Department, City of Riverside  
3900 Main St., 3rd floor  
Riverside, CA 92522

Riverside Unified School District  
3380 14th St.  
P.O. Box 2800  
Riverside, CA 92516

Applicant:  
Realcom Associates  
27201 Puerta Real Ste. 240  
Mission Viejo, CA 92691

Eng-Rep:  
Steve Bulkley  
250 E. Rincon St. Ste. 106  
Corona, CA 92504

Owner:  
Candi Lynne Pettibon  
17971 Mockingbird Canyon Rd.  
Riverside, CA 92504



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
*Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 24216

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: Project Planner Date: October 28, 2010

Applicant/Project Sponsor: RealCom Associates Date Submitted: August 18, 2009

**ADOPTED BY:** Planning Director

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

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

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

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

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

Please charge deposit fee case#: ZEA42249 ZCFG05606 \$2,074.25

**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0916597

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: REALCOM ASSOCIATES \$64.00  
paid by: CK 1275  
paid towards: CFG05606 CALIF FISH & GAME: DOC FEE  
EA42249  
at parcel #: 17971 MOCKINGBIRD CANYON RD RIV  
appl type: CFG3

By \_\_\_\_\_ Dec 08, 2009 12:11  
SBROSTRO posting date Dec 08, 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](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

N\* REPRINTED \* R1012122

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: REALCOM ASSOCIATES \$2,010.25  
paid by: CK 2309  
EA42249  
paid towards: CFG05606 CALIF FISH & GAME: DOC FEE  
at parcel: 17971 MOCKINGBIRD CANYON RD RIV  
appl type: CFG3

By \_\_\_\_\_ Nov 08, 2010 15:48  
MGARDNER posting date Nov 08, 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.: 1.3  
Area Plan: Lake Mathews/Woodcrest  
Zoning District: Cajalco  
Supervisory District: First  
Project Planner: Damaris Abraham  
Planning Commission: January 5, 2011

Plot Plan No. 24431  
Variance No. 1874  
E.A. Number: 42274  
Applicant: T-Mobile West  
Engineer/Representative: Barbara Saito

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

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area.

The variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

The project is located in the Lake Mathews/Woodcrest Area Plan, more specifically northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Sunset Knoll Drive.

### RECOMMENDATION:

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

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42274**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVED VARIANCE NO. 1874, based upon the findings and conclusions incorporated in the staff report; and,

APPROVED PLOT PLAN NO. 24431, 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\PP24431\DH-PC-BOS Hearings\DH-PC\12.13.10 DHVPC Cell Tower Receive and File Staff Report.PP24431.docx

Date Revised: 12/13/10

W

**Agenda Item No.: 4.5**  
**Area Plan: Lake Mathews/Woodcrest**  
**Zoning District: Cajalco**  
**Supervisorial District: First**  
**Project Planner: Damaris Abraham**  
**Directors Hearing: December 13, 2010**

**Plot Plan No. 24431**  
**Variance No. 1874**  
**EA Number: 42274**  
**Applicant: T-Mobile West**  
**Engineer/Representative: Barbara Saito**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT**

The following items have been revised as a result of the December 13, 2010 Director's Hearing:

1. The following conditions of approval have been updated:
  10. EVERY.3 DEFINITIONS
  80. PLANNING.5 LC SPECIMEN TREES REQUIRE
2. The following condition of approval has been deleted:
  80. PLANNING.7 LC SPECIMEN TREES REQUIRE
3. The following conditions of approval have been added to the project:
  10. PLANNING.22 MAINTAIN ANT SOCKS/BRANC
  80. PLANNING.8 BRANCH HT/ANTENNA SOCKS
  90. PLANNING.12 SITE INSPECTION

Agenda Item No.: 4.5  
Area Plan: Lake Mathews/Woodcrest  
Zoning District: Cajalco  
Supervisory District: First  
Project Planner: Damaris Abraham  
Director's Hearing: December 13, 2010

Plot Plan No. 24431  
Variance No. 1874  
EA Number: 42274  
Applicant: T-Mobile West  
Engineer/Representative: Barbara Saito

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area.

The variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

The project is located in the Lake Mathews/Woodcrest Area Plan, more specifically northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Sunset Knoll Drive.

### FURTHER PLANNING CONSIDERATIONS:

The project was continued off calendar from the August 9, 2010 Director's Hearing due to an advertising error.

### 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, east, and west |
| 3. Existing Zoning:                   | Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2)   |
| 4. Surrounding Zoning:                | Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west                         |
| 5. Existing Land Use:                 | Water tank   |
| 6. Surrounding Land Use:              | Single family residences to the north, south, east and west  |
| 7. Project Data:                      | Total Acreage: 3.2 Acres<br>Lease Area: 860 Square Feet  |
| 8. Environmental Concerns:            | See Attached Environmental Assessment  |



**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42274**, 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 **VARIANCE NO. 1874**, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **PLOT PLAN NO. 24431**, 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 Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) 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, a wireless telecommunication facility disguised as a 55 foot high pine tree, 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, east, and west.
4. The zoning for the subject site is Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2).

5. The proposed use, a wireless telecommunication facility disguised as a 55 foot high pine tree, is consistent with the development standards set forth in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
6. The proposed use, a wireless telecommunication facility disguised as a 55 foot high pine tree is a permitted use, subject to approval of a plot plan and a variance in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
7. Ordinance 348 section 18.27 (a) states that variances may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of Ordinance 348 deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. The current placement and height of the facility is most viable due to the topography and the location of the project site. The proposed project is located in an area that has unique characteristics of rolling hills which create a coverage gap within certain areas. The site is very hilly and the streets wind throughout the area. A forty-one foot tall water tank reservoir is located on the property along with a steep slope to the east and a tree row to the south. In addition, there exists a 5 feet gradient difference between the perimeter road way and the project's location. Adhering to the maximum height allowed by the zone will prevent the wireless facility from reaching the minimum coverage needed for the area and will deprive the applicant of the subject application the coverage that other properties in the vicinity will normally enjoy.
8. The project site is surrounded by properties which are zoned Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west.
9. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 42274 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 the following letters have been received:
  - a. Letter in opposition from Sharon Stanke, dated August 6, 2010.
  - b. Letter in opposition from Thomas and Noel Roush, dated August 2, 2010.
2. The project site is not located within:
  - a. A Flood Zone.
  - b. A Fault Zone
  - c. A High Fire area.
  - d. An Airport Influence Area.
  - e. A County Service Area.
  - f. A Subsidence Area.

- g. A Liquefaction Area.
3. The project site is located within:
    - a. The City of Riverside Sphere of Influence.
    - b. The Stephens Kangaroo Rat Fee Area.
    - c. The Boundaries of the Riverside Unified School District.
  4. The subject site is currently designated as Assessor's Parcel Number 285-440-022.
  5. This project was filed with the Planning Department on 02/2/2010.
  6. This project was reviewed by the Land Development Committee one time on the following date 03/04/10
  7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$11,629.18.

DA:da

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Date Prepared: 04/28/10

Date Revised: 10/13/10

Agenda Item No.: 3.1  
Area Plan: Lake Mathews/Woodcrest  
Zoning District: Cajalco  
Supervisorial District: First  
Project Planner: Damaris Abraham  
Director's Hearing: August 9, 2010

Plot Plan No. 24431  
EA Number: 42274  
Applicant: T-Mobile West  
Engineer/Representative: Barbara Saito

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 50' high pine tree (55' with foliage) with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area.

The project is located in the Lake Mathews/Woodcrest Area Plan, northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Alder Street, more specifically 18727 Pinecone Lane, Riverside, CA.

### 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, east, and west |
| 3. Existing Zoning:                   | Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2)   |
| 4. Surrounding Zoning:                | Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west                         |
| 5. Existing Land Use:                 | Water tank   |
| 6. Surrounding Land Use:              | Single family residences to the north, south, east and west  |
| 7. Project Data:                      | Total Acreage: 3.2 Acres<br>Lease Area: 860 Square Feet  |
| 8. Environmental Concerns:            | See Attached Environmental Assessment  |

### RECOMMENDATIONS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42274**, 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. 24431**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

W

**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 Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) 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.

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6. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree (55' with foliage), is consistent with the development standards set forth in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
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8. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 42274 identified the following potentially significant impacts:

a) Aesthetics

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Flood Zone.
  - b. A Fault Zone
  - c. A High Fire area.
  - d. An Airport Influence Area.
  - e. A County Service Area.
  - f. A Subsidence Area.
  - g. A Liquefaction Area.
3. The project site is located within:
  - a. The City of Riverside Sphere of Influence.
  - b. The Stephens Kangaroo Rat Fee Area.
  - c. The Boundaries of the Riverside Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 285-440-022.
5. This project was filed with the Planning Department on 02/2/2010.
6. This project was reviewed by the Land Development Committee one time on the following date 03/04/10
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$11,629.18.

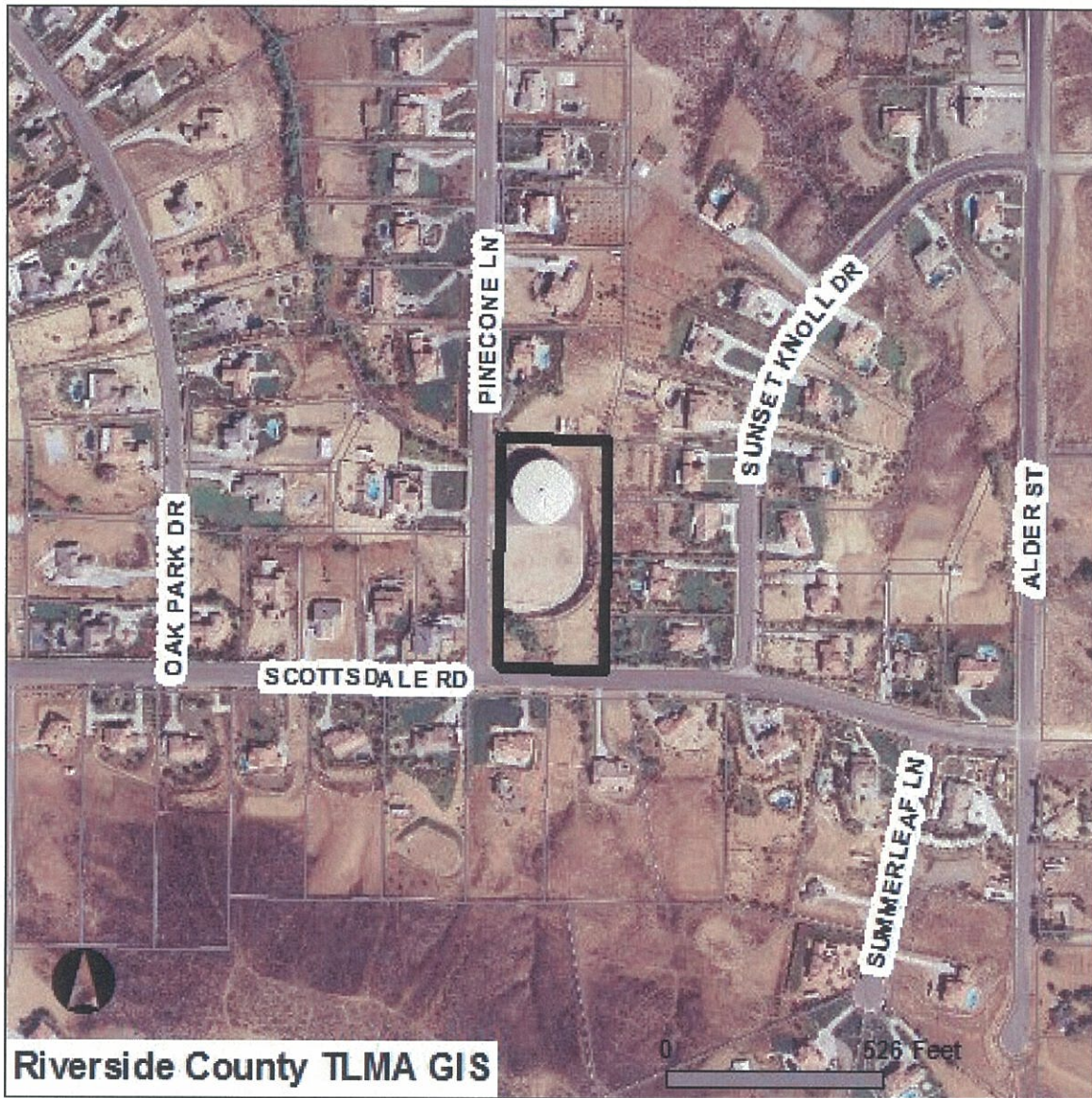
DA:da

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Date Prepared: 04/28/10

Date Revised: 6/23/10

RIVERSIDE COUNTY GIS



Riverside County TLMA GIS

Selected parcel(s):  
285-440-022

LEGEND

SELECTED PARCEL  
 CITY

INTERSTATES

HIGHWAYS

PARCELS

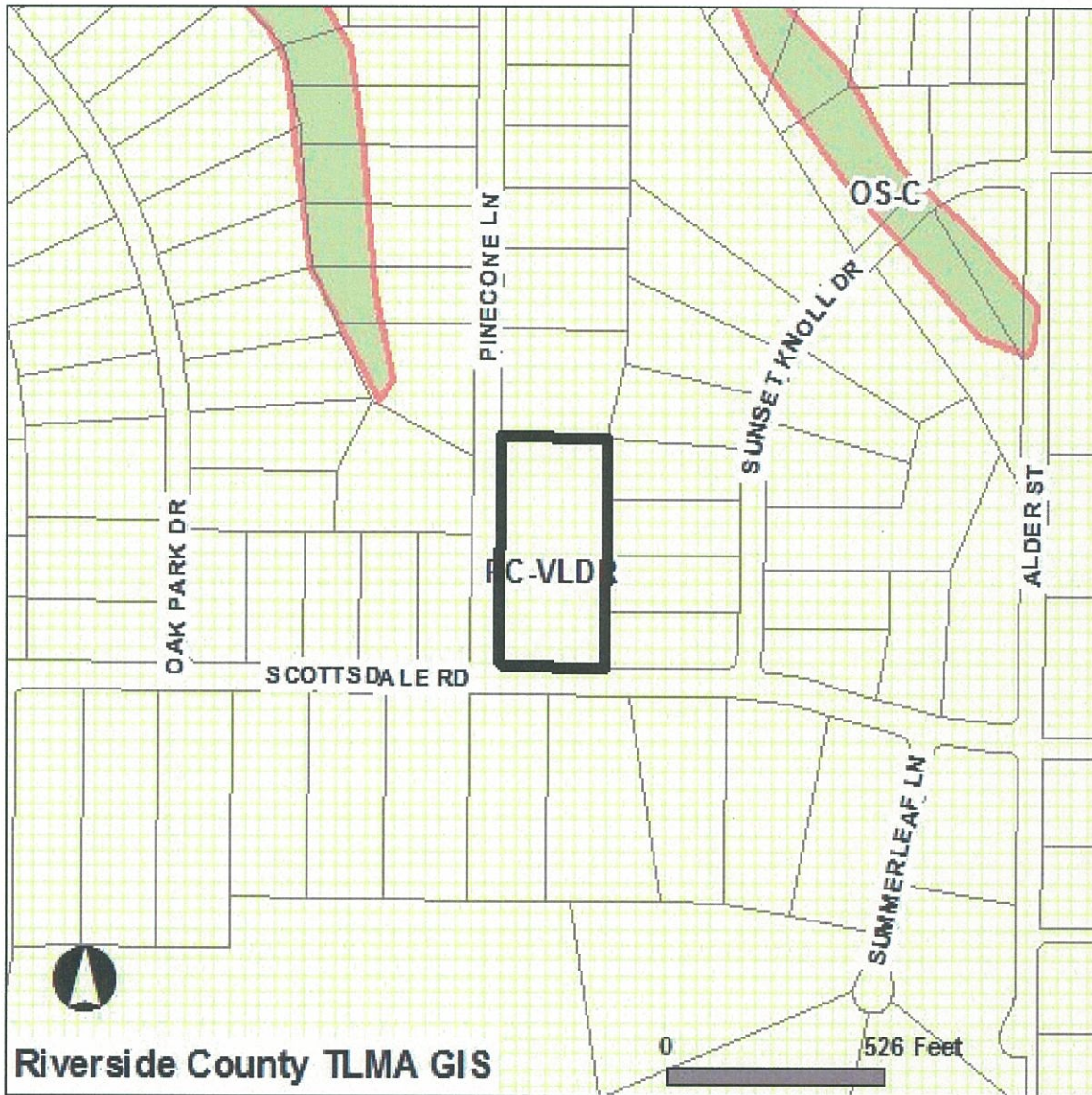
**\*IMPORTANT\***

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

REPORT PRINTED ON...Thu Apr 29 11:32:36 2010



RIVERSIDE COUNTY GIS



Selected parcel(s):  
285-440-022

LAND USE

SELECTED PARCEL

INTERSTATES

HIGHWAYS

CITY

PARCELS

OS-C - CONSERVATION

RC-VLDR - RURAL  
COMMUNITY - VERY LOW  
DENSITY RESIDENTIAL

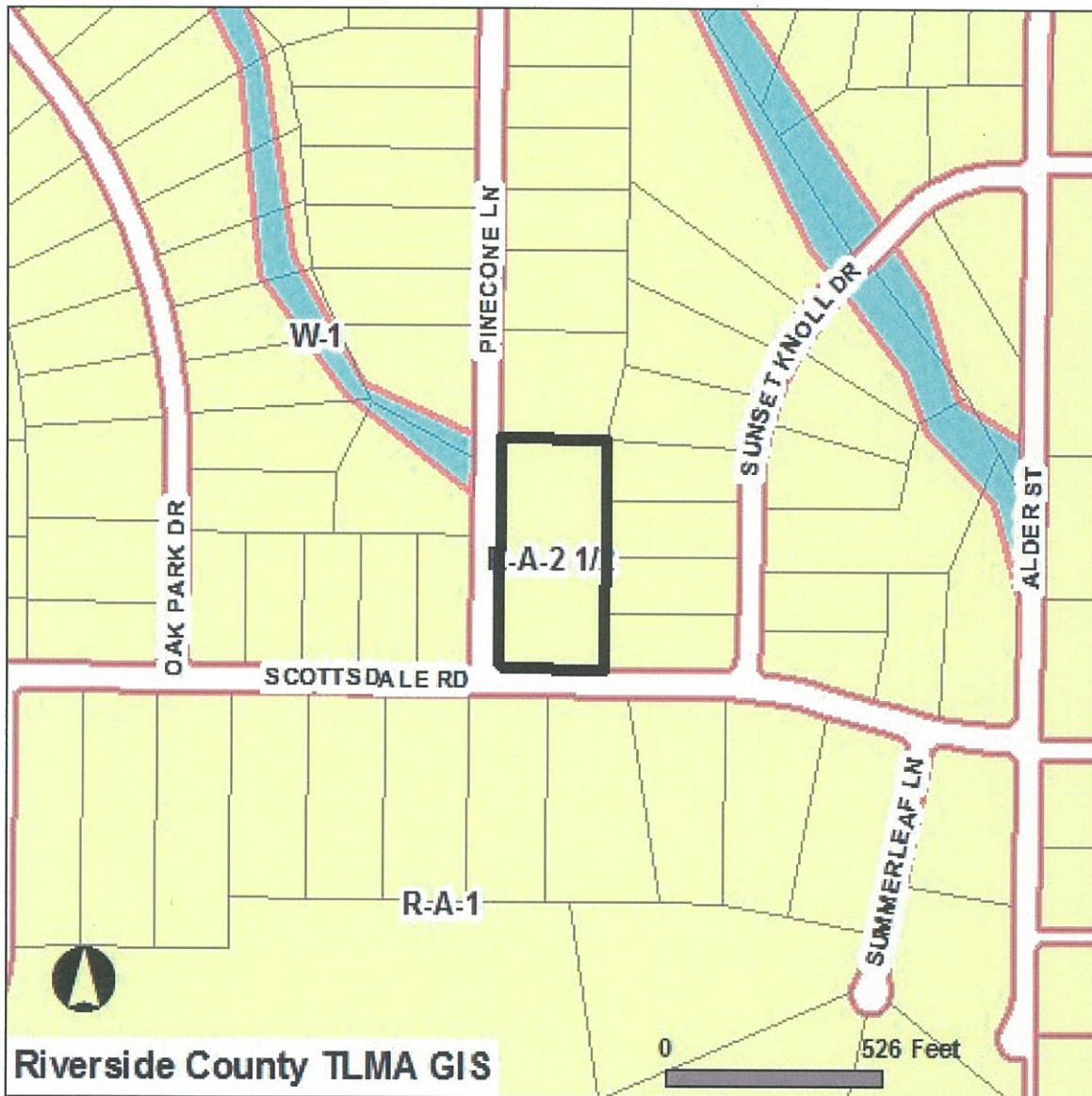
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REPORT PRINTED ON...Thu Apr 29 11:23:19 2010



RIVERSIDE COUNTY GIS



Selected parcel(s):  
285-440-022

ZONING

- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- ZONING BOUNDARY
- N HIGHWAYS
- R-A-1, R-A-2 1/2
- CITY
- W-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 Apr 29 11:23:55 2010





IE24889A - ROOSEVELT

8727 PINECONE LANE RIVERSIDE, CA 92504

**AVILA INC**

VIEW FROM ROW

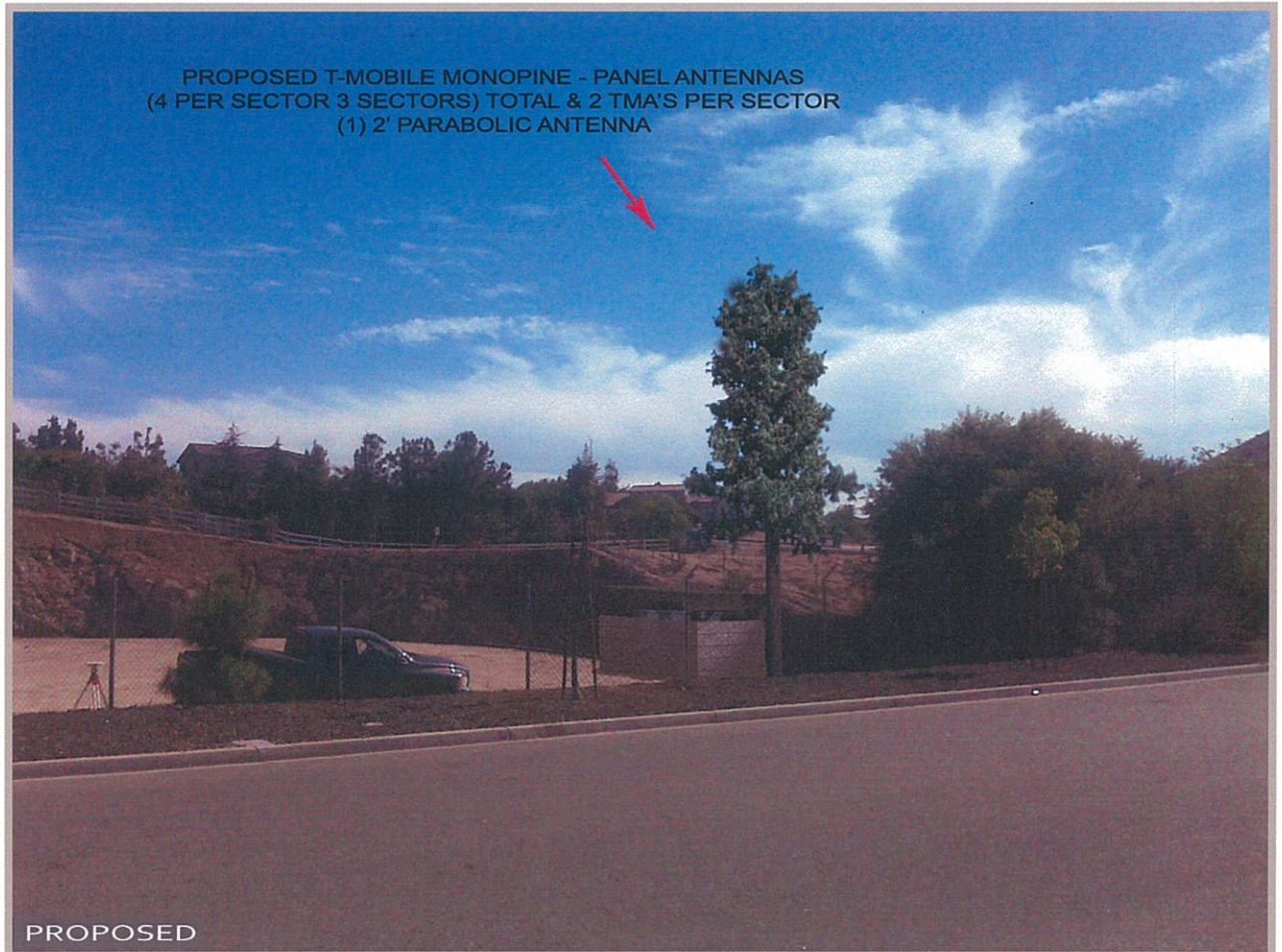


Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.





IE24889A - ROOSEVELT

8727 PINECONE LANE RIVERSIDE, CA 92502

AVILA INC

VIEW FROM WEST ON SCOTTSDALE

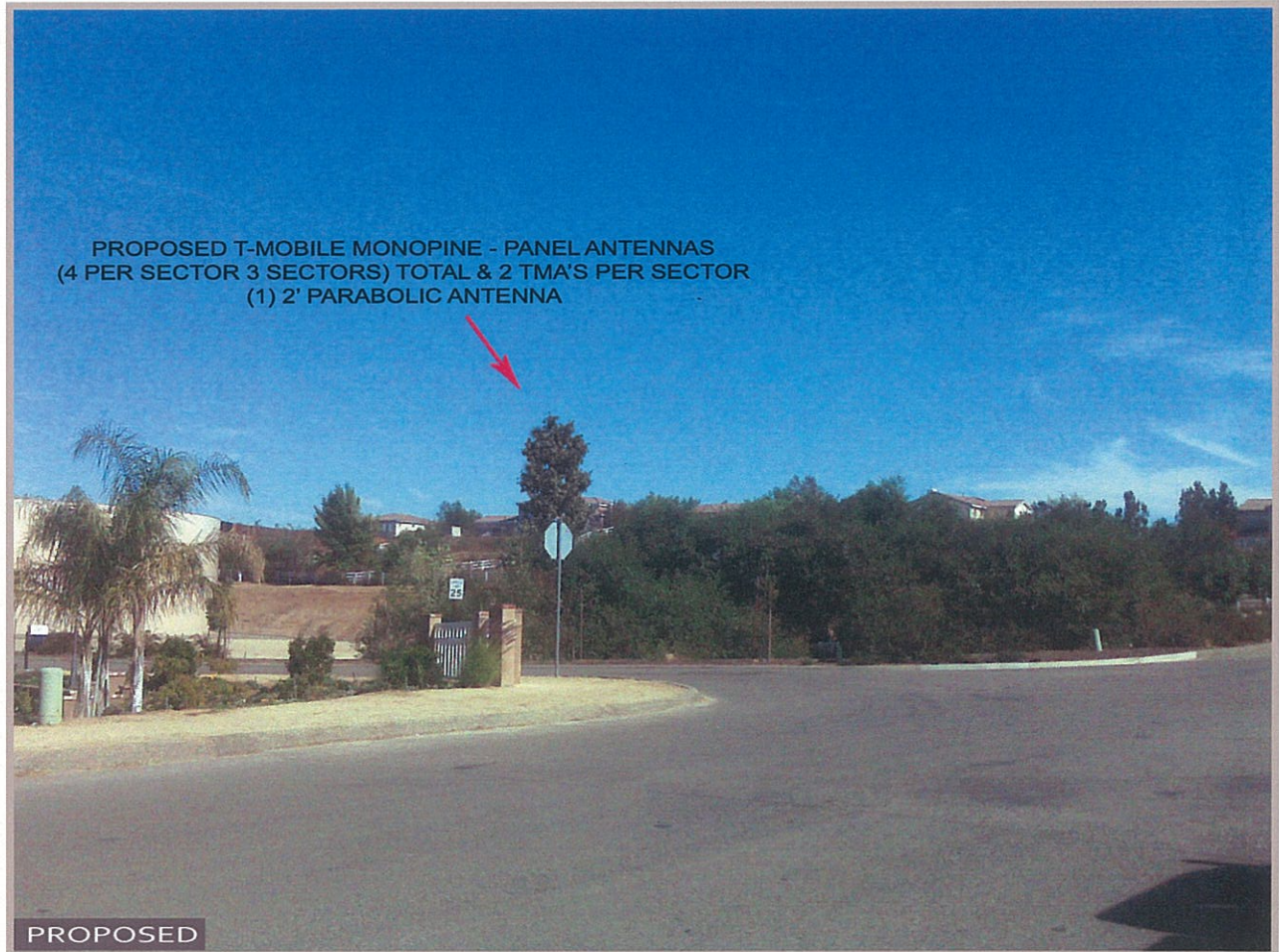


Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.





IE24889A - ROOSEVELT

18727 PINECONE LANE RIVERSIDE, CA 92504

AVILA INC

VIEW FROM EAST ON SCOTTSDALE

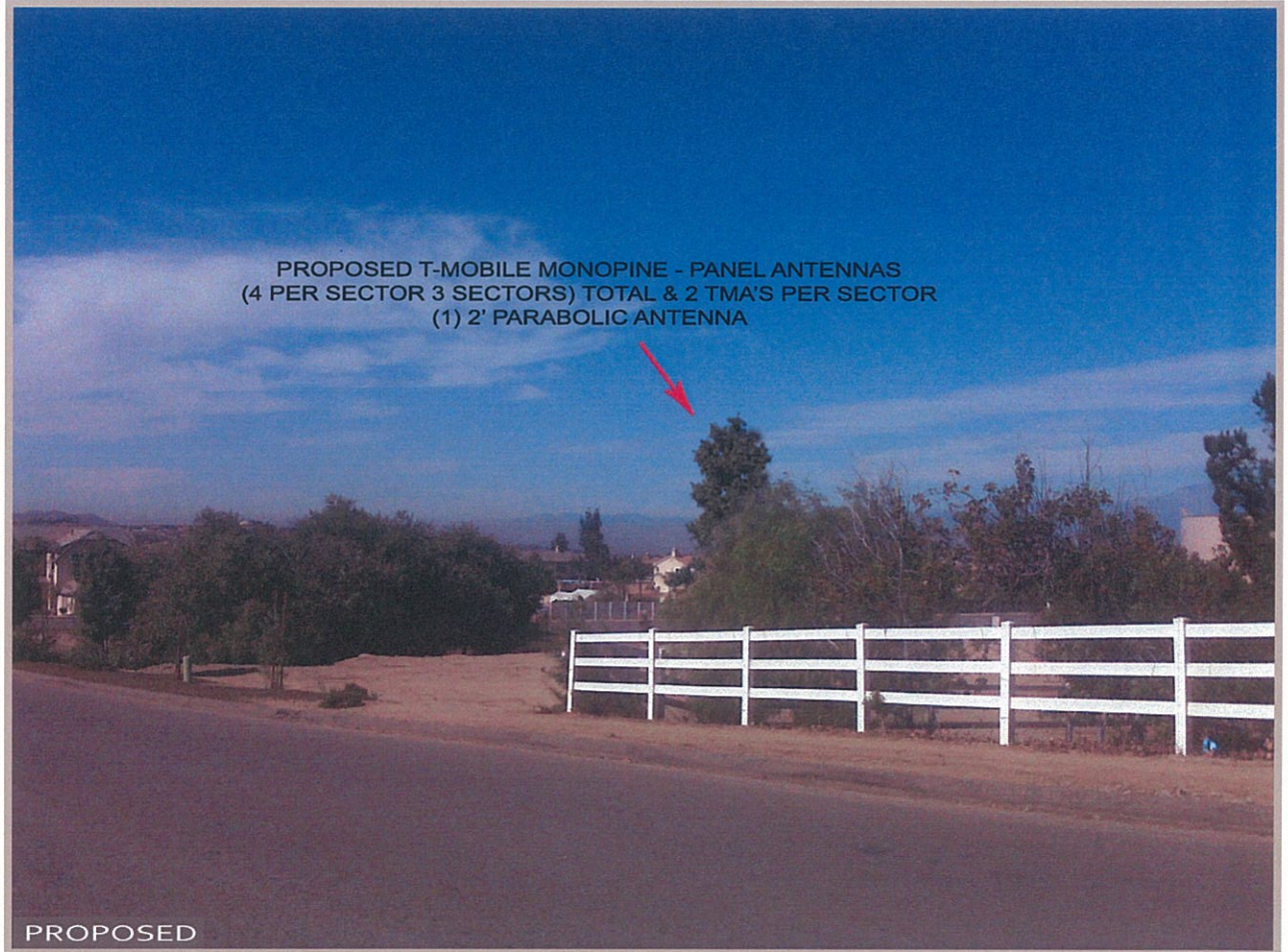


Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.

# T-Mobile

**T-Mobile**  
Stick Together

3257 E. QUAST RD., SUITE 200  
ONTARIO, CA 91761

PLANS PREPARED BY:

**CDG**  
CONNELL DESIGN GROUP, LLC  
CONSULTING ENGINEERS  
4885 MACARTHUR BLVD., SUITE 400, NEWPORT BEACH, CA 92660  
(949) 733-8887 OFFICE • (949) 733-8833 FAX  
CDG#: 09-6817

CONSULTING GROUP:

**AVILA INC.**  
6254 Avila Rd.  
Yucca Valley, CA 92284  
(760) 228-1556

**SITE NUMBER: IE24889A**  
**SITE NAME: ROOSEVELT WT**  
**SITE TYPE: RAWLAND**

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

**PROJECT SUMMARY:**

**SITE ADDRESS:**  
PINECONE LANE  
RIVERSIDE, CA 92504

**PROPERTY OWNER:**  
WESTERN MUNICIPAL WATER DISTRICT  
450 ALEJANDRO BLVD.  
RIVERSIDE, CA 92508  
PHONE: (951) 789-5000

**APPLICANT:**  
T-MOBILE WEST CORPORATION  
3257 E. QUAST RD., SUITE 200  
ONTARIO, CA 91761  
PHONE:  
T-MOBILE REPRESENTATIVES:  
ZONING MANAGER: LINDA PAUL  
CONSTRUCTION INSPECTOR: DENIS DEBARCO  
DEVELOPMENT MANAGER: JENNIFER CARNEY (909) 351-7344

**PROJECT DESCRIPTION:**  
INSTALLATION OF A CMU EQUIPMENT ENCLOSURE WITH TRELLIS COVER AND EQUIPMENT CABINETS.  
INSTALLATION OF A 55'-0" TALL MONOPINE WITH ANTENNAS AND ONE GPS ANTENNA AT EQUIPMENT AREA.  
COAX RUNS FROM EQUIPMENT TO ANTENNAS  
200A ELECTRICAL & TELCO SERVICE TO EQUIPMENT

**BUILDING SUMMARY:**  
OCCUPANCY CLASSIFICATION: B (TELEPHONE EXCHANGE)  
TYPE OF CONSTRUCTION: V-3  
ZONING: R-A-2 1/2 RESIDENTIAL  
TOTAL LEASE AREA: 860 SQ FT  
ASSESSORS PARCEL NUMBER: 285-440-022

**SHEET INDEX:**

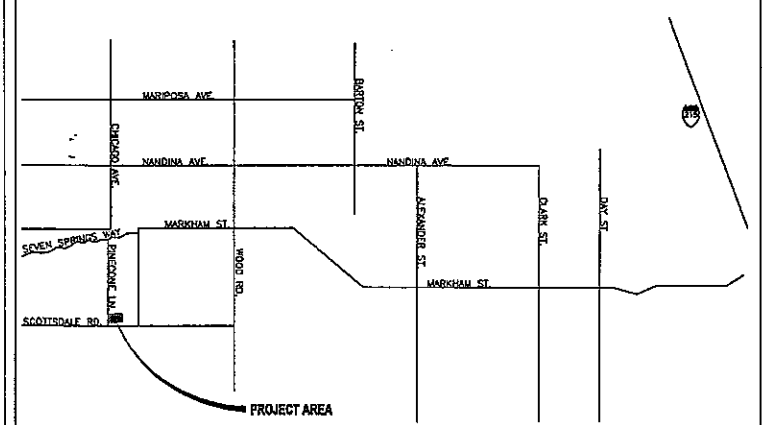
**SHEET NUMBER: DESCRIPTION:**

T-1 TITLE SHEET

LS-1 TOPOGRAPHIC SURVEY  
LS-2 TOPOGRAPHIC SURVEY  
A-1 SITE PLAN  
A-2 ENLARGED SITE PLAN  
A-3 ARCHITECTURAL ELEVATIONS  
A-4 ARCHITECTURAL ELEVATIONS

L-1 IRIGATION PLAN AND NOTES  
L-2 LANDSCAPE DETAILS  
L-3 PLANTING PLAN AND NOTES

**VICINITY MAP:**



NO.	DATE	DESCRIPTION	BY
1	11/11/09	90% ZD'S	ESK
2	11/18/09	100% ZD'S	ESK
3	03/31/10	ADD LANDSCAPE	JPC
4	04/29/10	UPDATE MONOPINE HEIGHT	JPC
5	06/16/10	100% ZD'S	JPC
6	08/02/10	100% ZD'S	JPC

**SITE INFORMATION:**  
**ROOSEVELT WT**  
**IE24889A**  
APN: 285-440-022  
INTERSECTION OF PINECONE LANE AND SCOTTSDALE ROAD  
RIVERSIDE, CA 92504

**CONSULTING TEAM:**

**SAC/ZONING/PERMITTING:**  
AVILA INC.  
6254 AVILA ROAD  
YUCCA VALLEY, CA 92284  
CONTACT: JOE SPIELER  
PHONE: (909) 609-5229  
EMAIL: jsapieler@avila.net

**ARCHITECTURAL & ENGINEERING:**  
CDG-CONNELL DESIGN GROUP, L.L.C.  
4685 MACARTHUR COURT, STE 400  
NEWPORT BEACH, CA 92660  
CONTACT: CHAU TANG  
PHONE: (949) 306-4650

**SURVEY:**  
FLOYD SURVEYING, INC.  
2533 WESON WHEEL RD.  
MORIC, CA 92860  
(951) 739-7949 phone/fax  
(951) 879-2091 cell  
Office (951) 739-7949  
Fax (951) 739-7949  
Mobile: (315) 879-2091  
email: dfloyd@floydsurveying.com

**ELECTRICAL ENGINEER:**  
CDG-CONNELL DESIGN GROUP, L.L.C.  
4685 MACARTHUR COURT, STE 400  
NEWPORT BEACH, CA 92660  
CONTACT: CHAU TANG  
PHONE: (949) 306-4611

**POWER UTILITY CONTACT INFO:**  
SCE  
JERRY CHAMBERLAIN  
SCE IUS GROUP 1st FLOOR  
2885 FOOTHILL BLVD.  
RUALTO, CA 92378  
(909) 820-5881

**TELCO UTILITY CONTACT INFO:**  
VERIZON  
MR. OSCAR ESCOBAR  
ENGINEER PLANNER  
1400 E. PHILIPS BLVD.  
POMONA, CA 91766  
(909) 459-5340

**APPROVALS:**

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

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
PRECDN. MGR			
DEVELOP. MGR			
CONST. MGR			
A&E MGR			
ZONING MGR			
RF ENGINEER			
OPERATIONS			
SAC REP.			
UTILITIES			

SECTOR	AZIMUTH	CENTERLINE	# OF ANTENNAS	ANTENNA MODEL #	# OF COAX LINES	COAX DIAMETER	COAX LENGTH
A	330°	47'-10"	4	TM80X-8516-R2M	8	7/8"	100' ±
B	0°	47'-10"	4	TM80X-8516-R2M	8	7/8"	100' ±
C	250°	47'-10"	4	TM80X-8516-R2M	8	7/8"	100' ±
N/A	N/A	N/A	1	GPS	1	1/2"	100' ±

NOTE: AZIMUTHS ARE FOR REFERENCE ONLY

**DIRECTIONS FROM T-MOBILE ONTARIO OFFICE:**  
Start out going NORTHWEST on E QUAST RD toward E CENTRELAKE DR. Turn RIGHT onto E CENTRELAKE DR. Turn LEFT onto E QUAST RD. Turn LEFT onto W HAVEN AVE. Merge onto I-10 E. Merge onto I-15 S toward SAN DIEGO. Merge onto CA-60 E toward RIVERSIDE. Take the exit toward VAN BUREN BLVD/ETWANDA AVE. Turn RIGHT onto MISSION BLVD. MISSION BLVD becomes VAN BUREN BLVD. Turn RIGHT onto MCKINSTRAD CANYON RD. Turn LEFT onto HARLEY JOHN RD. Turn RIGHT to stay on HARLEY JOHN RD. Turn LEFT onto SCOTTSDALE RD. Turn LEFT onto PINECONE LN. 18722 PINECONE LN is on the LEFT.

THOMAS GUIDE (2004)  
REGION: RIVERSIDE  
PAGE: 378  
GRID #: 81

**BUILDING CODE:** CALIFORNIA BUILDING CODE 2007  
**APPLICABLE CODES**  
ALL WORK IS TO COMPLY WITH THE 2007 CALIFORNIA BUILDING CODE (CBC)  
TA/DA-222-1996-F LIFE SAFETY CODE NFPA-101, 607 COMMERCIAL BUILDING GROUNDS AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS  
AISC - CONSTRUCTION MANUAL, 8TH EDITION OR LATER.

**SHEET TITLE:**  
**TITLE SHEET**

**SHEET NUMBER:**  
**T-1**



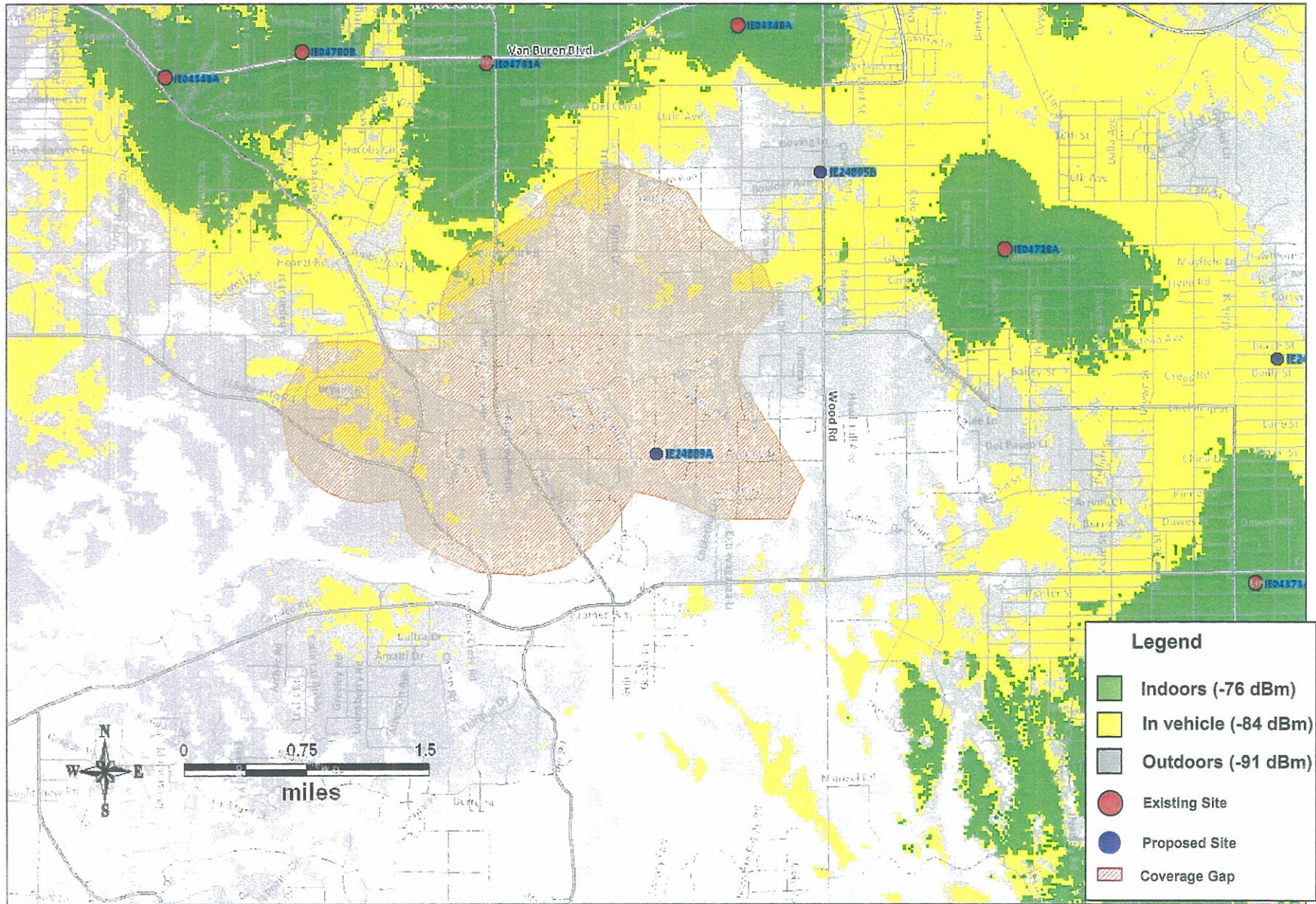
## Coverage Improvement Comparison Table

<b>Overall Coverage Improvement comparison</b>		
<b>Coverage Gap</b>	4.82	sq miles
Coverage Gap Improvement from	Area (sq miles)	% Improvement on the Coverage Gap (Overall)
Primary Site @ 50' TOA	4.28	89%
Primary Site @ 45' TOA	3.55	74%
	~	15%
*Losing approximately 15% of coverage improvement if the height is reduced by 5' due to the blocking caused by the Water tank		
<b>Indoor only Coverage Improvement comparison</b>		
<b>Coverage Gap</b>	4.82	sq miles
Coverage Gap Improvement from	Area (sq miles)	% Improvement on the Coverage Gap (Indoor only)
Primary Site @ 50' TOA	2.8	58%
Primary Site @ 45' TOA	1.5	31%
	~	27%
*Losing approximately 27% of coverage improvement if the height is reduced by 5' due to the blocking caused by the Water tank		



# Predicted Coverage w/o the Proposed Site

T-Mobile Site IE24889A



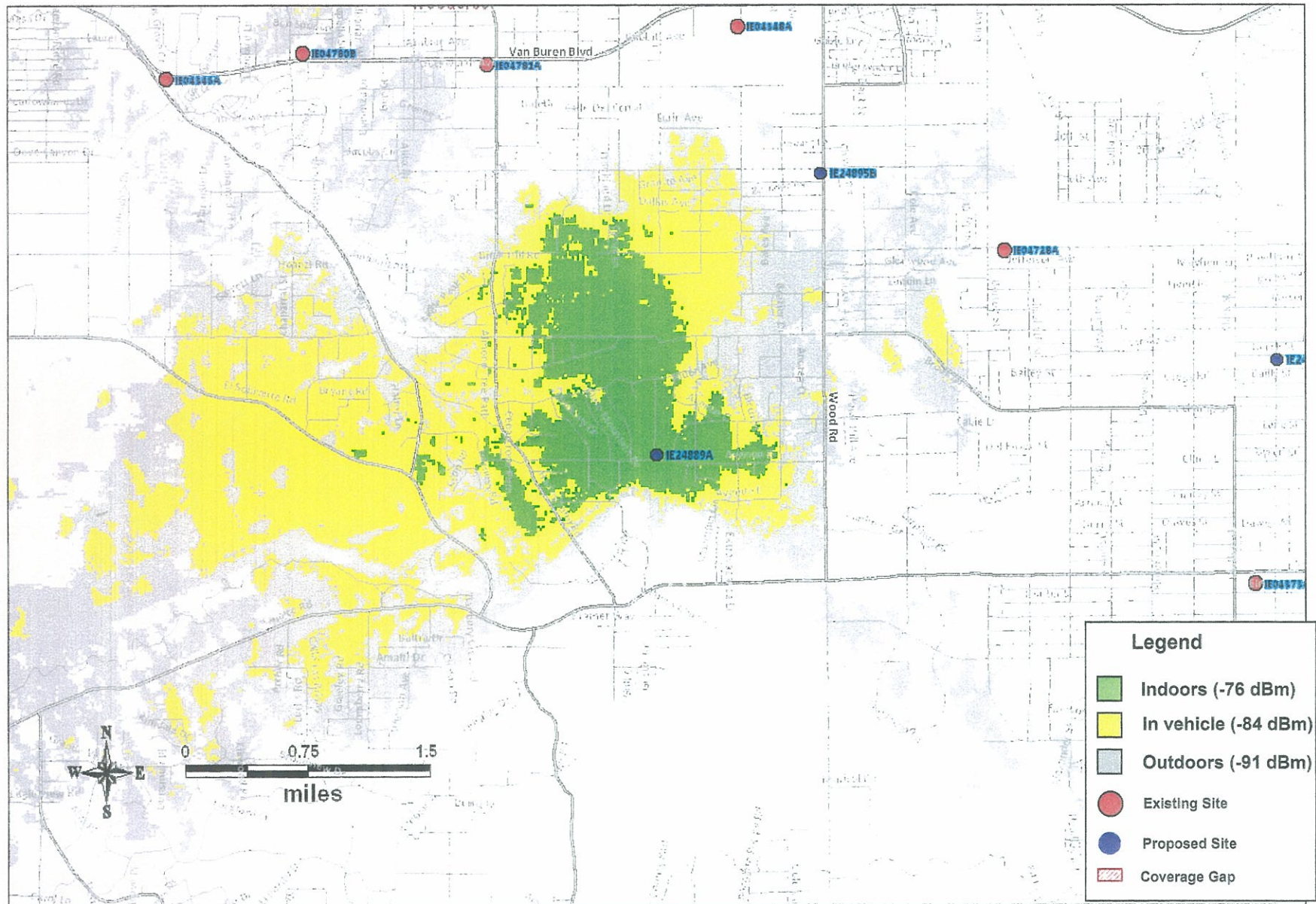
**T-Mobile** stick together™

Confidential and Proprietary information of T-Mobile USA



# Predicted Coverage with the Proposed Site Only @ 45' TOA

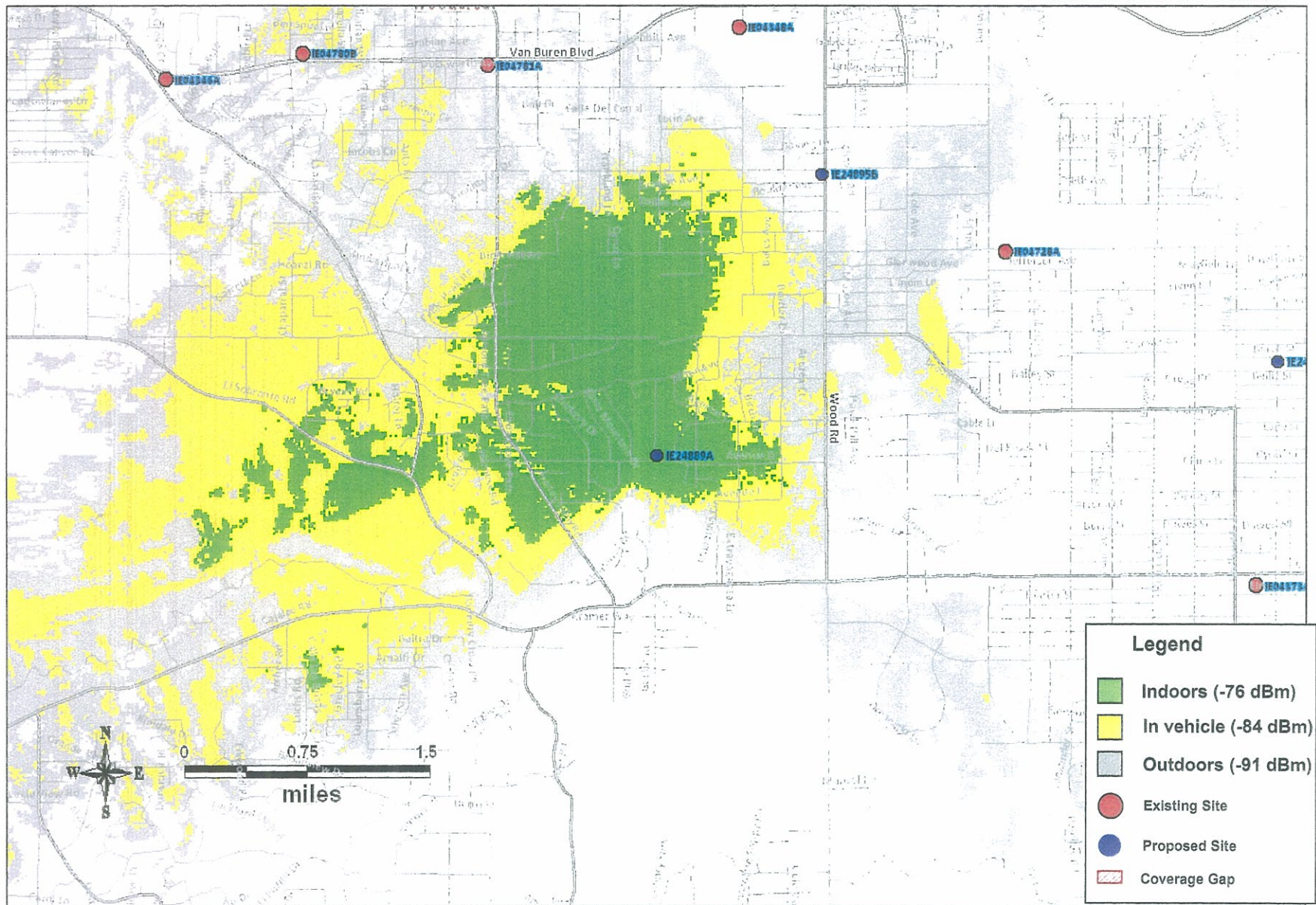
## T-Mobile Site IE24889A





# Predicted Coverage with the Proposed Site Only @ 50' TOA

## T-Mobile Site IE24889A



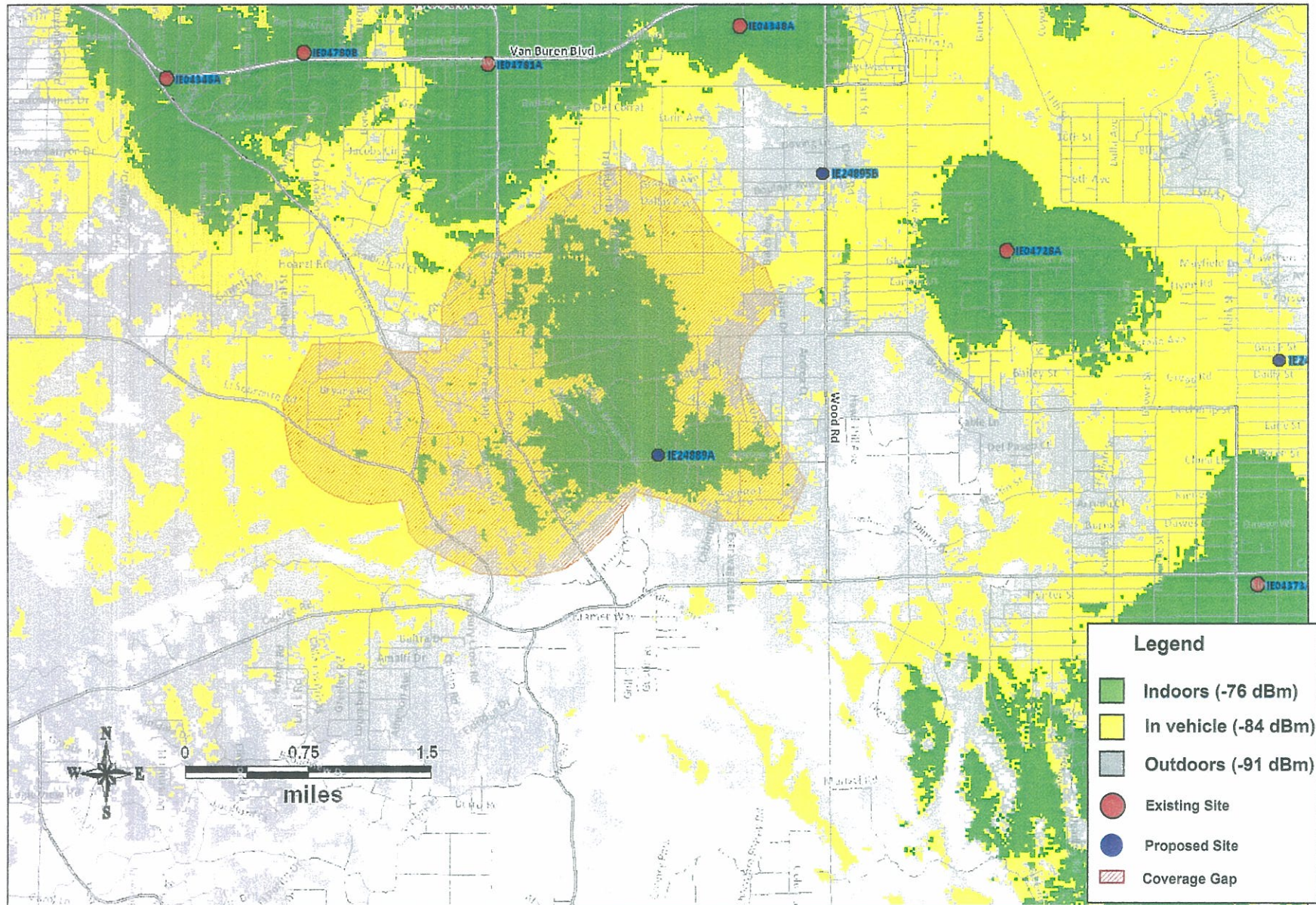
T-Mobile stick together

Confidential and Proprietary Information of T-Mobile USA



# Predicted Coverage with the Proposed Site @ 45' TOA

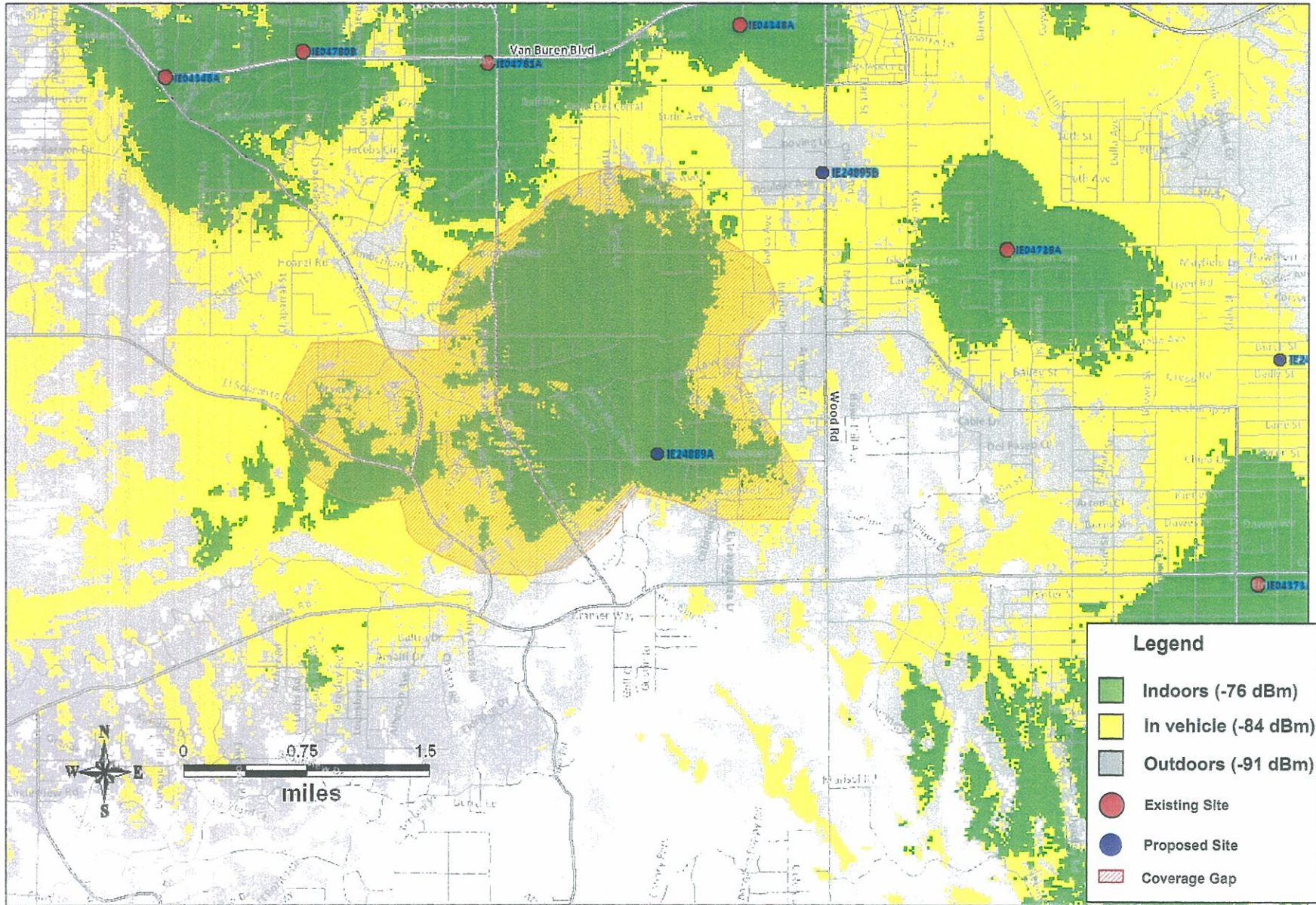
## T-Mobile Site IE24889A





# Predicted Coverage with the Proposed Site @ 50' TOA

T-Mobile Site IE24889A



**T-Mobile** stick together™

Confidential and Proprietary information of T-Mobile USA

OWNER'S NAME: W.M.D.  
 ASSESSOR'S PARCEL NUMBER(S) 285-440-022

BASIS OF BEARINGS: (HAD 83; Epoch 2002)  
 THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS DETERMINED BY C.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS: NAVD 1985  
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) TOPP, ELEVATION = 105.51' AND 2) PWH, ELEVATION = 423.34' WITH GEOD097 CORRECTIONS APPLIED.

SITE TEMPORARY BENCHMARK:  
 BENCHMARK IS A PK-NAIL/WASHER LOCATED AT THE ENTRANCE OF THE WATER TANK SITE, AS SHOWN HEREON. ELEVATION = 1627.55'.

**SITE DATA**

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program;  
 County: RIVERSIDE Effective Date: 8/28/2008  
 Panel: 14056 Community-Panel Number: 06065C  
 The Flood Zone Designation for this site is: ZONE X

**FEMA FLOOD ZONE INFORMATION**

ALL THAT PORTION OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 5 WEST, AS SHOWN BY SECT IONIZED SURVEY OF THE OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, AT PAGE 8 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 89°15' WEST ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1185.36 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 5 WEST, AS SHOWN BY SAID SECT IONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO; THENCE NORTH 89°52' WEST ALONG SAID NORTH LINE OF SECTION 1, A DISTANCE OF 283.09 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 00°06'59" EAST, A DISTANCE OF 284.04 FEET; THENCE SOUTH 00°10'23" WEST, A DISTANCE OF 754.49 FEET FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°07'23" WEST, A DISTANCE OF 574.85 FEET; THENCE SOUTH 89°56'37" EAST, A DISTANCE OF 280.00 FEET; THENCE NORTH 00°07'23" EAST, A DISTANCE OF 574.85 FEET; THENCE NORTH 89°56'37" WEST, A DISTANCE OF 280.00 FEET TO THE TRUE POINT OF BEGINNING.

**PROPERTY LEGAL DESCRIPTION**

TITLE REPORT NOTES:  
 THE FOLLOWING EASEMENTS AFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO.08-722(2)4410-1-53 PREPARED BY FIDELITY NATIONAL TITLE COMPANY AND DATED JULY 27, 2008 FOR OTHER DOCUMENTS (NON-EASEMENTS) AFFECTING SAID PROPERTY.

ITEM #7 - Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.  
 Granted to: County of Riverside, a political subdivision  
 Purpose: Drainage  
 Recorded February 25, 1999, Instrument No. 074946, of Official Records (AS SHOWN HEREON)

ITEM #8 - Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.  
 Granted to: Mockingbird 54, LLC, a California limited liability company  
 Purpose: Roadway  
 Recorded August 18, 2000, Instrument No. 2000-0313306, of Official Records (AS SHOWN HEREON)

ITEM #9 - Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.  
 Granted to: County of Riverside, a political subdivision  
 Purpose: Public road and drainage, including public utility and public services  
 Recorded August 31, 2000, Instrument No. 342363, of Official Records (AS SHOWN HEREON)

ITEM #10 - Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.  
 Granted to: County of Riverside, a political subdivision  
 Purpose: Drainage  
 Recorded August 31, 2000, Instrument No. 342364, of Official Records (AS SHOWN HEREON)

END OF EASEMENTS

\*\*ALL PLOTTABLE EASEMENTS AS DESCRIBED IN SAID TITLE REPORT ARE SHOWN HEREON AND DO NOT EFFECT THE PROPOSED T-MOBILE LEASE AREA.

**PRELIMINARY TITLE NOTES:**

PARCEL 1: (Lease Parcel Area)  
 BEING A PORTION OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 5 WEST, AS SHOWN BY SECT IONIZED SURVEY OF THE OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, AT PAGE 8 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF PINECONE LAKE AND SCOTTSDALE ROAD WITH THE CENTERLINE OF SCOTTSDALE ROAD HAVING A BEARING OF SOUTH 89°24'55" EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE NORTH 22°58'36" EAST, A DISTANCE OF 203.28 FEET TO THE SOUTHWEST CORNER OF THE LEASE PARCEL AREA (LPA), SAID POINT BEING THE POINT OF BEGINNING; THENCE, THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 5°38'29" EAST, A DISTANCE OF 20.00 FEET; THENCE,
- 2) SOUTH 84°21'31" EAST, A DISTANCE OF 43.00 FEET; THENCE,
- 3) SOUTH 5°38'29" WEST, A DISTANCE OF 20.00 FEET; THENCE,
- 4) NORTH 84°21'31" WEST, A DISTANCE OF 43.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 660 SQUARE FEET, MORE OR LESS.

HART CAREY  
 APR 285-440-011

SD40  
 APR 285-440-007

MORITA  
 APR 285-440-008

ROSS  
 APR 285-440-009

WATSON  
 APR 285-440-010

W.M.D.  
 APR 285-440-022

PROPOSED LEASE AREA

SCOTTSDALE ROAD

PINECONE LAKE

WATER TANK SITE

WATER TANK SITE

WATER TANK SITE

WATER TANK SITE

WATER TANK SITE

WATER TANK SITE

WATER TANK SITE

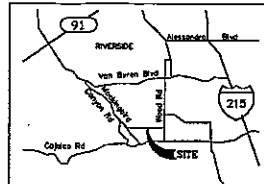
WATER TANK SITE

WATER TANK SITE

WATER TANK SITE

WATER TANK SITE

WATER TANK SITE



VICINITY MAP

PARCEL 2: (Access Easements)  
 BEING A PORTION OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 5 WEST, AS SHOWN BY SECT IONIZED SURVEY OF THE OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, AT PAGE 8 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN 12 FOOT WIDE VEHICULAR ACCESS EASEMENT, THE CENTERLINE OF WHICH AS SHOWN HEREON.

PARCEL 3: (Utilities Easements)  
 BEING A PORTION OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 5 WEST, AS SHOWN BY SECT IONIZED SURVEY OF THE OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, AT PAGE 8 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN 2 FOOT WIDE UTILITY EASEMENT, THE CENTERLINE OF WHICH AS SHOWN HEREON.



**ADD. LEGEND**

- BC BOTTOM OF CURB
- DITCH CONCRETE
- EC EDGE OF CONCRETE
- ELTR ELECTRICAL TRANSFORMER
- EP EDGE OF PAVEMENT
- FLR LINE FLOWLINE CURB & GUTTER
- FENCE
- LP LIP OF GUTTER
- NG GROUND SPOT ELEVATION
- RAIL RAIL ON WATER TANK
- RTOP ROOF TOP
- TC TOP OF CURB
- TRIP TREE TOP
- VG V-GUTTER
- WT WATER TANK TOP
- BOUNDARY LINE
- CENTERLINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found measurements shown hereon. No title research was performed by Floyd Surveying, Inc.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.

3) 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 generations 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.

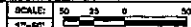
4) Field survey completed on NOVEMBER 4, 2005.

**GENERAL NOTES**

- AC AIR CONDITIONER
- AS ASPHALT
- BC BOTTOM OF CURB
- BLDG BUILDING
- BOLL BOLLARD
- CONC CONCRETE
- CP CONTROL POINT
- DOOR
- EB ELECTRIC BOX
- FENCE
- FW FIRE HYDRANT
- FM FOUND MONUMENT
- GM GAS METER
- GV GAS VALVE
- GPS GPS POINT
- GR GUARD RAIL
- GA GUY ANCHOR
- HEAT HEATER
- INLET
- IB IRRIGATION BOX
- IV IRRIGATION VALVE
- LB LIGHT BUILDING
- LG LIGHT GROUND
- LS LIGHT STREET
- MD MEASURED DISTANCE
- MON MONITORING WELL
- PM PARCEL MAP
- PK PARKING METER
- PP POWER POLE
- RS RECORD OF SURVEY
- RD ROOF DRAIN
- ROOF CONCRETE
- RTOP ROOF TOP
- RV ROOF VENT
- SB SANITARY SEWER MANHOLE
- SC SEWER CLEAN OUT
- SP SIGN POST
- SE-100 SPOT ELEVATION
- SPR SPRINKLER
- SD STORM DRAIN MANHOLE
- STB TELEPHONE BOX
- TM TELEPHONE MANHOLE
- TP TELEPHONE PEDestal
- TR TEMPORARY BENCHMARK
- TE TITLE REPORT EXCEPTION
- TOP TOP OF CURB
- TSB TRAFFIC SIGNAL BOX
- TSI TRAFFIC SIGNAL POLE
- TREE
- UTILITY UTILITY POLE
- WM WATER METER

**LEGEND**

**OVERALL SITE VIEW**



3251 E. GWAUST RD.  
 SUITE 2020  
 ONTARIO, CA 91761

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PREPARED BY: DAF  
 CHECKED BY: DAF  
 APPROVED BY: DAF

#	DATE	REVISIONS
1	11/10/05	80% ZONING
2	11/19/05	LEASE AREA

**FLOYD SURVEYING, INC.**  
 2553 WAGON WHEEL ROAD  
 NORCO, CA 92560  
 OFFICE/FAX (951) 739-7949  
 EMAIL: floyd@floydsurveying.com



SITE NAME  
**ROOSEVELT**

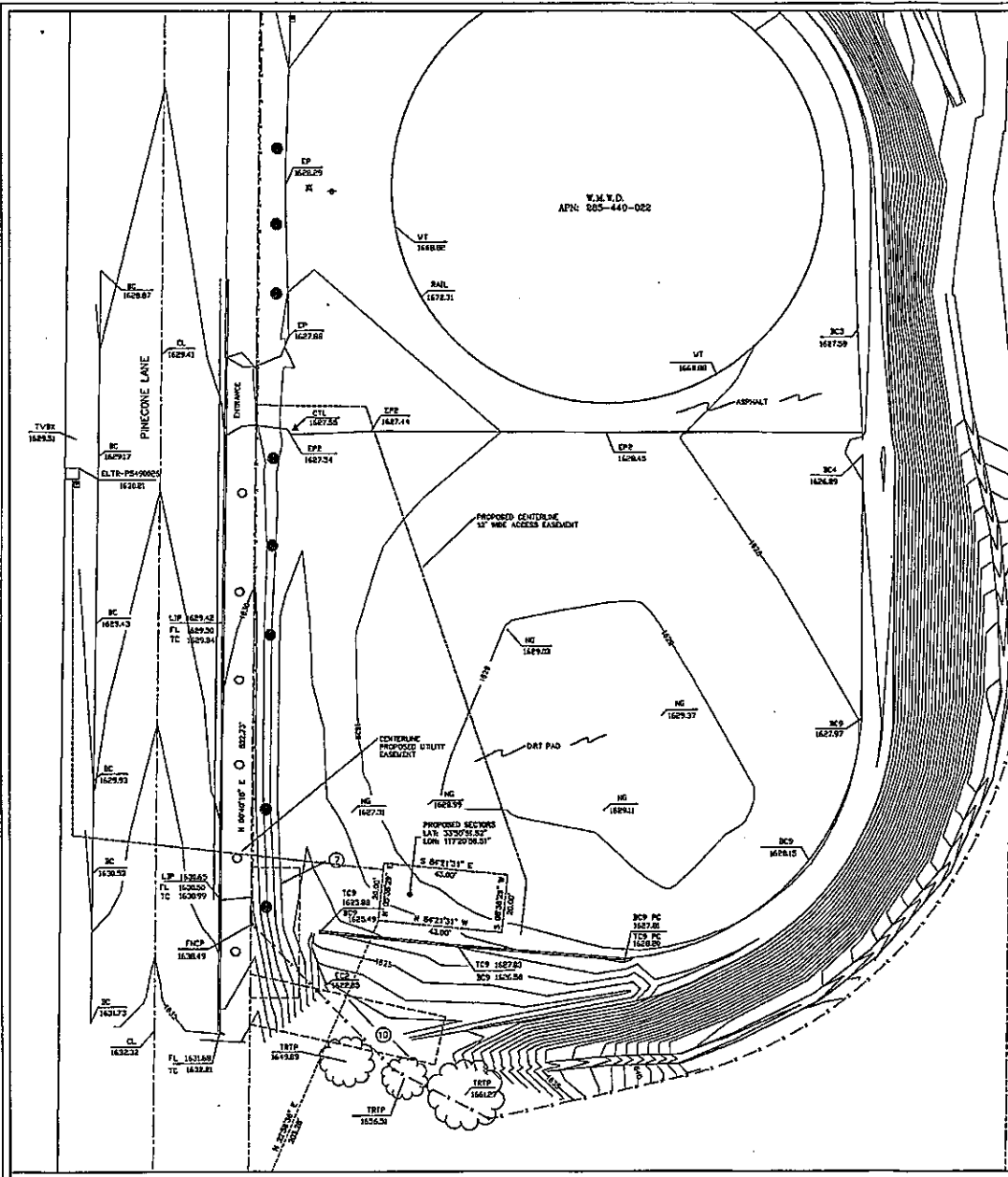
SITE NUMBER  
**1E24889A**

SITE ADDRESS  
 18121 PINECONE LANE  
 RIVERSIDE, CA 92504

SHEET TITLE  
**SITE SURVEY  
 GENERAL INFORMATION**

SHEET NUMBER  
**LS1**





SDAO  
APH: 285-440-007

MORITA  
APH: 285-440-008

ROSE  
APH: 285-440-009

WATSON  
APH: 285-440-010

W.M.W.D.  
APH: 285-440-022

SCALE: 20 10 0 20  
1"=20'

ADD. LEGEND

BC	BOTTOM OF CURB
DICH	DITCH
EC	EDGE OF CONCRETE
ELTR	ELECTRICAL TRANSFORMER
EP	EDGE OF PAVEMENT
FL	FENCE
FNCP	FLOWLINE CURB & GUTTER
LIP	LIP OF GUTTER
NG	GROUND SPOT ELEVATION
RAIL	RAIL OR WATER TANK
RTOP	ROOF TOP
TC	TREE TOP
TRIP	TOP OF CURB
VD	V-GUTTER
WT	WATER TANK TOP
---	BOUNDARY LINE
---	CENTERLINE
---	MISC. PROPERTY LINE
---	MISC. TIE LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	FENCE LINE

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- Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves 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 precedence over scales & 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 NOVEMBER 4, 2009.

GENERAL NOTES

AC	AIR CONDITIONER	PM	PARCEL MAP
ASPH	ASPHALT	PK	PARKING METER
BC	BOTTOM OF CURB	PP	POWER POLE
BUD	BUILDING	RS	RECORD OF SURVEY
B	BOLLARD	R	ROOF DRAIN
C	CONCRETE	RO	ROOF OUTLET
CP	CONTROL POINT	RTOP	ROOF TOP
D	DOOR	R	ROOF VENT
E	ELECTRIC BOX	S	SANITARY SEWER MANHOLE
F	FENCE	SC	SEWER CLEAN OUT
FHC	FIRE HYDRANT	SP	SIGN POST
FM	FOUND MONUMENT	SE-ELEV	SPOT ELEVATION
G	GAS METER	S	SPRINKLER
G	GAS VALVE	SD	STORM DRAIN MANHOLE
GP	GPS POINT	TB	TELEPHONE BOX
GR	GUARD RAIL	TM	TELEPHONE MANHOLE
HA	HAUL ANCHOR	TP	TELEPHONE PEDISTAL
H	HEATER	TB	TEMPORARY BENCHMARK
I	INLET	TR	TITLE REPORT EXCEPTION
IB	IRRIGATION BOX	TC	TOP OF CURB
IV	IRRIGATION VALVE	TSD	TRAFFIC SIGNAL BOX
LB	LIGHT BUILDING	TS	TRAFFIC SIGNAL POLE
LG	LIGHT GROUND	T	TREE
LS	LIGHT STREET	U	UTILITY POLE
M	MEASURED DISTANCE	W	WATER METER
MON	MONITORING WELL		

**T-Mobile**

3751 E. GUASTI RD.  
SUITE 200  
ONTARIO, CA 91761

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PREPARED BY: DAF  
CHECKED BY: DAF  
APPROVED BY: DAF

#	DATE	REVISIONS
1	11/01/09	80% ZONING
2	11/03/09	LEASE AREA

**FLOYD SURVEYING, INC.**  
2553 WAGON WHEEL ROAD  
NORCO, CA 92550  
OFFICE/FAX (951) 739-7949  
EMAIL: info@floydsurveying.com

Site Name: **ROOSEVELT**

Site Number: **1E24889A**

Site Address: **18121 PINECONE LANE RIVERSIDE, CA 92504**

Sheet Title: **SITE SURVEY GENERAL INFORMATION**

Sheet Number: **LS2**





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Stick Together<sup>®</sup>

3257 E. QUARTZ RD., SUITE 200  
OCTAVIA, CA 91761

PLANS PREPARED BY:

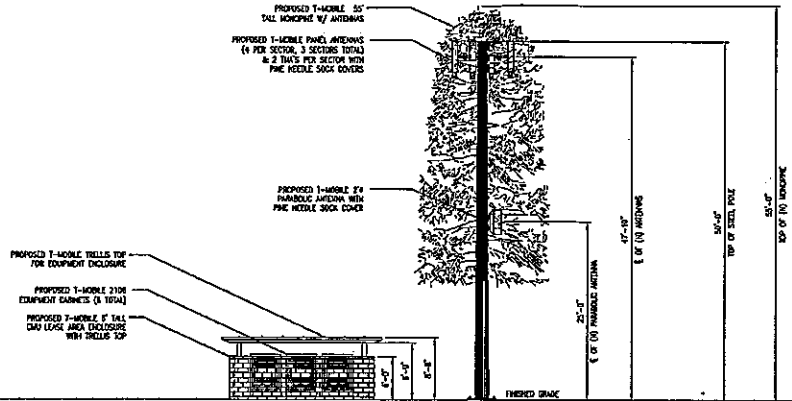
**CDG**  
CONNELL DESIGN GROUP, LLC  
CONSULTING GROUP  
4881 ALCAZAR DRIVE, SUITE 408, WESTPORT BEACH CA 92689  
(714) 733-8817 OFFICE • (714) 733-4433 FAX  
CDG#: 09-6817

CONSULTING GROUP:

**AVILA INC.**  
6254 Avila Rd.  
Yucca Valley, CA 92584  
(760) 228-1556

NO.	DATE	DESCRIPTION	BY:
1	11/11/09	90% ZD'S	ESK
2	11/18/09	100% ZD'S	ESK
3	03/31/10	ADD LANDSCAPE	JPC
4	04/29/10	UPDATE MONOPINE HEIGHT	JPC
5	06/16/10	100% ZD'S	JPC
6	08/02/10	100% ZD'S	JPC

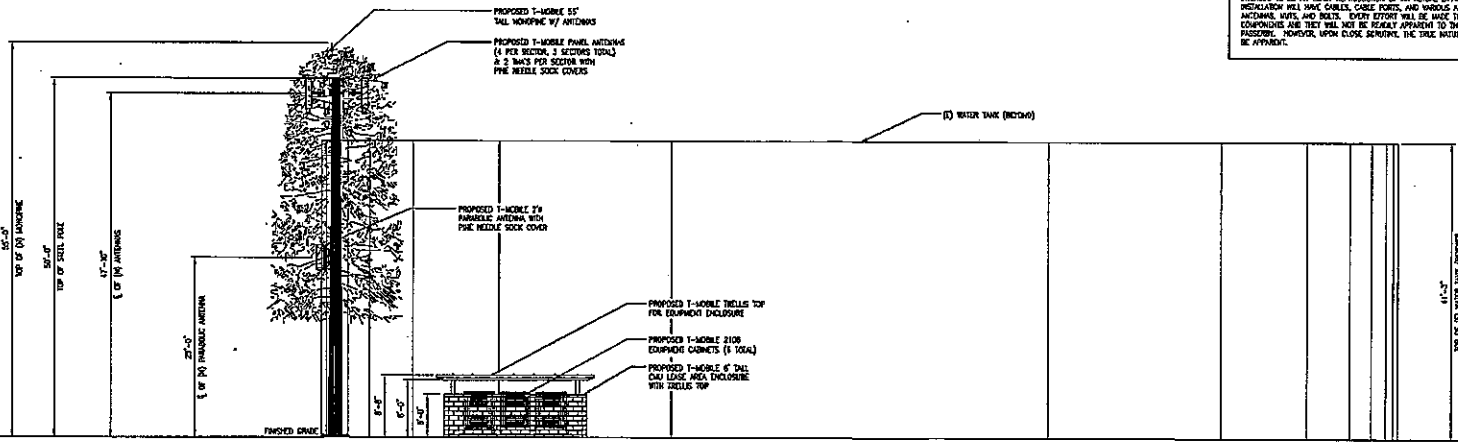
THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION OF A TREE, AND NOT INTENDED TO BE AN EXACT REPRODUCTION OF AN ACTUAL LIVING TREE. THE FINAL INSTALLATION WILL HAVE CABLES, CABLE POINTS, AND VARIOUS ATTACHMENTS, SUCH AS ANTENNAS, WIRING, AND BOLTS. EVERY EFFORT WILL BE MADE TO DISGUISE THESE COMPONENTS AND THEY WILL NOT BE READILY APPARENT TO THE CASUAL OBSERVER OR PASSERBY. HOWEVER, UPON CLOSE SCOURING, THE TRUE NATURE OF THE INSTALLATION WILL BE APPARENT.



**NORTH ELEVATION**

SCALE: 1/8"=1'-0"  
0 4 8' 1

THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION OF A TREE, AND NOT INTENDED TO BE AN EXACT REPRODUCTION OF AN ACTUAL LIVING TREE. THE FINAL INSTALLATION WILL HAVE CABLES, CABLE POINTS, AND VARIOUS ATTACHMENTS, SUCH AS ANTENNAS, WIRING, AND BOLTS. EVERY EFFORT WILL BE MADE TO DISGUISE THESE COMPONENTS AND THEY WILL NOT BE READILY APPARENT TO THE CASUAL OBSERVER OR PASSERBY. HOWEVER, UPON CLOSE SCOURING, THE TRUE NATURE OF THE INSTALLATION WILL BE APPARENT.



**SOUTH ELEVATION**

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

SITE INFORMATION:

**ROOSEVELT WT  
IE24889A**  
APPN: 285-440-022  
INTERSECTION OF FREDERICK LANE AND  
SCOTTSDALE ROAD  
RIVERSIDE, CA 92504

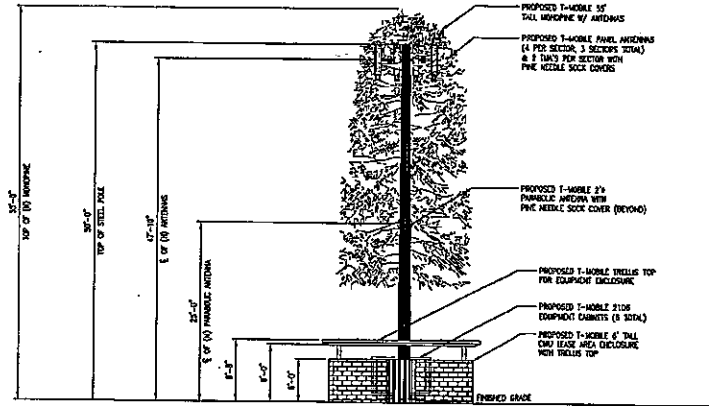
SEAL:

SHEET TITLE:  
**ARCHITECTURAL  
ELEVATIONS**

SHEET NUMBER:  
**A-3**



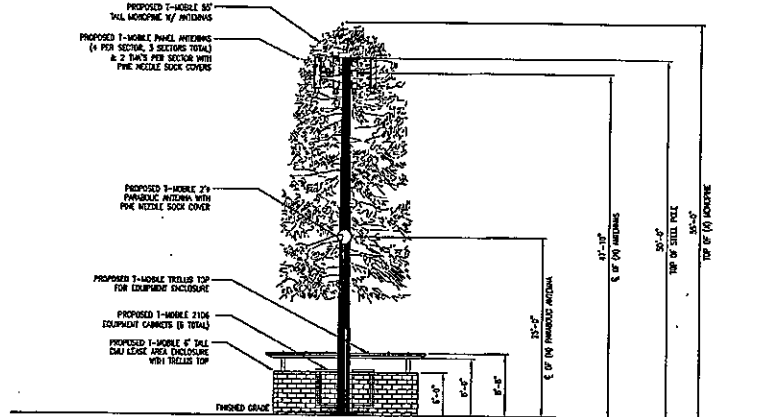
THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION OF A TREE, AND NOT INTENDED TO BE AN EXACT REPRODUCTION OF AN ACTUAL, LIVING TREE. THE FINAL INSTALLATION WILL HAVE CABLES, CABLE JOINTS, AND WIRING ATTACHMENTS, SUCH AS ANTENNAS, WIRES, AND SOLETS. EVERY EFFORT WILL BE MADE TO DISGUISE THESE COMPONENTS AND THEY WILL NOT BE PROMINENT TO THE CASUAL OBSERVER OR PASSERBY. HOWEVER, UPON CLOSE SCRUTINY, THE TRUE NATURE OF THE INSTALLATION WILL BE APPARENT.



EAST ELEVATION

SCALE: 1/8"=1'-0" 0 4' 8' 1

THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION OF A TREE, AND NOT INTENDED TO BE AN EXACT REPRODUCTION OF AN ACTUAL, LIVING TREE. THE FINAL INSTALLATION WILL HAVE CABLES, CABLE JOINTS, AND WIRING ATTACHMENTS, SUCH AS ANTENNAS, WIRES, AND SOLETS. EVERY EFFORT WILL BE MADE TO DISGUISE THESE COMPONENTS AND THEY WILL NOT BE PROMINENT TO THE CASUAL OBSERVER OR PASSERBY. HOWEVER, UPON CLOSE SCRUTINY, THE TRUE NATURE OF THE INSTALLATION WILL BE APPARENT.



WEST ELEVATION

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

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3237 E. CUMMIS RD., SUITE 200  
ONTARIO, CA 91761

PLANS PREPARED BY:



CONNELL DESIGN GROUP, LLC  
CONSULTING CIVIL ENGINEERS  
4655 BILCATER CIRCLE SUITE 408 WESTPORT, CALIFORNIA 94138  
(949) 733-8800 OFFICE • (949) 733-8833 FAX  
CDG#: 09-6817

CONSULTING GROUP:

**AVILA INC.**  
6254 Avila Rd.  
Yucca Valley, CA 92284  
(760) 228-1556

NO.	DATE	DESCRIPTION	BY:
1	11/11/09	90% ZD'S	ESK
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6	08/02/10	100% ZD'S	JPC

SITE INFORMATION:

**ROOSEVELT WT  
IE24889A**  
APN: 285-440-022  
INTERSECTION OF PINECONE LANE AND  
SCOTTSDALE ROAD  
RIVERSIDE, CA 92504

SEAL:  
  
SHEET TITLE:

**ARCHITECTURAL  
ELEVATIONS**

SHEET NUMBER:  
**A-4**



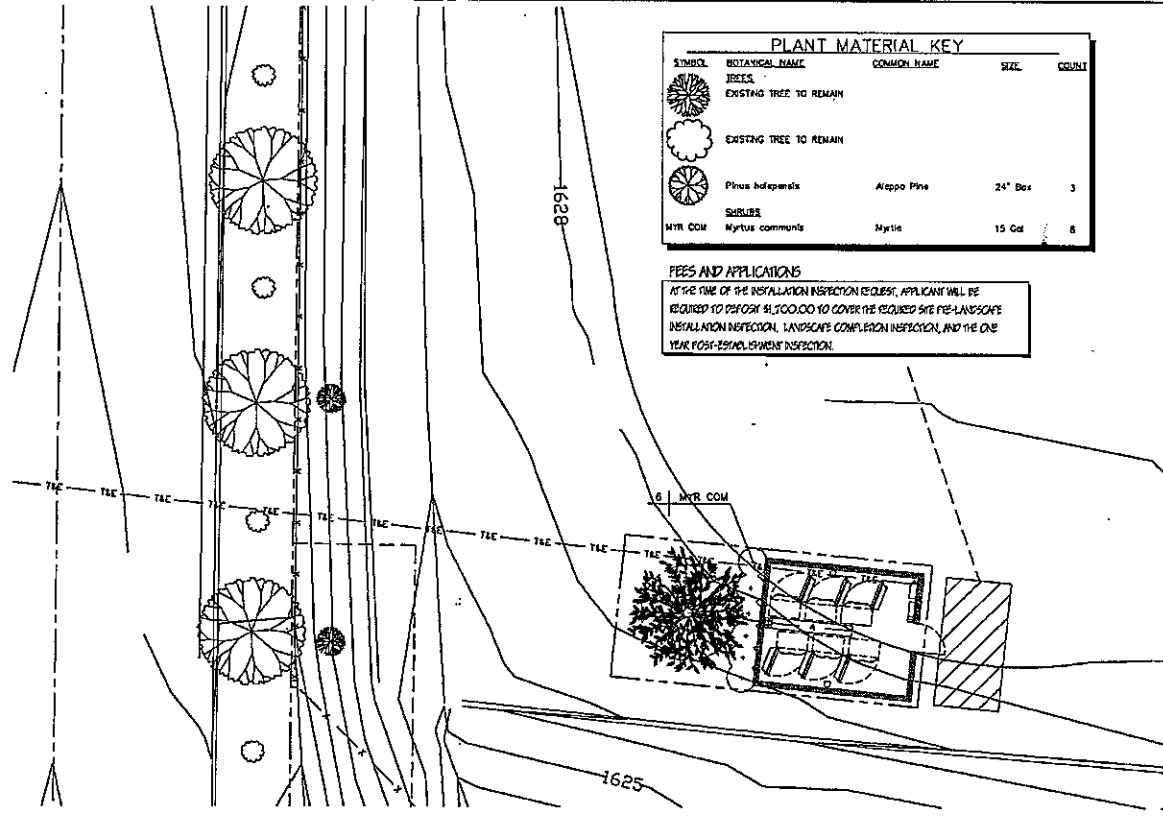


**PLANTING NOTES**

1. THE SCOPE OF WORK INCLUDES PLANTING ALL MATERIALS NECESSARY FOR THE INSTALLATION OF THE PLANTING BACKFILL, IRRIGATION AND DRAINAGE WORK SHOWN IN THESE DRAWINGS. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2. PLANT MATERIAL LOCATIONS ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE BY THE LANDSCAPE ARCHITECT BEFORE THE MAINTENANCE PERIOD BEGINS.
3. BEFORE ANY PLANTING OCCURS, ALL PLANTED AREAS ARE TO HAVE BEEN GRADED IN AN ACCEPTABLE MANNER TO ASSURE POSITIVE DRAINAGE PER THE DRAWING NOTES.
4. ALL PLANTING AREAS SHALL HAVE THE FOLLOWING SOIL AMENDMENTS INCORPORATED INTO THE TOP 6" OF NATIVE SOIL:
  - 6 GALLONS - INTERSEK AND IRON FORTIFIED ORGANIC AMENDMENT
  - 50 LBS - 8 - 20 - 20 NPK COMMERCIAL FERTILIZER
  - 15 LBS 1/2 SOIL SULFER
5. DIG PLANTING PITS 2 TIMES THE HEIGHT AND WIDTH OF THE ROOTBALL. BACKFILL PITS WITH FOX NATIVE ON SITE SOIL AND SOAK INTRODUCED SWANKS OR EQUIVALENT SAMPLE BACKFILL:
  - 70% NATIVE SOIL BY VOLUME
  - 30% INTRODUCED SWANKS OR EQUIVALENT
  - 16 LBS GPO-POWER PLUS, PER CUBIC YARD MIX
  - OTHER AMENDMENTS PER SOIL ANALYSIS, IF APPLICABLE.
6. IF APPLICABLE, ALL TREES TO BE STAKED AS SHOWN IN THE TREE PLANTING DETAIL.
7. IF APPLICABLE, REMOVE ALL SHRUB/ GROUND COVER AREAS FROM LAWN AREAS WITH 2 1/2" REDWOOD HEADBOARD OR THREE LAYERS OF REDWOOD PENETRATED WITH SHOCKED LEWIS CENTER TO PLANTING PLANS). STAKE HEADBOARD WITH 1 1/2" x 2" REDWOOD STAKES SPACED 48" ON CENTER MAXIMUM.
8. IF APPLICABLE, PLANT SHIELDS A MINIMUM OF 30" FROM ALL LANDSCAPE LIGHT FIXTURES.
9. IF APPLICABLE AND WHERE CIRCUMSTANCES PERMIT, PLANT NO TREE CLOSER THAN 18" TO AN EDGE OF PAVING OR HEADBOARD.
10. IF APPLICABLE, PROVIDE ALL SHRUBS WHICH NEED SUPPORT WITH 3/4" SQUARE REDWOOD STAKES. ONCE INSTALLED, REM TOP OF STAKES 6" BELOW TOP OF SHRUB. USE GREEN PLASTIC TIES.
11. IF APPLICABLE, REMOVE ALL STAKES FROM VINES.
12. REFER TO PLANTING DETAILS.
13. WHENEVER POSSIBLE, USE PLANT MATERIALS ACQUACINED TO THE AREA.
14. IF APPLICABLE, LANDSCAPE CONTRACTOR, WHEN TYPING VINES, IS TO USE A DRILL TO ESTABLISH THE PLOT HOLE TO RECEIVE THE REDHEAD PORTION OF THE WOLLY.
15. IF APPLICABLE, WHEN TYPING VINES OR ESPALIER, WIRES SHOULD BE SPACED AS FOLLOWS: FIRST 2 AT 1'-6" APART FROM FINISH GRADE, FOLLOWED AT 1'-0" APART TO MAKE THE TOP WIRE AT 6'-0" ABOVE FINISH GRADE. WIRES SHOULD BE A MINIMUM OF 6'-0" LONG CENTERED ON PLANTS. WHEN VINES OR ESPALIER ARE CLOSER THAN 10'-0" APART, USE A CONTINUOUS WIRE BETWEEN BOTH PLANTS.
16. IF APPLICABLE, FOR PROTECTION OF TREES IN TURF AREAS, LEAVE A BARE AREA AROUND 4" AWAY FROM TREE BASE IN ALL DIRECTIONS. FOR PLANT PIT SIZE, REFER TO SPEC.
17. WHERE CIRCUMSTANCES PERMIT, DO NOT PLANT SPECIMEN TREES CLOSER THAN 4'-0" FROM THE EDGE OF PAVING, HEADBOARD, OR ROOF LINES. DEEPDROCK OR RETIENED ROOT BARRIERS ARE TO BE INSTALLED PER DETAIL. REFER TO PLANTING LEGEND FOR SPECIES INCLUDING DEEP ROOT BARRIERS.
18. WARNING: PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR IS TO CONTACT THE DEVELOPER FOR LIST OF AGRICULTURAL COMMISSIONER'S APPROVAL OR DENIAL. PLANT MATERIAL NOT CONFORMING WITH QUARANTINE LAWS MAY BE DESTROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE. ALL PLANT MATERIAL MUST BE FREE OF DISEASE.
19. NO SHRUBS ARE TO BE PLANTED WITHIN 12" OF WALKWAYS, MEASURED FROM CENTER OF SHRUB.

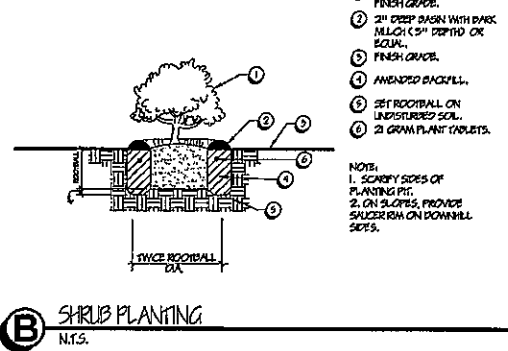
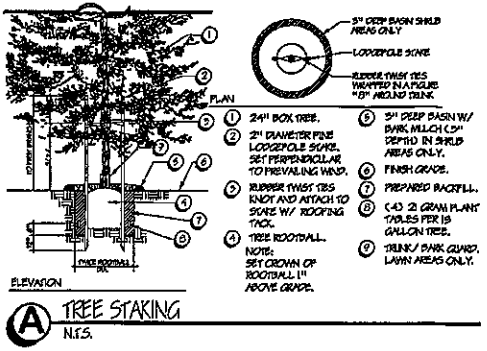
**GROUND COVER NOTES**

1. LANDSCAPE CONTRACTOR TO VERIFY IDENTIFICATION OF EXISTING PLANT MATERIAL. IF MATERIAL SPECIES DIFFERS FROM PROPOSED, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT OR OWNER WITH ACCURATE IDENTIFICATION. PROPOSED MATERIAL TO MATCH EXISTING.
2. ALL FERTILIZERS AND AMENDMENTS USED DURING PLANTING PREPARATION SHALL BE DERIVED FROM ORGANIC-BASED MATERIALS.
3. ALL PROPOSED PLANTING AREAS AND ALL NEW PLANTING SHALL RECEIVE 3" OF DARK MULCH.



PLANT MATERIAL KEY				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	TREES			
	EXISTING TREE TO REMAIN			
	EXISTING TREE TO REMAIN			
	Pinus halepensis	Aleppo Pine	24" Box	3
SHRUBS				
	MYR COM	Myrtle communis	Myrtle	15 Cal

**FEES AND APPLICATIONS**  
 AT THE TIME OF THE INSTALLATION INSPECTION REQUEST, APPLICANT WILL BE REQUIRED TO DEPOSIT \$1500.00 TO COVER THE REQUIRED SITE PRE-LANDSCAPE INSTALLATION INSPECTION, LANDSCAPE COMPLETION INSPECTION, AND THE ONE YEAR POST-ESTABLISHMENT INSPECTION.



- 1 SET CROWN 1" ABOVE FINISH GRADE.
- 2 2" DEEP BASIN WITH DARK MULCH (3" DEPTH) OR EQUIV.
- 3 FINISH GRADE.
- 4 AMENDED BACKFILL.
- 5 SET ROOTBALL ON UNDISTURBED SOIL.
- 6 2 GALLON PLANT TABLETS.

NOTE:  
 1. SCARIFY SIDES OF PLANTING PIT.  
 2. ON SLOPES, PROVIDE SAUCERBAM ON DOWNHILL SIDES.

**T-Mobile**  
 Stick Together<sup>™</sup>

3257 E. GUASTI RD., SUITE 300  
 OYUNGO, CA 91761

PLANS PREPARED BY:  
  
**CONNELL DESIGN GROUP, LLC**  
 CONSULTING CIVIL ENGINEERS  
 4485 BALDWIN COURT, SUITE 400, NEWPORT BEACH, CA 92660  
 (949) 740-0070 OFFICE • (949) 740-0073 FAX  
 CDG#: 09-6817

CONSULTING GROUP:  
**AVILA INC.**  
 6254 Avila Rd.  
 Yucca Valley, CA 92284  
 (760) 228-1588

NO.	DATE	DESCRIPTION	BY
1	11/11/09	90% 2D'S	ESK
2	11/18/09	100% 2D'S	ESK

SITE INFORMATION:  
**ROOSEVELT WT**  
**IE24889A**  
 18727 PINECONE LANE  
 RIVERSIDE, CA 92504

SEAL:  
  
**CS Design Group, Inc.**  
 6965 El Camino Road  
 Suite 105-402  
 Carlsbad, CA 92009  
 (P) 760-272-6742  
 (F) 760-454-3097



SHEET TITLE:  
**PLANTING PLAN**

SHEET NUMBER:  
**L-3**

PLANTING PLAN

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

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42274  
**Project Case Type (s) and Number(s):** Plot Plan No. 24431/Variance No. 1874  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Damaris Abraham  
**Telephone Number:** (951) 955-5719  
**Applicant's Name:** : T-Mobile West  
**Applicant's Address:** 3257 E. Guasti Rd., Suite 200, Ontario, CA 91761  
**Engineer's Name:** Barbara Saito  
**Engineer's Address:** 418 N. Cloverdale Lane, Walnut, CA 91789

### I. PROJECT INFORMATION

**A. Project Description:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live trees are also proposed to be planted in the project area. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

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

**C. Total Project Area:** 860 square feet on a 3.2 acre parcel

<b>Residential Acres:</b>	<b>Lots:</b> 1	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 860 square foot lease area			

**D. Assessor's Parcel No(s):** 285-440-022

**E. Street References:** Northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Alder Street.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 4 South, Range 5 West, Section 1

**G. Brief description of the existing environmental setting of the project site and its surroundings:** This project site is being utilized as a water tank and it 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 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 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, east, and 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:** Residential Agricultural – 2 and ½ Acres Minimum (R-A-2 ½)

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

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

## II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

## III. DETERMINATION

On the basis of this initial evaluation:

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

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.

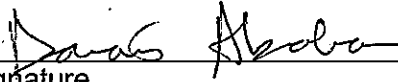
### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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 5, 2010

Date

Damaris Abraham

Printed Name

For Carolyn Syms Luna, Director



**IV. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input 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 three live trees are also proposed to be planted in the project area. In addition, the equipment shelter has also been designed to blend in with the surrounding setting and will be screened by the proposed landscaping to minimize the visual impact of the telecommunication facility. Impacts are less than significant with mitigation incorporated.

Mitigation: The project must comply with its 55 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.13 and COA 80.PLANNING.1).

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

<b>2. Mt. Palomar Observatory</b>				
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 43.84 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?	<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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: GIS database, and Project Application Materials.

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Site Visit by Environmental Programs Department (EPD) on 03/2/10

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) Per the EPD site visit on March 2, 2010, the site is a fenced lot devoid of natural biological features with the existing water tank and soils are too compacted for burrow formation. Therefore, there is no impact.
- d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.
- e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no impact.
- g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a-b) The site is fully disturbed with an existing water tank on site. And project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no impact.

Mitigation: No mitigation measures are required.

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.

**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 water tank 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"/>
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Source: GIS database, County Geologist review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. The project is not likely to directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, the project site is 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), 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"

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.

**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,

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

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. Soils</b>				
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.

<b>19. Erosion</b>				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.



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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The RCIP, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

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

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

Source: Project application materials

Findings of Fact:

a) The project is for the installation of a 55 foot high monopine within an 860 square foot lease area. The installation of the monopine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not conflict with an applicable 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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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"/>
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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"/>
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b) Require review by the Airport Land Use Commission?	<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) 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

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

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

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

Findings of Fact:

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

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is no impact.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project site is not located within a 100 year flood zone. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

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

g) The project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a 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) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 40-acres from south. It

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. 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 impacted by a well defined water course with a drainage area of approximately 40-acres from south. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. 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 impacted by a well defined water course with a drainage area of approximately 40-acres from south. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. 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 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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

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. The project has been reviewed by the City of Riverside. No information provided suggested that the proposed project would



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

**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 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 will be consistent with the site's existing zoning of Residential Agricultural – 2 and ½ Acres Minimum (R-A-2 ½). The project proposes a height over the maximum height specified in the zone; however, a variance application was submitted to address the increase in height. The project will have a less than significant impact.

b-c) The proposed cell tower will be designed as a 55 foot high monopine. Due to the topography of the project's location, the proposed facility's height was increased beyond the maximum height of the zone. A variance application was submitted to address the increase in height. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. The project will have a less than significant impact.

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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**

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,

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<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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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 is not directly adjacent to any Highway. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA  A  B  C  D

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

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**34. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

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

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
necessitating the construction of replacement housing elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<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 55 foot high monopine with an equipment shelter in an 860 square foot lease area. The scope of the development is not substantial enough to displace a number of houses, 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 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.

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

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: RCIP

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: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.3) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

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.

**39. Libraries**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. 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**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The project proposes a 55 foot high monopine and an equipment shelter within an 860 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**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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**

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	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 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.

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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**44. Bike Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: According to the RCIP, no bike trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Department of Environmental Health Review

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Sewer**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

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

**49. Energy Conservation**

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

Source:

a-b) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cause substantial adverse effects on human beings, either directly or indirectly?

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Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

- 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.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      USE - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is for a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

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 PP24431. 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. 24431 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24431, Exhibit A, (Sheets 1-10), dated September 14, 2010.

APPROVED EXHIBIT B = Plot Plan No. 24431, Exhibit B (Photo Simulations), Sheets 1-3, dated December 13, 2010.



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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

(MODIFIED PER DIRECTOR'S HEARING ON DECEMBER 13, 2010)

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP (cont.) RECOMMND

ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED FACILITY RECOMMND

Plot Plan#24431 is proposing an unmanned wireless communications facility without plumbing. Therefore, connection to a dedicated onsite wastewater treatment system (OWTS), advanced treatment unit (ATU), or sanitary sewer is not 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 24431 proposes a wireless communication facility for T-Mobile within 860 square-foot of lease area in Lake Mathews/Woodcrest area. The project site is located northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Alder Street.

The site is impacted by a well defined water course with a drainage area of approximately 40-acres from south. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard, however, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 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

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10. GENERAL CONDITIONS

10.PLANNING. 1                    GEN - IF HUMAN REMAINS FOUND (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. 2                    GEN - INADVERTANT ARCHAEO FIND                    RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group

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10. GENERAL CONDITIONS

10.PLANNING. 2                    GEN - INADVERTANT ARCHAEO FIND (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.

10.PLANNING. 3                    USE - COMPLY WITH ORD./CODES                    RECOMMND

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

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

10.PLANNING. 4                    USE - FEES FOR REVIEW                    RECOMMND

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

10.PLANNING. 5                    USE - LIGHTING HOODED/DIRECTED                    RECOMMND

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

10.PLANNING. 6                    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.

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10. GENERAL CONDITIONS

10.PLANNING. 7 USE - MAX HEIGHT RECOMMND

The monopine/antenna array located within the property shall not exceed a height of 55 feet.

10.PLANNING. 8 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. 9 USE - FUTURE INTERFERENCE RECOMMND

If the operation of the facilities authorized by this approved plot plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

10.PLANNING. 12 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN: 285-440-022 (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. 13 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the monopine (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

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

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10.PLANNING. 14 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. 15 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 16 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. 17 PPA - 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. 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.

10.PLANNING. 19 USE- LC VIABLE LANDSCAPE RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE- LC VIABLE LANDSCAPE (cont.) RECOMMND

Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

10.PLANNING. 20 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. 21 USE- LC VIABLE LANDSCAPE RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

10.PLANNING. 22 USE - MAINTAIN ANT SOCKS/BRANC RECOMMND

The proposed monopine shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the "socks" are missing, they shall be replaced within 30 days.

(ADDED PER DIRECTOR'S HEARING ON DECEMBER 13, 2010)

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 2 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Scottsdale Road and Pinecone Lane due to existing improvements.



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10. GENERAL CONDITIONS

10.TRANS. 3 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. 4 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

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

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

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

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

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

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

60.PLANNING. 3 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 3.2 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.) RECOMMND  
shall be required.

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, dated September 14, 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 - SCHOOL MITIGATION RECOMMND  
Impacts to the Riverside Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 4 USE- LC LANDSCAPE SECURITIES RECOMMND  
Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance 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 SPECIMEN TREES REQUIRE RECOMMND  
Landscaping plans shall incorporate the use of specimen (24" box or greater) trees. All trees and shrubs shall be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE- LC SPECIMEN TREES REQUIRE (cont.) RECOMMND

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

(MODIFIED PER DIRECTOR'S HEARING ON DECEMBER 13, 2010)

80.PLANNING. 6 USE- LC LANDSCAPE SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance 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. 8 USE - BRANCH HT/ANTENNA SOCKS RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that all antennas have "socks", the branches start 15' from the bottom of the tree, and the appearance of the branches are in substantial conformance with the APPROVED EXHIBIT B (Photo Simulations) dated December 13, 2010.

(ADDED PER DIRECTOR'S HEARING ON DECEMBER 13, 2010)

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - 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. 2 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 3 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 USE - SKR FEE CONDITION (cont.)

RECOMMND

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 3.2 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)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24431 has been calculated to be 0.02 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



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

ordinance shall be required.

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- LC LANDSCAPE INSPECT DEP RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7

USE- LANDSCAPE INSPECT REQ

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION 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/LNDSCP/IRRIG

RECOMMND

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

90.PLANNING. 9

USE- LC LANDSCAPE INSPECT DEP

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE- LC LANDSCAPE INSPECT DEP (cont.) RECOMMND

Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Pre-Installation, the Installation, and the One Year Post-Establishment landscape inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Planning Department shall clear this condition upon determination of compliance

90.PLANNING. 10 USE- LC LANDSCAPE INSPECT REQ RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION 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. 11 USE- LC COMPLY W/ LAND/IRR PLN 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

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE- LC COMPLY W/ LAND/IRR PLN (cont.) RECOMMND

County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 12 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP24431 have been met; specifically that all antennas have "socks" and the branches start at 15' from the bottom of the tree, and that the elevations are in substantial conformance with the APPROVED EXHIBIT A, dated September 14, 2010 and the appearance of the branches are in substantial conformance with the APPROVED EXHIBIT B (Photo Simulations), dated December 13, 2010.

(ADDED PER DIRECTOR'S HEARING ON DECEMBER 13, 2010)

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 2 USE - UTILITY PLAN CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

12/13/10  
16:17

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 20

PLOT PLAN: TRANSMITTED Case #: PP24431

Parcel: 285-440-022

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

USE-UTILITY INSTALL CELL TOWER

RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. Or,

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

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

DATE: February 10, 2010

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Trails Section-J. Jolliffe  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Information Tech. – John Sarkasian

Riv. Co. Waste Management Dept.  
1st District Supervisor  
1st District Planning Commissioner  
City of Riverside  
Riverside Unified School Dist.

**PLOT PLAN NO. 24431** – EA42274 – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - 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 Scottsdale Road, Southerly of Seven Springs Way, Easterly of Pinecone Lane, and westerly of Alder Street, more specifically 18727 Pinecone Lane, Riverside, CA – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 52' high pine tree (57' with foliage) with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 860 square foot lease area will contain six (6) equipment cabinets in a 6' high wall enclosure with trellis cover. - APN: 285-440-022.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment Agenda on March 4, 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.*







**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):

Installation of a disguised wireless communication facility with antennas attached to a structure designed to resemble a pine tree and attendant radio equipment within a block surround.

Related cases filed in conjunction with this request:

none

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

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

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**

**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.

Barbara Sanyal h Aviloh T Mabele [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.

see fee in letters authorization  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 285-440-022

Section: 1 Township: 4S Range: 5W

Approximate Gross Acreage: 3.2

General location (nearby or cross streets): North of Scottsdale, South of Seven Springs, East of Pinecone, West of Seven Springs.

Thomas Brothers map, edition year, page number, and coordinates: 2004 776 B1

**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):

Installation of a wireless telecommunication facility designed to resemble a pine tree plus radio equipment cabinets. Please see attached project description

Exceed code height of 50 feet by 5 feet

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) n/a

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 \_\_\_\_\_

BARBARA SAITO for AVILA Inc.  
418 N. Cloverdale Lane, Walnut, CA 91789  
Cell: (909) 723-6152 Email: barbara.saito1@verizon.net

January 20, 2010 Revised September 27, 2010

Authorized Agent for **T-Mobile**  
T-Mobile Project Number: **IE24889A**  
T-Mobile Project Name: **Roosevelt Water Tank**

**County of Riverside**  
**Application for a Plot Plan Review and Variance**  
*Project Information and Justification*

T-Mobile West Corporation (T-Mobile) is requesting approval of a Plot Plan Review and Variance for the construction and operation of a unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration.

**Project Location**

Address 18727 Pinecone Lane  
APN 285-440-022  
Zoning RA 2 1/2

**Project Representative**

Barbara Saito  
418 N. Cloverdale Lane, Walnut, CA 91789  
909-723-6152

**T-Mobile Contact**

Linda Paul, Real Estate and Zoning Manager  
3257 E. Guasti Rd. #200  
Ontario, CA 91761  
909-975-3698

**Project Description**

The installation of a wireless telecommunication facility consisting of twelve panel antennas, one microwave dish installed on a pole designed to resemble a pine tree and radio equipment enclosed within a block surround. This design meets the County requirements for a disguised facility. A variance is being requested due to the overall height of the proposed facility.

**Project Objectives**

There are several reasons why a wireless carrier requires the installation of a cell site within a specified area:

Coverage – No service, or insufficient service, currently existing in the vicinity

Capacity – Service exists, but is currently overloaded or approaching overload, preventing successful call completion during times of high usage.

Quality – Service exists, but signal strength is inadequate or inconsistent.

E911 – Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Half of all 911 calls are made using mobile phones.)

Enhanced Voice and Data services – Current service does not provide adequate radio-support for advanced services.

All constitute a significant gap in the coverage or quality of service provided. In this specific case, this location was selected because T-Mobile's radio-frequency engineers (RF) have identified the objective of

this site is to provide coverage for the Residential communities surrounding Markham Street, east of Washington Street and on Scottsdale Road, east of Hanley John Rd. This candidate would meet the objective primarily due to the higher terrain elevation and the designed antenna center of 48 feet.

### **Alternative Site Analysis**

The following locations were evaluated and the reasons why they were not selected for this project are addressed:

Harley John Water Tank—This water tank is too far from the proposed coverage area and gives duplicate coverage that already exists, while leaving gaps where coverage is necessary.

### **Findings/Burden of Proof**

The site for the proposed use is adequate in size and shape.

The parcel is of a size to meet all the required setbacks. Additionally it has existing vegetation that helps to screen the proposed facility.

The proposed location has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

The existing property takes its access from Pinecone Lane. There will be no traffic generated by this proposal.

The proposed use will not have an adverse effect upon adjacent or abutting properties.

The design of the proposed facility meets the planning objective of disguised facilities by designing the antenna structure to resemble a pine tree and the equipment enclosure to be a covered enclosure.

The proposed use is deemed essential and desirable to the public convenience or welfare.

Wireless communication has been deemed essential and desirable to public convenience and welfare based on consumer demand and the FCC mandated connection to 911 services.

Please see the Variance Discussion for a more thorough discussion of the findings.

### **Variance Discussion**

A variance is being requested to all 5 feet over the required limit of 50 feet for wireless telecommunication facilities on residentially zoned parcels. The top of the antennas and pole structure are 50 feet. To assist in the stealthing of the facility, additional branches have been added for an overall height of 55 feet to make the facility more "tree-like." The subject parcel was chosen for the proposed facility because 1) it has a utility use established, 2) it meets the objective for the provision of wireless telecommunication as mandated by the FCC, and 3) because of the surrounding topography and topology, the proposed use will cause an insignificant impact to the surrounding parcels. The variance for height is necessary for the following reasons:

- The ground elevation of the proposed facility is below the street grade by five feet. This difference in grade assists in screening the facility but also inhibits the radio transmission
- There are existing trees to the south which will block the radio signal unless the height variance is granted
- The water district has plans for an additional water tank to be built on the existing parcel of like height to the existing water tank. If the variance is not approved, the new tank will block the transmission signal of the proposed facility.

These physical items, while causing the need for variance also act as screening to the proposed facility.



### *Why is the height necessary*

Certain uses by their very nature require height to be effective. Examples include silos, chimneys and water towers, which have practical as well as safety reasons that require them to be of greater height than allowed by the zoning regulations. Silos are designed to store dry materials. The height not only allows for more storage in a small area, but also helps to keep the dry goods dry. Chimneys have increased height to guide smoke away from the occupied area. Water towers utilize height to create the necessary water pressure to provide for domestic uses as well as fire protection. Restricting on these types of facilities would certainly reduce their effectiveness, and possibly render them useless.

Just as the water tanks utilize physics to create water pressure, so radio transmission utilizes physics to provide communication. Limiting a transmission facility to a certain height does not recognize the physical needs of the facility, and can render the facility useless.

The subject antennas must be able to send out signals to, and receive signals from mobile radios. These radios are either installed in motor vehicles or are portable. A mobile radio and a portable radio operate at different power levels. The transmission signals must be stronger for a portable radio to receive them.

As implied, these radios move around from place to place. They are sometimes in the path of the signal, sometimes out of the path. While they are in the path of a signal, they can receive and transmit to the base antennas, and communicate with the world. While out of the path, they cannot transmit or receive the base signal, therefore cannot communicate with anyone. In a shadow area, the signal is sometimes strong enough to be received by the mobile radio, but not by the portable. This point is of great significance when the users of the portable radio are emergency personnel.

The subject property is in an area with a very changing topography. It is very hilly and the streets wind throughout the area. A forty-one foot tall water tank reservoir is located on the property along with a steep uphill slope to the east and a tree row to the south. The radio signal, while moving in a straight path, must navigate its way through all this. Shadows are caused by those hills that do not totally block the signal. By increasing the height of the subject antennas, the blockages and shadows can be reduced and eliminated entirely, thereby allowing communication to occur.

The subject property is a utility lot partially developed with a large 41 foot water tank and future plans for another tank. The most southerly portion of the property has not been developed and is covered in natural vegetation. There is a row of trees and a slope separating the developed portion from the undeveloped portion. There is a difference in height of approximately 10-15 feet. The location of the proposed facility is at the southerly end of the developed portion of the parcel to utilize the existing slope and tree row to help screen the facility. This location is sub grade to the street elevation. The properties to the east have a higher ground elevation. The properties to the west have a lower ground elevation.

The request for variance is because the overall height of the facility is five feet taller than allowed by the wireless ordinance. However, the development standards for the RA zone allow structures up to 70 feet. The landowners of the parcels surrounding the site could build taller structures without requiring a variance.

The facility could be moved to the undeveloped portion of the property however it would be highly visible to all passersby because it would not have the screening from the tree row or slope. This would not meet the intent of the wireless ordinance.

The top of the antennas and pole meet the height limit of 50 feet. It is the additional "tree branching" which helps to camouflage the facility which causes the facility to breach the wireless ordinance height limit.

### *What impact will this facility make on the neighborhood*

There is a minor impact that the antennas will make on the neighborhood. This is the visual impact.

There will be little impact to the adjacent residential properties due to the existence of the large water tank and the tree row. Most of the views of the surrounding residents are towards the valley, not the subject property. Passers-by would be more inclined to see the existing water tank, trees and other vegetation.

*Are there other alternatives to increasing the height*

There are no viable alternatives to increasing the height. The attached coverage plots indicate the coverage objective and how the proposed facility meets the objective at the submitted height. Additional coverage plots are included to show how much less coverage would be achieved if the proposed facility is limited to the zoning height.

**T-Mobile Company Information**

T-Mobile is one of the fastest growing nationwide service providers offering all digital voice, messaging and high-speed data services to nearly 30 million customers in the United States.

T-Mobile is a "telephone corporation", licensed by the Federal Communications Commission (FCC) to operate in the 1950.2-1964.8, 1965.2-1969.8 MHz and 1870.2-1884.8-1889.8 MHz frequencies, and a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). The CPUC has established that the term "telephone corporation" can be extended to wireless carriers, even though they transmit signals without the use of telephone lines.

T-Mobile will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the Telecommunications Act of 1996, and other applicable laws.

The enclosed application is presented for your consideration. T-Mobile requests a favorable determination and approval of a Plot Plan and Variance to build the proposed facility. Please contact me at 909-723-6152 for any questions or requests for additional information.

Respectfully submitted,

Barbara Saito  
Authorized Agent for T-Mobile

**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. 24431/VARIANCE NO. 1874** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, Southerly of Seven Springs Way, Easterly of Pinecone Lane, and westerly of Sunset Knoll Drive – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location. - APN: 285-440-022. (Quasi-judicial)

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.  
DATE OF HEARING: December 13, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto: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](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 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:  
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 DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN NO. 24431** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, Southerly of Seven Springs Way, Easterly of Pinecone Lane, and westerly of Alder Street, more specifically 18727 Pinecone Lane, Riverside, CA – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 50' high pine tree (55' with foliage) with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area. - APN: 285-440-022. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: August 9, 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 [dabaraham@rctlma.org](mailto:dabaraham@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](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html)

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

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



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 6/16/2010,

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

APN (s) or case numbers PP 24431 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

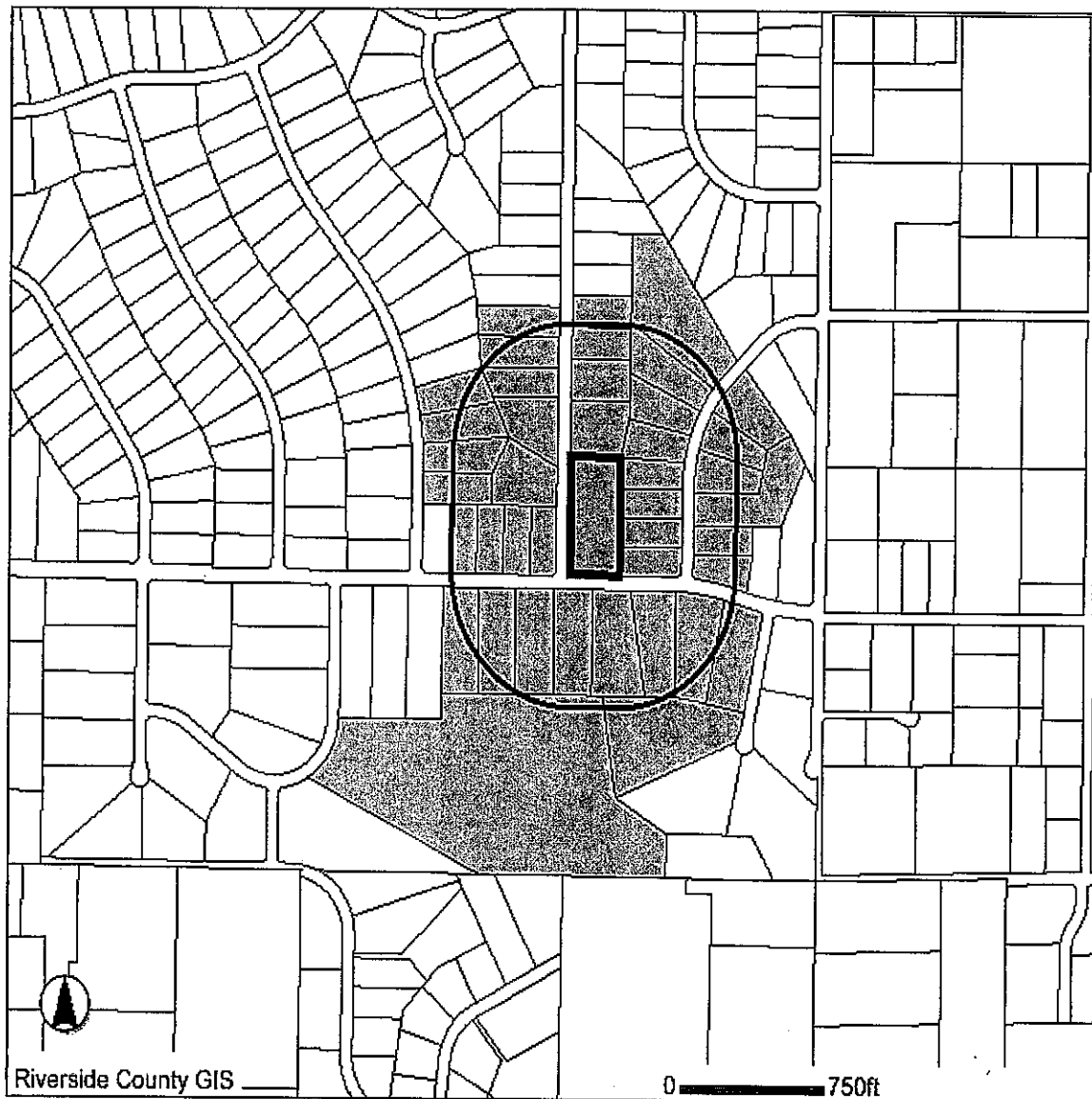
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 6/16/10   
EXPIRES: 12/16/10

600 feet buffer



**Selected parcel(s):**

285-420-023	285-420-024	285-420-025	285-420-026	285-420-028	285-420-029	285-420-030
285-420-031	285-420-035	285-430-006	285-430-007	285-430-008	285-430-009	285-430-010
285-430-011	285-430-012	285-430-013	285-430-021	285-430-023	285-440-003	285-440-004
285-440-005	285-440-006	285-440-007	285-440-008	285-440-009	285-440-010	285-440-011
285-440-012	285-440-013	285-440-014	285-440-022	285-450-027	285-450-028	285-450-029
285-450-030	285-460-003	285-460-004	285-460-005	285-460-006	285-460-007	285-460-008

**\*IMPORTANT\***

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

MAP PRINTED ON...06/16/2010



APN: 285420023 ASMT: 285420023  
SHARON A STANKE  
18727 PINECONE LN  
RIVERSIDE CA. 92504

APN: 285420024 ASMT: 285420024  
ERICA ANNE FRONTINO  
17700 SCOTTSDALE RD  
RIVERSIDE CA. 92504

APN: 285420025 ASMT: 285420025  
ERIC GUZMAN  
ALETHEIA GUZMAN  
17672 SCOTTSDALE RD  
RIVERSIDE CA. 92504

APN: 285420026 ASMT: 285420026  
TEODORO G LICEA  
ANA P LICEA  
17644 SCOTTSDALE RD  
RIVERSIDE CA. 92504

APN: 285420028 ASMT: 285420028  
LOUIS H DEHAAS  
LESLEY A DEHAAS  
18714 OAK PARK DR  
RIVERSIDE CA. 92504

APN: 285420029 ASMT: 285420029  
THOMAS J DEVAERE  
GAIL J DEVAERE  
18690 OAK PARK DR  
RIVERSIDE CA. 92504

APN: 285420030 ASMT: 285420030  
GEORGE HINES  
VERONICA HINES  
JACALYN M D GUYTON  
18676 OAK PARK DR  
RIVERSIDE CA. 92504

APN: 285420031 ASMT: 285420031  
THOMAS J LAMBETH  
ANITA M LAMBETH  
18662 OAK PARK DR  
RIVERSIDE CA. 92504

APN: 285420035 ASMT: 285420035  
THOMAS C ROUSH  
NOEL M ROUSH  
18703 PINECONE LN  
RIVERSIDE CA. 92504

APN: 285430006 ASMT: 285430006  
JERRY DEAN SARTIN  
17665 SCOTTSDALE RD  
RIVERSIDE CA. 92504

APN: 285430007 ASMT: 285430007  
JIMMY E YOUNG  
JANN E YOUNG  
17693 SCOTTSDALE RD  
RIVERSIDE CA. 92504

APN: 285430008 ASMT: 285430008  
LARRY J KATES  
LISA MARIE KATES  
17721 SCOTTSDALE RD  
RIVERSIDE CA. 92504

APN: 285430009 ASMT: 285430009  
SCE FEDERAL CREDIT UNION  
C/O COMMUNITY MORTGAGE FUNDING  
3201 TEMPLE AVE 1ST FL  
POMONA CA 91768

APN: 285430010 ASMT: 285430010  
AMERICO GIORDANO  
KARIN GIORDANO  
17789 SCOTTSDALE RD  
RIVERSIDE CA. 92504



APN: 285430011 ASMT: 285430011  
CHRISTOPHER PATTERSON  
KARA PATTERSON  
17827 SCOTTSDALE RD  
RIVERSIDE CA. 92504

APN: 285430012 ASMT: 285430012  
LISSETTE LOVETT  
17861 SCOTTSDALE RD  
RIVERSIDE CA. 92504

APN: 285430013 ASMT: 285430013  
FLOYD E MILNER  
CHER E MILNER  
18841 SUMMERLEAF LN  
RIVERSIDE CA. 92504

APN: 285430021 ASMT: 285430021  
CHRISTINE RODRIGUEZ  
18900 RAVENHURST WAY  
RIVERSIDE CA. 92504

APN: 285430023 ASMT: 285430023  
BRYAN E MOORE  
18897 SUMMERLEAF LN  
RIVERSIDE CA. 92504

APN: 285440003 ASMT: 285440003  
KHANH D NGUYEN  
LINH M HOANG  
18762 SUNSET KNOLL DR  
RIVERSIDE CA. 92504

APN: 285440004 ASMT: 285440004  
JACQUELYN S SHERLIN  
18728 SUNSET KNOLL DR  
RIVERSIDE CA. 92504

APN: 285440005 ASMT: 285440005  
NOBUTO MORI  
NAOE MORI  
18694 SUNSET KNOLL DR  
RIVERSIDE CA. 92504

APN: 285440006 ASMT: 285440006  
NELSON L PENTEADO  
LUCI J PENTEADO  
18660 SUNSET KNOLL DR  
RIVERSIDE CA. 92504

APN: 285440007 ASMT: 285440007  
CRYSTAL SDAO  
ANGELA SDAO  
C/O ANGELA SDAO  
18675 SUNSET KNOLL DR  
RIVERSIDE CA. 92504

APN: 285440008 ASMT: 285440008  
LAWRENCE H MORITA  
MARTHA DIANNE MORITA  
18715 SUNSET KNOLL DR  
RIVERSIDE CA. 92504

APN: 285440009 ASMT: 285440009  
GREGORY W ROSS  
BRENDA B ROSS  
18745 SUNSET KNOLL DR  
RIVERSIDE CA. 92504

APN: 285440010 ASMT: 285440010  
STEVEN L WATSON  
CYNTHIA L WATSON  
17808 SCOTTSDALE RD  
RIVERSIDE CA. 92504

APN: 285440011 ASMT: 285440011  
CAREY HART  
C/O HEATH PINTER  
18604 PINECONE LN  
RIVERSIDE CA. 92504



APN: 285440012 ASMT: 285440012  
HIJINIO NUNEZ  
DE ANN NUNEZ  
18570 PINECONE LN  
RIVERSIDE CA. 92504

APN: 285440013 ASMT: 285440013  
HOWARD J BRUST  
VALERIE A BRUST  
18536 PINECONE LN  
RIVERSIDE CA. 92504

APN: 285440014 ASMT: 285440014  
JOSE HUMBERTO OROZCO  
MARIA ELIZABETH OROZCO  
18502 PINECONE LN  
RIVERSIDE CA. 92504

APN: 285440022 ASMT: 285440022  
WMWD  
UNKNOWN 04-18-79  
0

APN: 285450027 ASMT: 285450027  
BOBBY GUSTAFSON  
CHERIE GUSTAFSON  
18529 PINECONE LN  
RIVERSIDE CA. 92504

APN: 285450028 ASMT: 285450028  
HORACE L WILLIAMS  
18557 PINECONE LN  
RIVERSIDE CA. 92504

APN: 285450029 ASMT: 285450029  
RAFE JANIKOWSKI  
KAREN JANIKOWSKI  
18585 PINECONE LN  
RIVERSIDE CA. 92504

APN: 285450030 ASMT: 285450030  
MANPREET SINGH SAINI  
JASPREET SINGH SAINI  
ANDEEP K SAINI  
18613 PINECONE LN  
RIVERSIDE CA. 92504

APN: 285460003 ASMT: 285460003  
DANA J ESTES  
MARY ANN ESTES  
18576 SUNSET KNOLL DR  
RIVERSIDE CA. 92504

APN: 285460004 ASMT: 285460004  
DORA A VARELA  
18604 SUNSET KNOLL DR  
RIVERSIDE CA. 92504

APN: 285460005 ASMT: 285460005  
WILLIAM MANNING  
JANINE MANNING  
18647 SUNSET KNOLL DR  
RIVERSIDE CA. 92504

APN: 285460006 ASMT: 285460006  
JERI JAGGARS  
18619 SUNSET KNOLL DR  
RIVERSIDE CA. 92504

APN: 285460007 ASMT: 285460007  
STEVEN L WARNER  
18591 SUNSET KNOLL DR  
RIVERSIDE CA. 92504

APN: 285460008 ASMT: 285460008  
LARRY W BALDY  
SHERRI ANN BALDY  
18563 SUNSET KNOLL DR  
RIVERSIDE CA. 92504

Riverside City Hall  
3900 Main St.  
Riverside, CA 92522

Riverside Unified School District  
3380 14th St.  
P.O. Box 2800  
Riverside, CA 92516

Applicant:  
T-Mobile West  
3251 E. Guasti Ste. 200  
Ontario, CA 91765

Eng-Rep:  
Barbara Saito  
418 N. Cloverdale Lane  
Walnut, CA 91789

Owner:  
WMWD  
450 E. Alessandro  
Riverside, CA 92502

Applicant:  
T-Mobile West  
3251 E Guasti Ste. 200  
Ontario, CA 91765

Eng-Rep:  
Barbara Saito  
418 N. Cloverdale Lane  
Walnut, CA 91789

Owner:  
WMWD  
450 E. Alessandro  
Riverside, CA 92502



# RIVERSIDE COUNTY 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, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

EA42274/Plot Plan No. 24431/Variance No. 1874

*Project Title/Case Numbers*

Damaris Abraham  
*County Contact Person*

951-955-5719  
*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

T-Mobile West  
*Project Applicant*

3257 E. Guasti Rd., Suite 200, Ontario, CA 91761  
*Address*

The project is located in the Lake Mathews/Woodcrest Area Plan, more specifically northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Sunset Knoll Dr.

*Project Location*

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area.

The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on December 13, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,010.25 + \$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, 12th Floor, Riverside, CA 92501.

Damaris Abraham  
*Signature*

Project Planner  
*Title*

October 5, 2010  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/rj  
Revised 8/25/2009  
Y:\Planning Case Files-Riverside office\PP24431\DH-PC-BOS Hearings\DH-PC\12.13.10 DH\NOD.PP24431 Form.docx

Please charge deposit fee case#: ZEA42274 ZCFG05632 \$.2,074.25

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 24431/Variance No. 1874

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: Project Planner Date: October 5, 2010

Applicant/Project Sponsor: T-Mobile West Corporation Date Submitted: February 2, 2010

**ADOPTED BY:** Planning Director

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

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

Riverside County Planning Department 4080 Lemon Street, 12th 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\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42274 ZCFG05632 \$2,074.25

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1001134

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: T MOBILE WEST  
paid by: CK 1621352  
paid towards: CFG05632 CALIF FISH & GAME: DOC FEE  
CA F&G FEE FOR EA42274  
at parcel #:  
appl type: CFG3

\$64.00

By \_\_\_\_\_ Feb 02, 2010 10:58  
SBROSTRO posting date Feb 02, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1004326

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: T MOBILE WEST \$2,010.25  
paid by: CK 1745133  
paid towards: CFG05632 CALIF FISH & GAME: DOC FEE  
CA F&G FEE FOR EA42274  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Apr 22, 2010 10:09  
SBROSTRO posting date Apr 22, 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](http://www.rctlma.org)

August 6, 2010

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

Attn: Damaris Abraham

Re: Plot Plan No. 24431  
Intent to Adopt a Mitigated Negative Declaration  
Applicant: T-Mobile West

Dear Mr. Abraham:

I would like to suggest that T-Mobile put their antenna on the back side of the Harley John Tank which has open field area and would look to Cajalco Road. The reason I am saying this is that there are no homes around there that would be affected since this area is all open. My property looks right out straight ahead at this proposed sight as my front door faces Pinecone and the area you want to put the tower. Also the houses on the street above me (Sunset Knoll Rd.), will be looking directly at this proposed tower as their back yards all back up to Western Municipal Water Property (Roosevelt Tank) where the proposed site is. In addition, the houses on south Side of Scottsdale Road look at the proposed area from their front doors. One house at 17808 Scottsdale views this proposed sight from the side of their house, as their land is adjacent to the proposed site. In fact this tank will be smack to the left which is right by their yard.

We have large homes and are known as the Mockingbird Canyon estate homes. We paid good money for our homes and love the rural country charm. None of us want to stare at a 55' high tower. Many of us have 3000 – 4400 sq. feet homes, and thought we were getting into a very nice upscale neighborhood. Now we are faced with the possibility of looking at a fake metal tree. If you put this antenna off Harley John Rd., you would not be offending other homes as much, since the back side of that tank is next to empty land – acres of it.

Please consider this area for locating the T-Mobile Antenna. Thank you.

Sincerely,



Sharon Stanke  
18727 Pinecone Lane  
Riverside, Ca. 92504

(951) 531-4361



Aug 2, 2010

Dear Damaris Abraham

We are writing to you in regards to the Plot Plan # 24431

We are concerned residents that have concerns about the proposed location of the T-Mobile West antennas to be put on the property of the Roosevelt water tank, at the north-east corner of Scottsdale Rd & Pinecone Ave, in Riverside, Calif. 92504.

If you would please take the time to look at the enclosed aerial maps of the area you will see that it is surrounded by private property, of which each and everyone of us as property owners signed a residential covenant, when we purchased the properties, that we would not put in any kind of antenna or tower with a height of 36" or taller.

Less than a mile away from this location, at the intersection of Scottsdale Rd & Harley John is a access road that leads to a water tank that would be more suited for the type of antenna you want to install.

The consensus is we have talked to the property owners on all sides of the water tank located on Pinecone Lane and we all agree that we do not want the antennas.

(continued)

(2)

If you would like a list of names and addresses and signatures of the property owners against this we would be happy to supply you with that. Enclosed are aerial photos and the properties involved.

Thank you for your time, if there are any questions, please call

Thomas or Neil Roush  
18703 Pinecone Lane  
Riverside, Calif 92504

951-789-0081

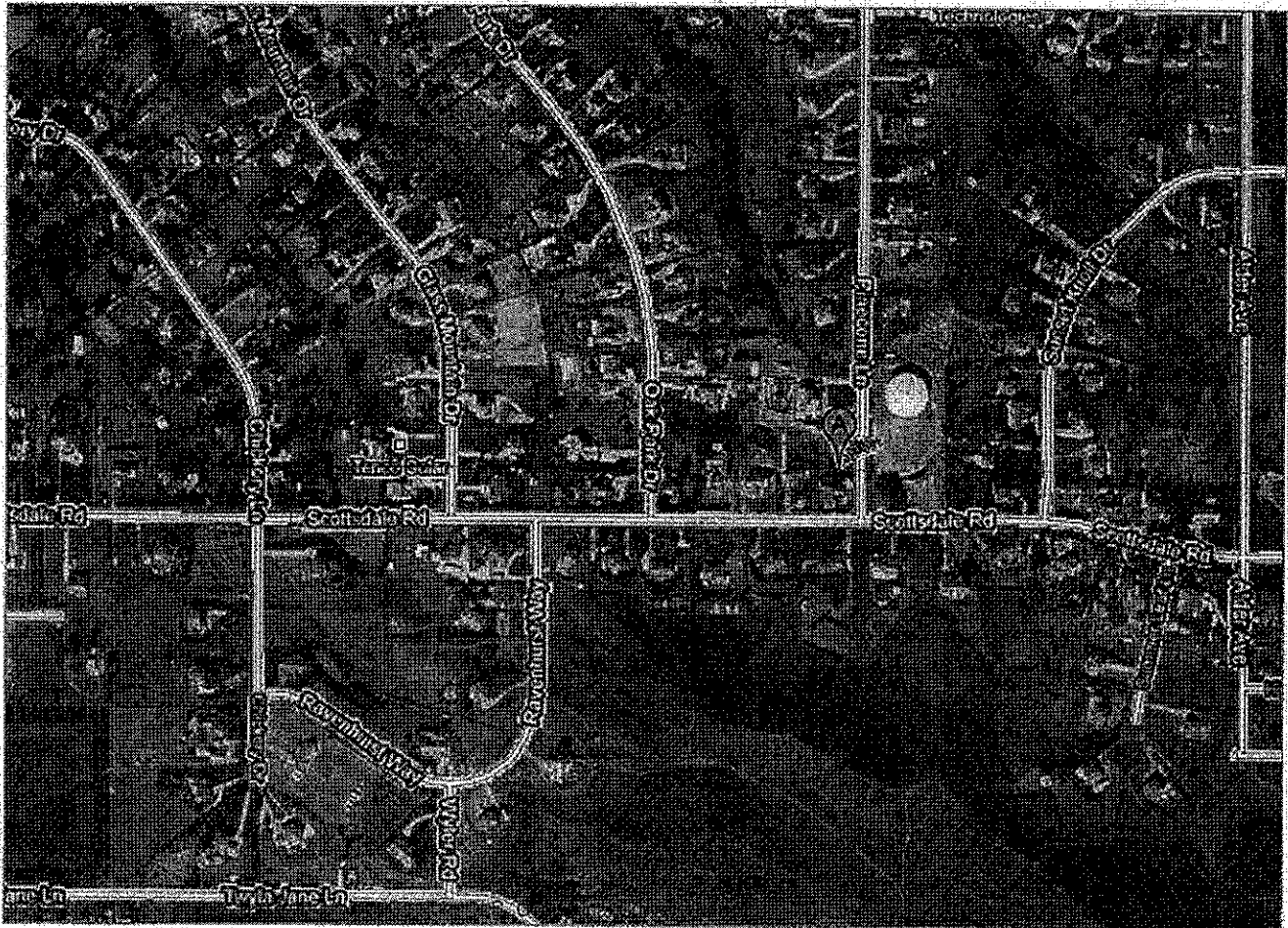
Enclosed are six photos

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



Hide

- 18727 pinecone ln. ca. 92504
- 18525 Alder St, Riverside, California 92570
- 17721 Scottsdale Rd, Riverside, California 92504



Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



Hide

- 18727 pinecone ln. ca. 92504
- 18525 Alder St, Riverside, California 92570
- 17721 Scottsdale Rd, Riverside, California 92504

*all home are higher than water tank*

Google maps

Address

18703 Pinecone Lane

ROUSH  
RESIDENT

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)





Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



↑ STANKEY  
RESIDENT  
18727 Pinecone Lane

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



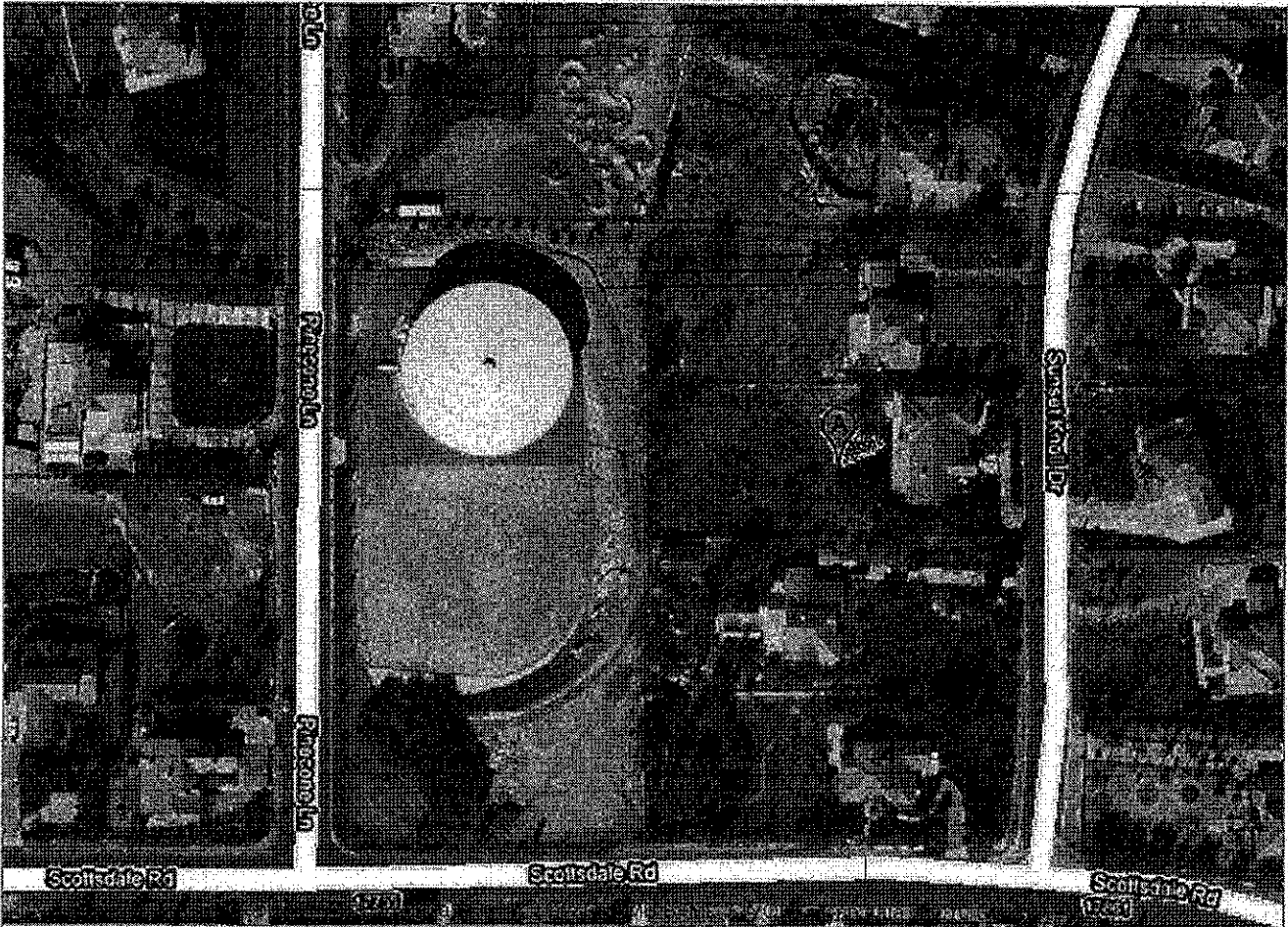


Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



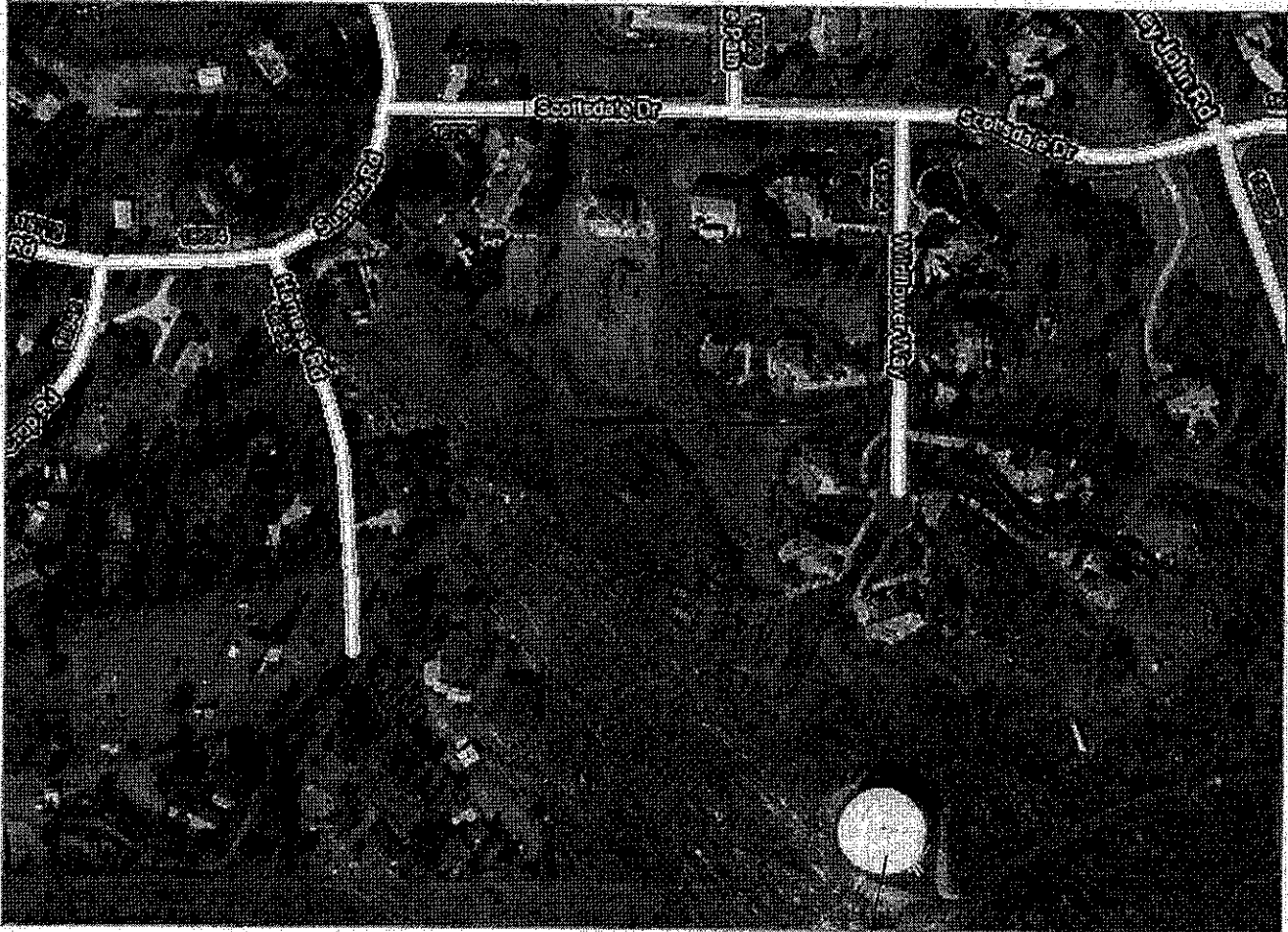
↓                      ↓                      ↓                      ↑                      ↓  
 all of the private homes on Scottsdale  
 & Sunset Knoll are higher  
 than the water tank and  
 look down on it.

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



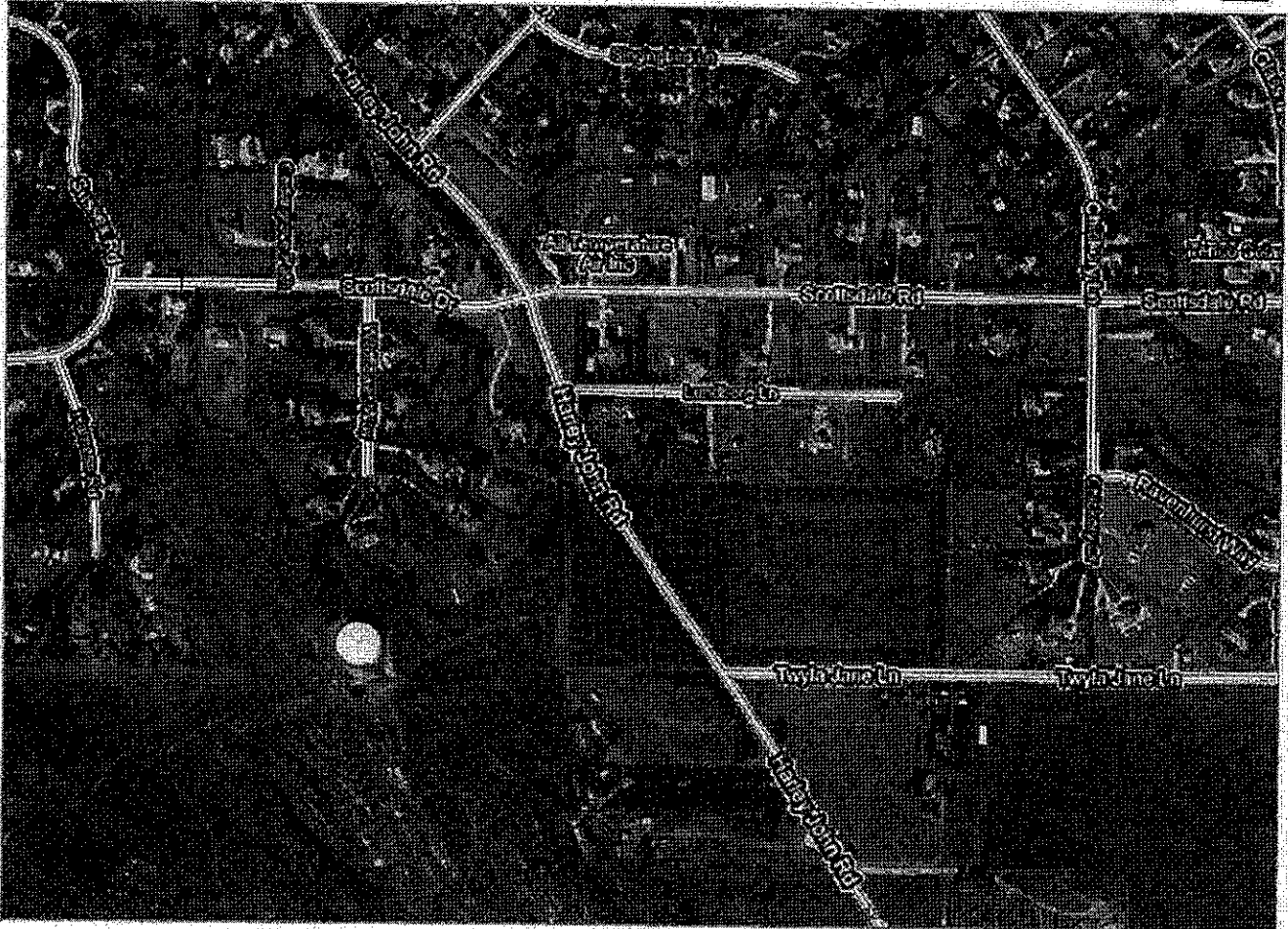
Please note that the water tank at Scottsdale + Harley John is much higher than the private homes below it and the view of the city below would not be a problem

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



Agenda Item No. 1.4  
Area Plan: San Jacinto Valley  
Zoning District: Little Lake  
Supervisorial District: Third  
Project Planner: Ray Juarez

Tentative Tract Map No. 32485  
FIRST EXTENSION OF TIME (EOT)  
Planning Commission Date: Jan. 5, 2011  
Applicant: Vista Hills, LLC

## 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. 32485.**

### BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of twenty (20) 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 Flood Control and Water Conservation District is recommending the addition of seven (7) Conditions of Approval. The Planning Department (Cultural Resources Division) is recommending the addition of two (2) Conditions of Approval. The Planning Department (Landscaping Division) is recommending the addition of six (6) Conditions of Approval. The Transportation Department is recommending the addition of five (5) 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 November 30, 2010) indicating the acceptance of the twenty (20) conditions.

### FURTHER PLANNING CONSIDERATIONS:

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

*Ray*  
12/10/10

**TENTATIVE TRACT MAP NO. 32485**  
**FIRST EXTENSION OF TIME REQUEST**  
**Page 2 of 2**

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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 30, 2009 and will automatically gain benefit of SB1185 and AB333 and will be extended until March 30, 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 3/30/05**  
**Original Expiration Date 3/30/08**

**RECOMMENDATION:**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32485**, extending the expiration date and to reflect SB1185 and AB333 benefits to March 30, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

**FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32485** - Applicant: Vista Hills 14, LLC - Third Supervisorial District – Little Lake Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) - Location: North of Youngstown Drive, south of Acacia Avenue and east of Soboba Street – 4.76 Acres - Zoning: One Family Dwelling (R-1) – Approved Project Description: Schedule A subdivision of 4.76 acres into 17 residential lots and one detention basin for onsite drainage. - **REQUEST: EXTENSION OF TIME TO MARCH 30, 2010 - FIRST EXTENSION.**

IN THE COUNTY OF RIVERSIDE  
**TENTATIVE TRACT MAP 32485**  
 SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST  
 AMENDED NO. 1  
 EXHIBIT 'T'

**OWNER**  
 ALFRED LEWIS  
 3009 N. MacCull Ave.  
 SAUGER, CA 92527  
 (951) 291-8570

**APPLICANT**  
 JEFFREY CORNWELL  
 1931 VILLAGE PARK WAY # 201C  
 ENCINITAS, CA 92024  
 760-944-8199

**ASSESSOR'S PARCEL NO.**  
 552-280-002

**EXISTING LAND USE**  
 VACANT

**IMPROVEMENT SCHEDULE**  
 SCHEDULE 'A'

**ADJACENT LAND USE**

NORTH - RESIDENTIAL	A-1-1
SOUTH - RESIDENTIAL	R-1
EAST - VACANT	A-1-5
WEST - RESIDENTIAL	R-1

**PROPOSED LAND USE**  
 RESIDENTIAL

**EXISTING ZONING**  
 R-1

**PROPOSED ZONING**  
 R-1

**UTILITIES**

SEWER	- LAKE HEMET MUNICIPAL WATER DISTRICT
WATER	- LAKE HEMET MUNICIPAL WATER DISTRICT
GAS	- SOUTHERN CALIFORNIA GAS CO.
ELECTRIC	- SOUTHERN CALIFORNIA Edison CO.
TELEPHONE	- TELEPHONE
CABLE	- ADELPHA

**NUMBER OF LOTS**  
 18 (17 RESIDENTIAL LOTS, 1 DETENTION BASIN)

**MINIMUM LOT SIZE**  
 PROPOSED - 7200 SF.

**ACREAGE**  
 4.76 NET, 4.76 GROSS

**CONTIGUOUS OWNERSHIP**  
 NONE

**THOMAS GUIDE**  
 PAGE 811, 0-7 (2002 EDITION)

**SOURCE OF TOPOGRAPHY**  
 RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

**SCHOOL DISTRICT**  
 HEMET UNIFIED SCHOOL DISTRICT

**FLOOD PLAIN**  
 ZONE C  
 COMMUNITY PANEL NO. 060245 21358  
 DATED SEPTEMBER 30, 1984

**SPECIFIC PLAN**  
 NONE

**COMMUNITY SERVICE DISTRICT**  
 NONE

**COMMUNITY PLAN**  
 NONE

**NPDES SUPPLEMENT 'A'**  
 THIS PROJECT WILL REQUIRE THAT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BE PREPARED, CHANNEL FLOWS FROM STREETS SHALL BE FILTERED BY APPROVED CURBS AS SPECIFIED BY THE APPROVED SWPPP FOR THIS TRACT.

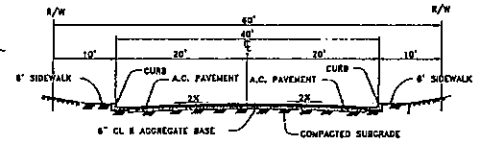
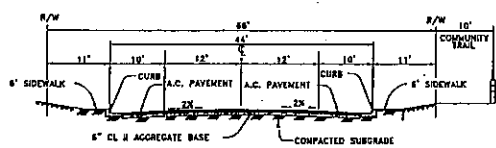
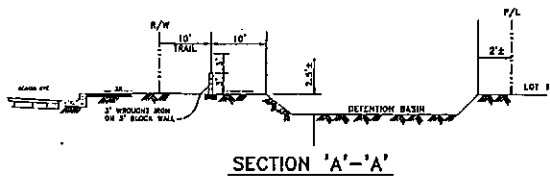
**PROPERTY DESCRIPTION**

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

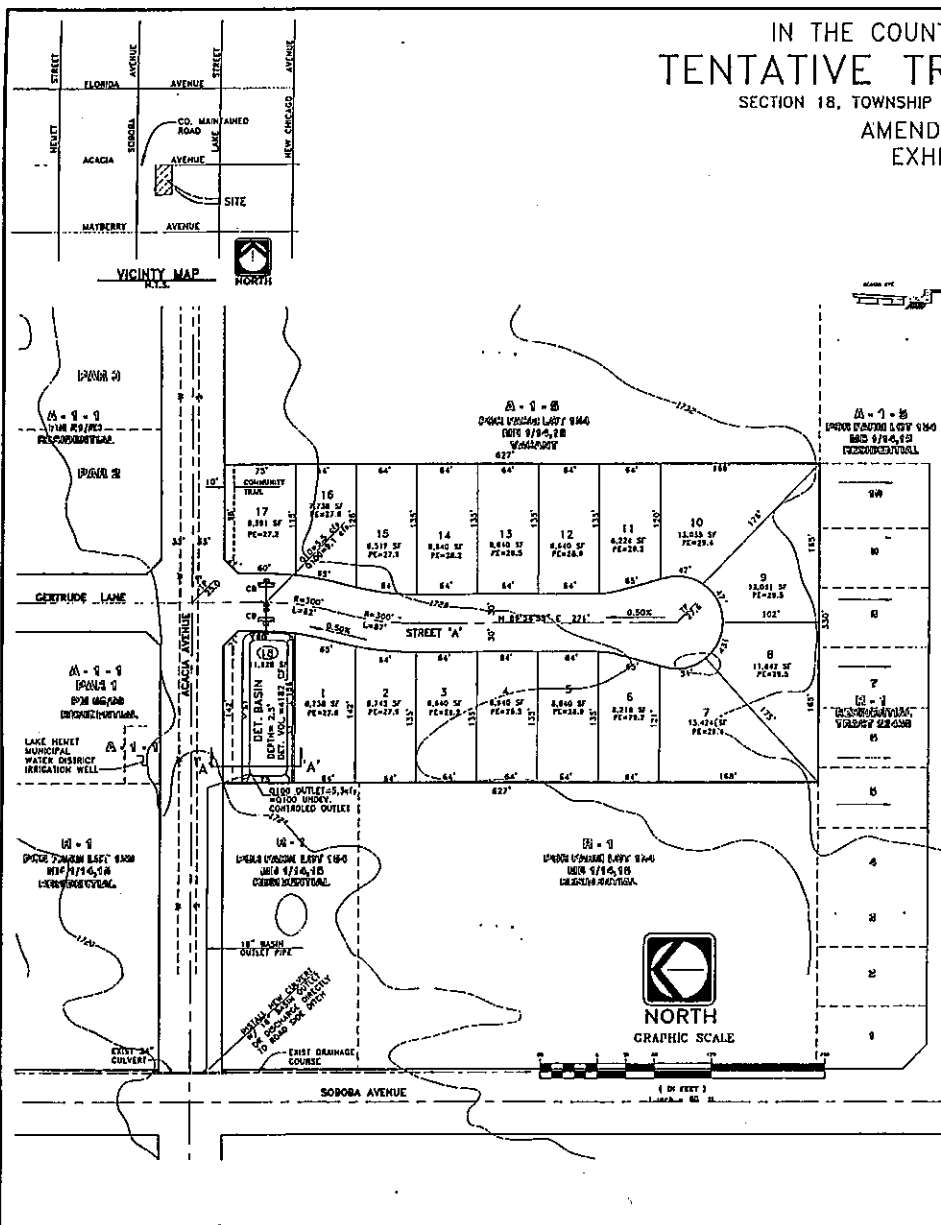
THE EAST HALF OF LOT 1 IN BLOCK 194 OF THE LANDS OF HEMET LAND COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED ON BOOK 1, PAGE(S) 14 AND 15, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

**EXPLANATORY NOTES OF NON-APPLICABLE REQUIREMENTS**

27. ALL EXIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC R.O.W.
28. ALL STREETS SHALL BE DEDICATED TO THE COUNTY OF RIVERSIDE.
29. REGULATION WELL NORTH OF PROPERTY.
30. SURFSEALCE SEPTIC SYSTEMS ARE NOT PROPOSED FOR THIS PROJECT.
31. THIS SITE IS NOT SUBJECT TO MONIFICATION OR OTHER GEOLOGIC HAZARDS. THIS SITE IS NOT WITHIN A SPECIAL STUDIES ZONE.
32. LAND IS NOT SUBJECT TO OVERFLOW, MUDGATION, OR FLOOD HAZARD.
33. NO OPEN CHANNELS ARE PROPOSED ON THIS PROJECT.
34. NO COMMON AREAS, OPEN SPACE, OR RECREATIONAL AREAS.
35. NO EXISTING STRUCTURES ON SITE.
36. NO STRUCTURES ARE PROPOSED AT THIS TIME. FUTURE STRUCTURES WILL BE SINGLE FAMILY RESIDENCES.
37. NO EXISTING STRUCTURES ON SITE.
38. BUILDING PADS WILL BE WITHIN THE BUILDING ENVELOPE AS REQUIRED BY THE COUNTY SETBACK REQUIREMENTS.
39. PROPOSED ZONING IS NOT R-2.



**H.O.A. NOTE:**  
 PROPOSED DETENTION BASIN (LOT 10) SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION ESTABLISHED BY THIS PROJECT.



PREPARED: MAY 5, 2004  
 RECORDED: 6-25-04

**EXHIBIT 'T'**  
 SHEET NO. 1

Underground Service Alert  
 CALL TOLL FREE 1-800-227-2600  
 "NO WORKING DAYS BEFORE THE JOB"

**SEAL**  
 CIVIL ENGINEER  
 No. 4339  
 State of California

**APPROVED BY:** \_\_\_\_\_ DATE \_\_\_\_\_  
**PREPARED BY:** \_\_\_\_\_ DATE \_\_\_\_\_  
 R.C.E. NO. \_\_\_\_\_ EXP. DATE \_\_\_\_\_

**BLAINE A. WOMER**  
 CIVIL ENGINEERING  
 PLANNING  
 SURVEYING  
 CIVIL ENGINEERING  
 PUBLIC WORKS  
 Hemet, CA 92344 83222 E Florida Ave., Suite F, Phone (951) 926-1757 Fax (951) 926-1547  
 Park City, UT 84098 3123 Cave Canyon Dr., #202, Phone/Fax (435) 645-1487

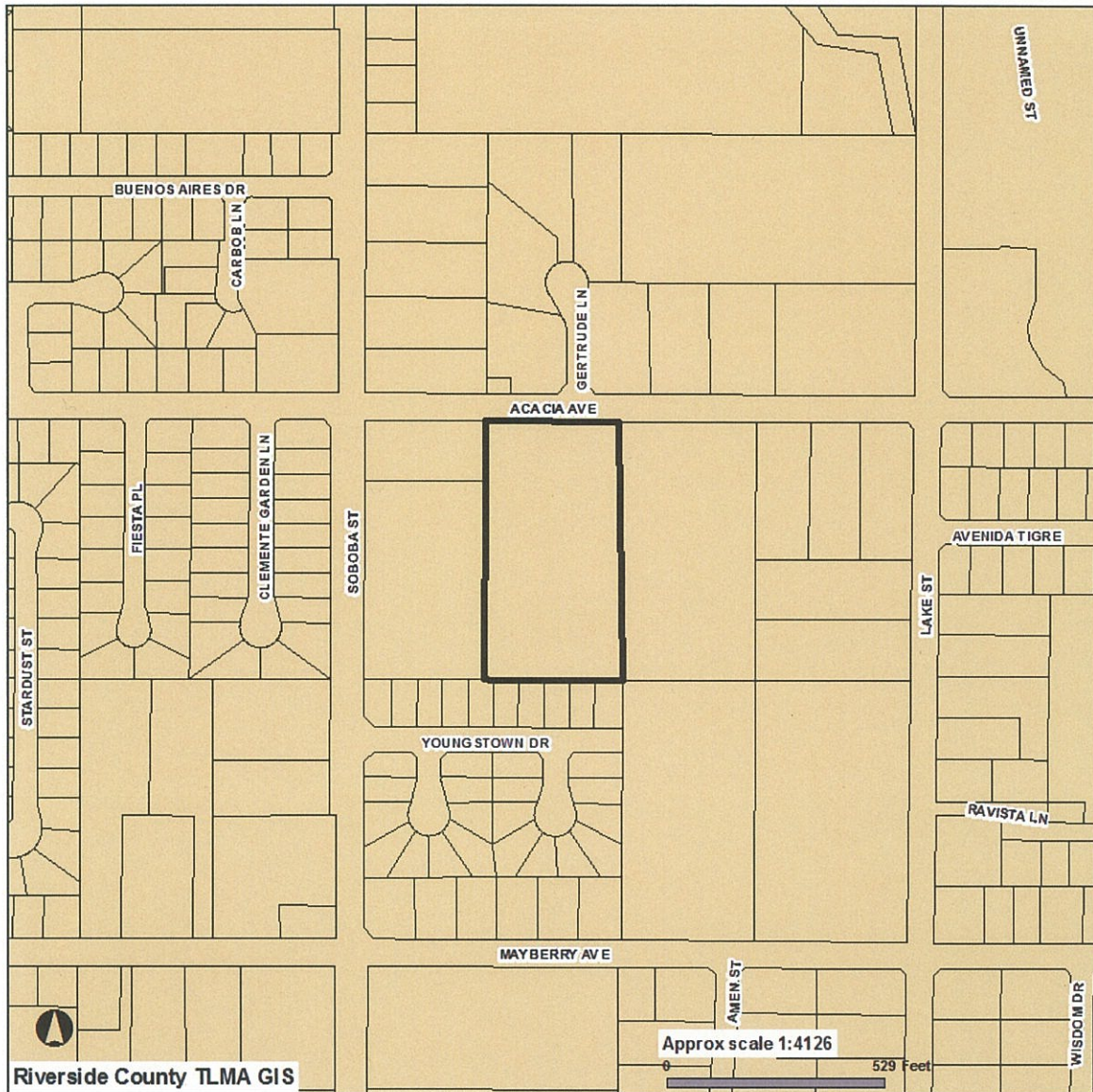
REV.	DATE	DESCRIPTION	DATE	APPROVAL

COUNTY OF RIVERSIDE  
 JEFFREY CORNWELL  
 TENTATIVE TRACT MAP  
 NO. 32485  
 AMENDED NO. 1

1  
 OF 1 SHEETS  
 7/11/04



AREA PLAN - TR32485



Riverside County TLMA GIS

Selected parcel(s):  
552-080-002

AREA PLAN

- SELECTED PARCEL
- PARCELS
- SAN JACINTO VALLEY
- CITY BOUNDARY

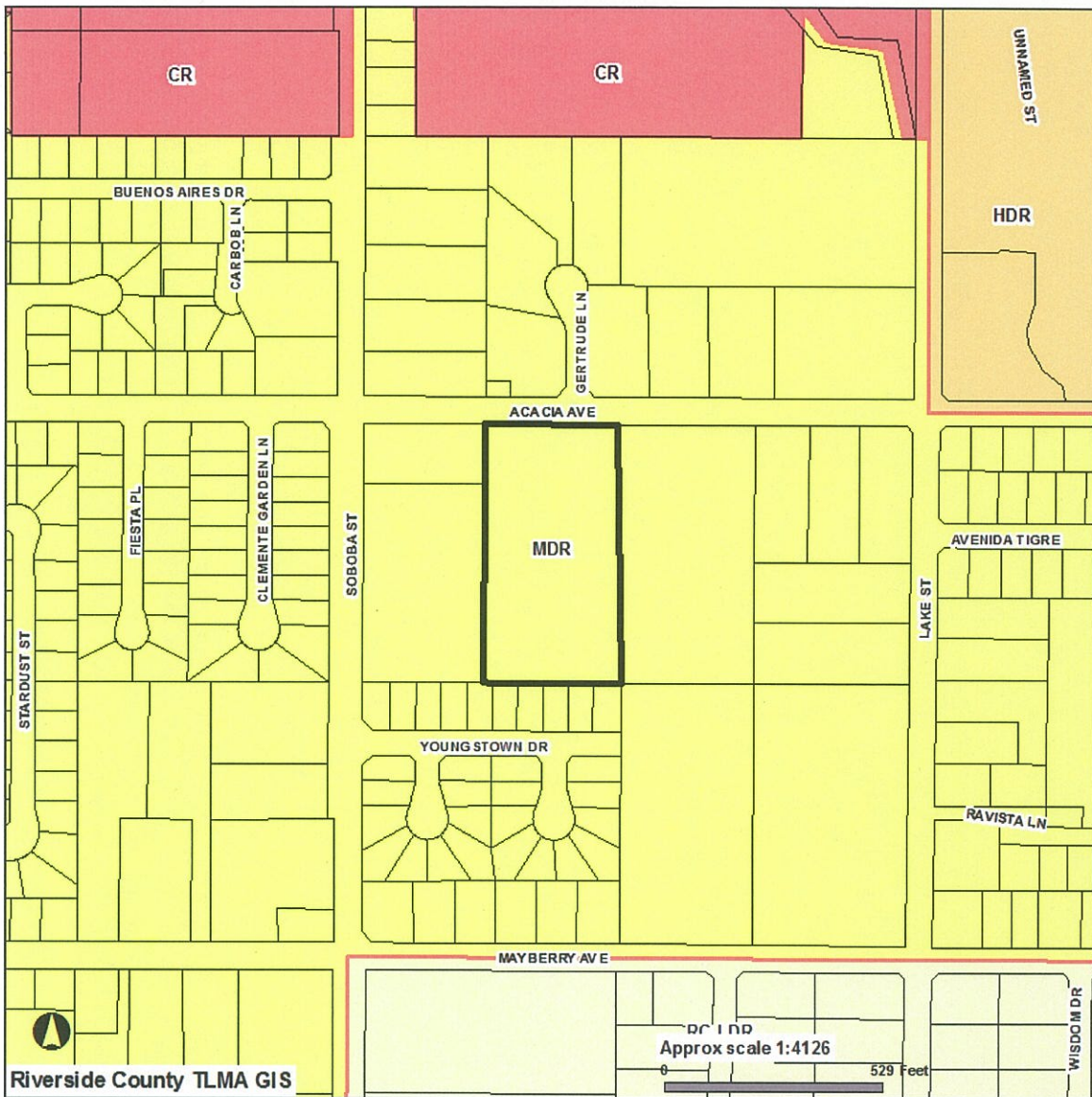
**\*IMPORTANT\***

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

REPORT PRINTED ON...Wed Aug 19 12:39:58 2009



LAND USE - TR32485



Selected parcel(s):  
552-080-002

LANDUSE

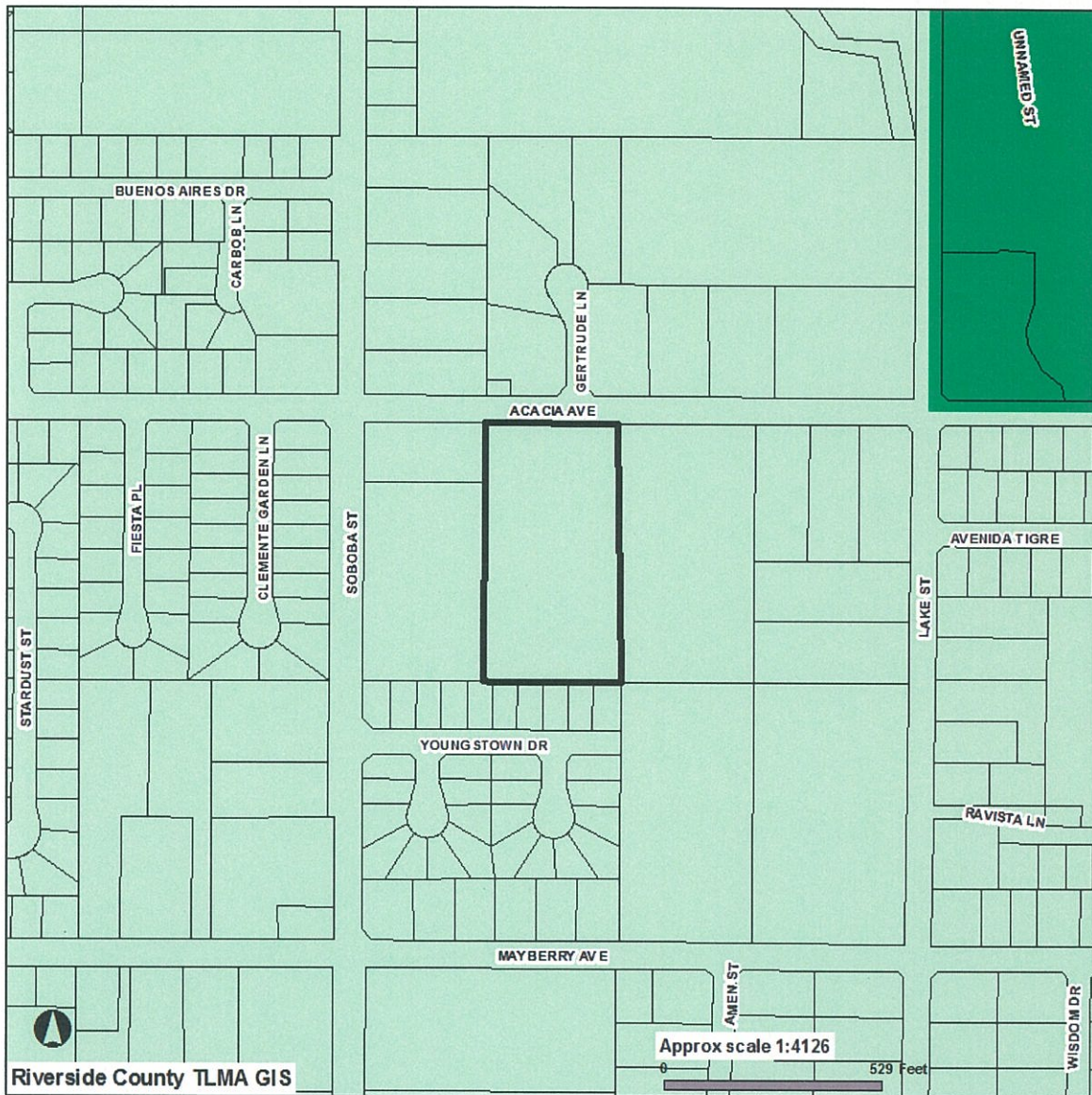
- |                                  |  |                        |                                |
|----------------------------------|--|------------------------|--------------------------------|
| SELECTED PARCEL                  | PARCELS  | CR - COMMERCIAL RETAIL | HDR - HIGH DENSITY RESIDENTIAL |
| MDR - MEDIUM DENSITY RESIDENTIAL | LDR-RC - RURAL COMMUNITY - LOW DENSITY RESIDENTIAL | CITY BOUNDARY          |                                |

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REPORT PRINTED ON...Wed Aug 19 12:40:17 2009

ZONING DISTRICTS - TR32485



Selected parcel(s):  
552-080-002

ZONING DISTRICTS

- SELECTED PARCEL
- PARCELS
- LITTLE LAKE DIST
- VALLE VISTA DIST
- CITY BOUNDARY

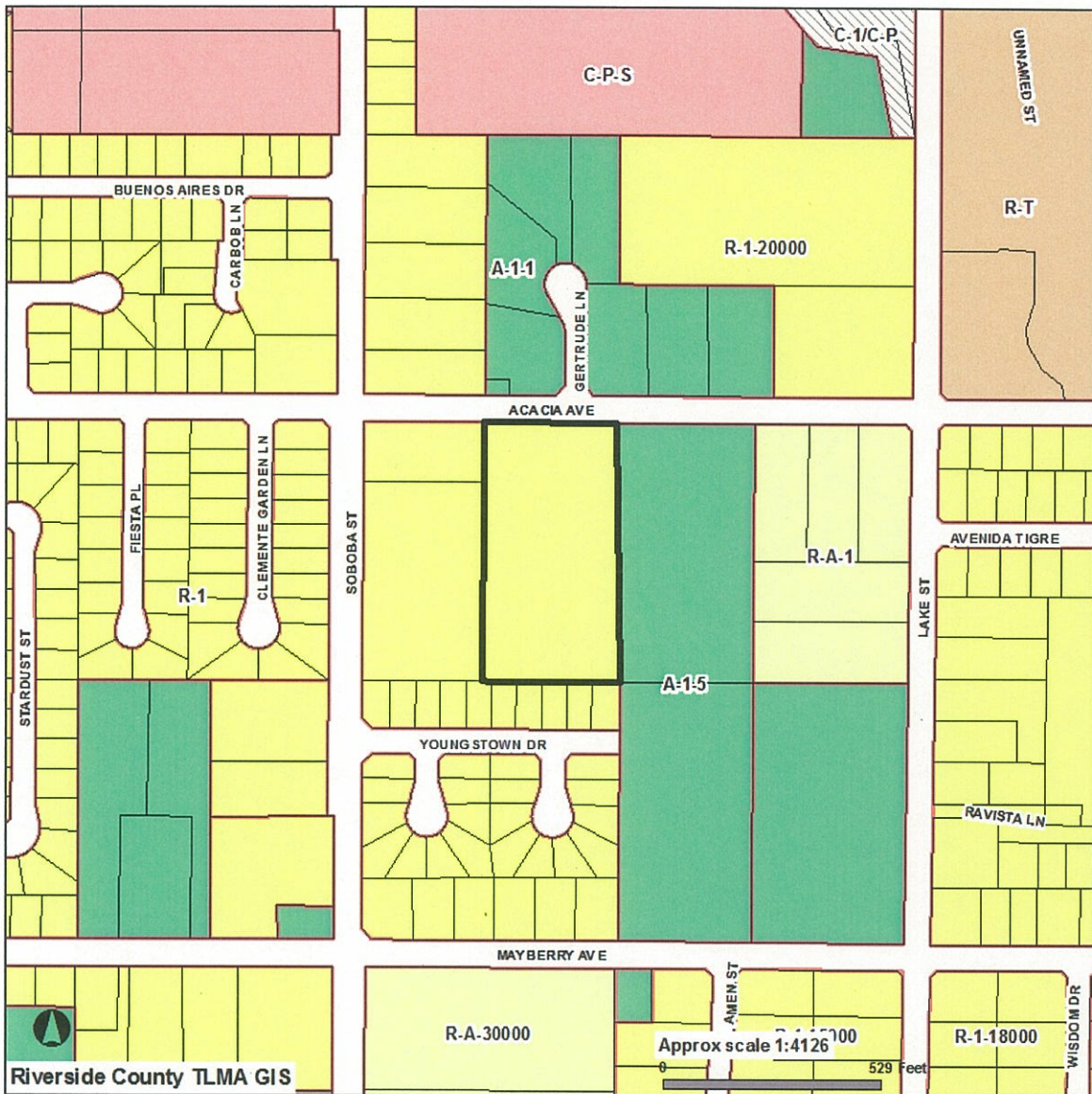
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REPORT PRINTED ON...Wed Aug 19 12:40:35 2009



ZONING - TR32485



Selected parcel(s):  
552-080-002

ZONING

- |                 |                                      |                  |              |
|-----------------|--------------------------------------|------------------|--------------|
| SELECTED PARCEL | PARCELS                              | ZONING BOUNDARY  | A-1-1, A-1-5 |
| C-P-S           | R-1, R-1-15000, R-1-18000, R-1-20000 | R-A-1, R-A-30000 | R-T          |
| CITY BOUNDARY   |                                      |                  |              |

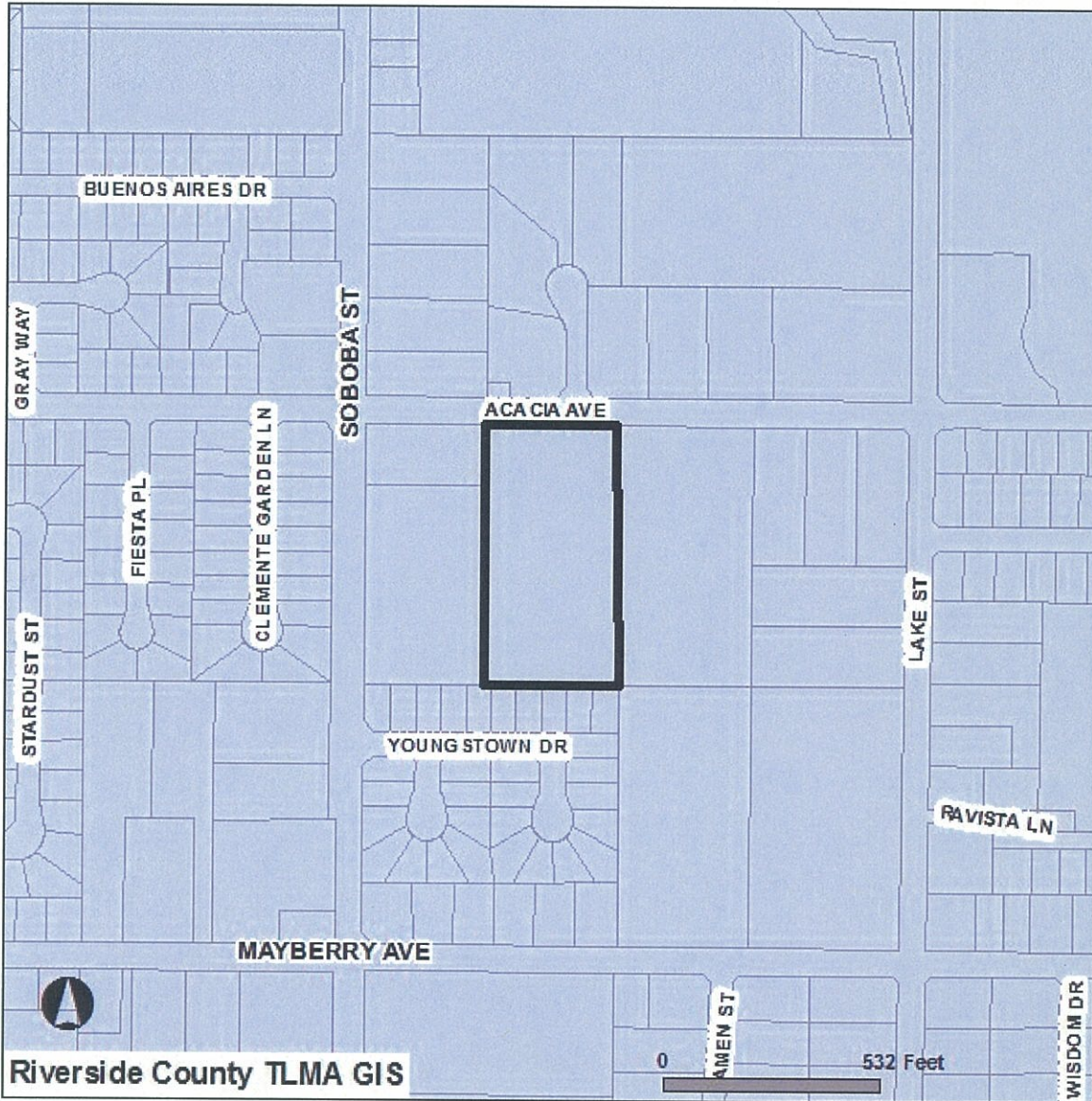
**\*IMPORTANT\***

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REPORT PRINTED ON...Wed Aug 19 12:40:54 2009



**SUPERVISORIAL DISTRICT - TR32485**



**Selected parcel(s):**  
552-080-002

**\*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 Dec 02 10:07:18 2010

Version 101124

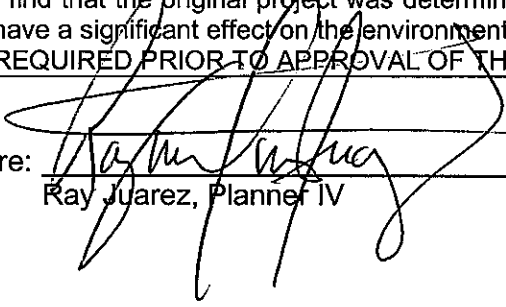
# Extension of Time Environmental Determination

Project Case Number: TR32485  
 Original E.A. Number: EA39589  
 Extension of Time No.: First  
 Original Approval Date: March 30, 2005  
 Project Location: North of Youngstown Drive, south of Acacia Avenue and east of Soboba Street

Project Description: Schedule A subdivision of 4.76 acres into 17 residential lots and one detention basin for onsite drainage.

On 12/2/10, 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:   
 Ray Juarez, Planner IV

Date: 12/2/10  
 For Carolyn Syms Luna, Director



**BLAINE A. WOMER**  
**CIVIL ENGINEERING**

V04-06-002

November 30, 2010

Ms. Catherine Dimagiba  
Riverside County Planning Department  
P. O. Box 1409  
Riverside, CA 92502-1409

**FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP 32485**

In accordance with your request, we have reviewed your November 4, 2010, e-mail and additional Conditions of Approval we are in concurrence with the addition of the following Planning Department, Transportation Department and Flood Control Conditions:

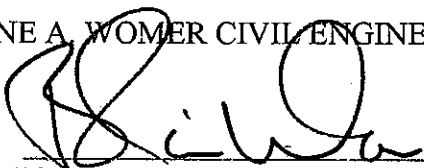
10.FLOOD RI.9	50.FLOOD RI.7	90.FLOOD RI.4
10.FLOOD RI.10	50.TRANS.29	90.PLANNING.14
10.FLOOD RI.11	50.TRANS.30	90.PLANNING.15
10.PLANNING.18	60.FLOOD RI.6	90.TRANS.5
10.PLANNING.19	80.FLOOD RI.3	90.TRANS.6
10.PLANNING.20	80.PLANNING.22	90.TRANS.7
50.PLANNING.33	80.PLANNING,23	

Please keep us informed as to when the Extension of Time request will be scheduled for Planning Commission acceptance.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact our office.

BLAINE A. WOMER CIVIL ENGINEERING

By:

  
Blaine A. Womer, President

pw

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 9

MAP EOT1 FINAL WQMP ONLY

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

[www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

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

The developer shall submit a report that meets 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. 10

MAP EOT1 FINAL WQMP ONLY MAINT

RECOMMND

This project may propose BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly 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



11/09/10  
12:45

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

10. GENERAL CONDITIONS

10.FLOOD RI. 10                    MAP EOT1 FINAL WQMP ONLY MAINT (cont.)                    RECOMMND

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.

10.FLOOD RI. 11                    MAP EOT1 BMP MAINT & INSPECT                    RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

10.PLANNING. 18                    GEN - IF HUMAN REMAINS EOT1                    RECOMMND

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

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

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

10. GENERAL CONDITIONS

10.PLANNING. 18 GEN - IF HUMAN REMAINS EOT1 (cont.) RECOMMND

group and the County Planning /Director.

10.PLANNING. 19 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 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. 20 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

10. GENERAL CONDITIONS

10.PLANNING. 20                    MAP - LC LANDSCAPE REQUIREMENT (cont.)                    RECOMMND

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

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 7                    MAP EOT1 SUBMIT FINAL WQMP                    RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

50.PLANNING. 33                    MAP - LC LNDSCP COMMON AREA MA                    RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

50. PRIOR TO MAP RECORDATION

50.PLANNING. 33                    MAP - LC LNDSCP COMMON AREA MA (cont.)                    RECOMMND

the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. 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 County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's 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).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

EOT1

TRANS DEPARTMENT

50.TRANS. 29                    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

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

50. PRIOR TO MAP RECORDATION

50.TRANS. 29                    MAP - UTILITY PLAN (EOT1) (cont.)                    RECOMMND

submitted to the Transportation Department for verification purposes.

50.TRANS. 30                    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.

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 6                    MAP EOT1 SUBMIT FINAL WQMP                    RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 3                    MAP EOT1 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. 22                    MAP - 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;

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.





11/09/10  
12:45

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 9

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 4

MAP EOT1 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 total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 14

MAP - 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.

EOT1

90.PLANNING. 15

MAP - 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

11/09/10  
12:45

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 10

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15                   MAP - LC COMPLY W/ LNDSCP/ IRR (cont.)                   RECOMMND

Completion. Upon determination of compliance, the Planning Department shall clear this condition.  
EOT1

TRANS DEPARTMENT

90.TRANS. 5                       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. 6                       MAP-GRAFFITI ABATEMENT (EOT1)                       RECOMMND

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

90.TRANS. 7                       MAP - LANDSCAPING (EOT1)                       RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 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.

11/09/10  
10:47

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 11

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

90. PRIOR TO BLDG FINAL INSPECTION

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 N. 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.

✓

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

DATE: August 20, 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 FOR TENTATIVE TRACT MAP NO. 32485** - Applicant: Vista Hills 14, LLC - Third Supervisorial District – Little Lake Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) - Location: North of Youngstown Drive, south of Acacia Avenue and east of Soboba Street – 4.76 Acres - Zoning: One Family Dwelling (R-1) – Approved Project Description: Schedule A subdivision of 4.76 acres into 17 residential lots and one detention basin for onsite drainage. - **REQUEST: EXTENSION OF TIME TO MARCH 30, 2010 - 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 **September 17, 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.

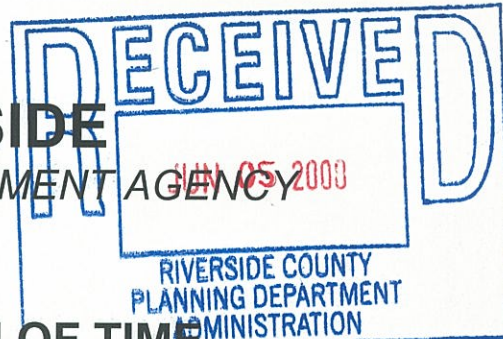
**LDC MEMBERS ARE ENCOURAGED TO DIFFERENTIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)**

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](mailto:cgriffin@RCTLMA.org)/ **MAILSTOP# 1070.**

**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: Tentative Tract Map 32485 DATE SUBMITTED: 6/5/08

Assessor's Parcel Number(s): 552-080-002

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: 7/26/2005

Applicant's Name: Vista Hills 14, LLC E-Mail: \_\_\_\_\_

Mailing Address: 5422 Napa Street  
San Diego CA 92110  
City State ZIP

Daytime Phone No: (619) 220-0775 Fax No: (619) 220-8005

Property Owner's Name: Vista Hills 14, LLC E-Mail: \_\_\_\_\_

Mailing Address: 5422 Napa Street  
San Diego CA 92110  
City State ZIP

Daytime Phone No: (619) 220-0775 Fax No: (619) 220-8005

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.

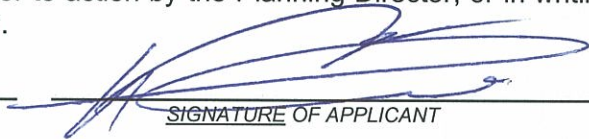
*All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).*

*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.

Vista Hills 14, LLC by Walid Romaya

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.

Vista Hills 14, LLC, Walid Romaya

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. 1.5  
Area Plan: San Jacinto  
Zoning Area: Bautista  
Supervisory District: Third  
Project Planner: Ray Juarez

Tentative Tract Map No. 31130  
SECOND EXTENSION OF TIME (EOT)  
Planning Commission Date: Jan. 5, 2011  
Applicant: Blaine Womer Engineering

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

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

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

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

### REQUEST:

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31130.**

### 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 seventeen (17) 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 Flood Control Department is recommending the addition of four (4) conditions of approval. The Planning Department Landscaping Division is recommending the addition of six (6) Conditions of Approval. The Transportation Department is recommending the addition of seven (7) 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 November 30, 2010) indicating the acceptance of the seventeen (17) conditions.

### FURTHER PLANNING CONSIDERATIONS:

**Planning Commission September 15, 2010:** The Extension of Time request was continued from the September 15, 2010 Planning Commission agenda to determine if water quality of conditions approval should be placed on the map. These conditions have been added and have been accepted by the applicant as noted above, and are included within the staff report.



A handwritten signature in black ink, followed by the date 12/15/10 written vertically.



**TENTATIVE TRACT MAP NO. 31130.  
SECOND EXTENSION OF TIME REQUEST  
Page 2 of 2**

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

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 January 27, 2009 and will automatically gain benefit of SB1185 and AB333 and will be extended until January 27, 2012. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

**ORIGINAL Approval Date: January 27, 2004**

**RECOMMENDATION:**

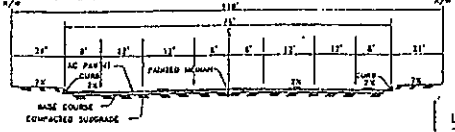
**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP No. 31130**, extending the expiration date to reflect SB1185 and AB333 benefits to January 27, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

**SECOND EXTENSION OF TIME REQUEST FOR** TENTATIVE TRACT MAP NO. 31130 - Applicant: Blaine Womer Civil Engineering - Third Supervisorial District – Bautista Zoning Area - San Jacinto Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) - Location: Northerly of Whittier, southerly of Mayberry Avenue, easterly of Fairview Avenue, and westerly of Thacker Drive – 10.09 Acres - Zoning: Residential Agriculture (R-A) - Schedule B subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet. - REQUEST: EXTENSION OF TIME TO JANUARY 27, 2009 - SECOND EXTENSION.

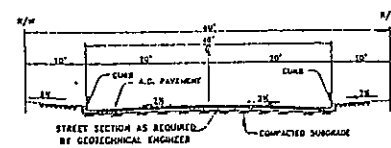
**EXHIBIT NO.**                       
                     **CASE NO.** 31130

IN THE COUNTY OF RIVERSIDE, CALIFORNIA  
**TENTATIVE TRACT MAP 31130**  
 SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST

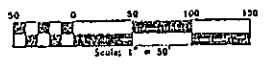
**AUG 14 2003**



**TYPICAL STREET SECTION FAIRVIEW AVENUE**  
 RIV. CO. STD. NO. 101 (MODIFIED)  
 NOT TO SCALE



**TYPICAL STREET SECTION STREETS 'A'-'C'**  
 RIV. CO. STD. NO. 104-A  
 NOT TO SCALE



- EXPLANATORY NOTE OF NON-APPLICABLE REQUIREMENTS**
22. ALL EXISTING PUBLIC AND PRIVATE EASEMENTS ARE WITHIN THE PUBLIC RIGHT-OF-WAY.
  24. ALL EASEMENTS SHALL BE DEDICATED TO THE COUNTY OF RIVERSIDE.
  30. NO WELLS ARE KNOWN TO EXIST ON OR NEAR THE SITE.
  36. NO CONTAMINATED AREAS ARE PRESENT ON THE PROJECT.
  41. SURFACE WATER SYSTEMS ARE NOT PROVIDED FOR THIS PROJECT.
  42. THIS SITE IS NOT SUBJECT TO CONTAMINATION OR OTHER GEOLOGICAL HAZARDS. THIS SITE IS NOT WITHIN A SPECIAL STUDY ZONE.
  43. THIS SITE IS NOT SUBJECT TO DROUGHT, INUNDATION, OR FLOOD HAZARD.
  44. NO OPEN CHANNELS ARE PROVIDED ON THIS PROJECT.
  45. NO COLLISION OR OPEN SPACE IS PROPOSED TO BE DEDICATED FOR THIS PROJECT.
  54. NO STRUCTURES EXIST ON-SITE.
  55. NO STRUCTURES ARE PROPOSED AS ARE THE FUTURE STRUCTURES THAT WILL BE OCCUPYING THE SITE.
  56. NO STRUCTURES EXIST ON-SITE.
  57. BUILDING PAD WILL BE WITHIN THE BUILDING ENVELOPE AS REQUIRED BY THE COUNTY SETBACK REQUIREMENTS.
  64. PROPOSED ZONING IS NOT R-2.

**OWNER**  
 ELIAS A CINTRA MARANA  
 48520 STANBURY MESA DRIVE  
 HUNTS, CA 92544  
 (951) 337-0834

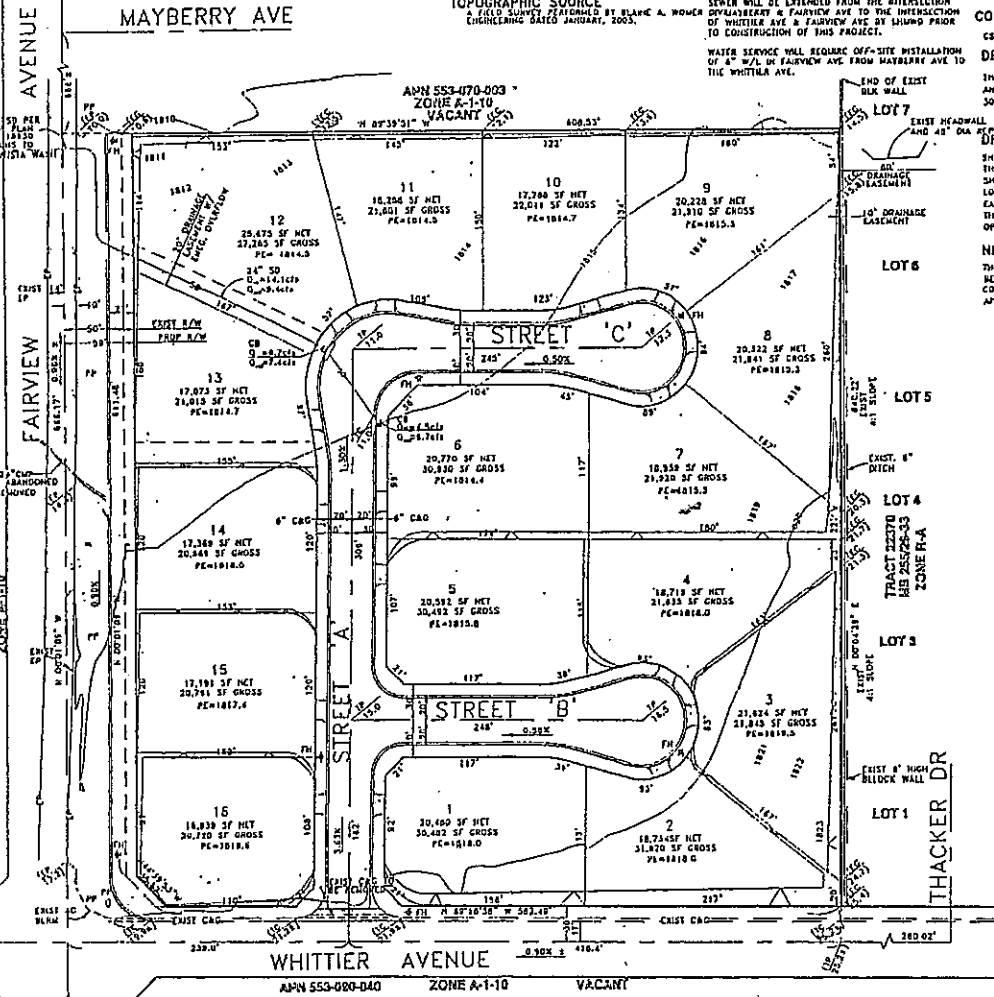
**APPLICANT**  
 MARANA CONSTRUCTION  
 ELIAS MARANA  
 48520 STANBURY MESA DRIVE  
 HUNTS, CA 92544  
 (951) 337-0834

**ASSESSOR'S PARCEL NOS.**  
 353-070-011  
**GROSS/NET ACREAGE**  
 10.09/8.932 ACRES  
**IMPROVEMENT SCHEDULE**  
 SCHEDULE 'B'  
**NUMBER OF LOTS**  
 16 RESIDENTIAL LOTS

**DENSITY**  
 1.78 DU/ACRE  
**EXISTING / PROPOSED ZONING**  
 A-1-10/R-A  
**PROPOSED RCIP DESIGNATION**  
 VERY LOW DENSITY (0.4-200/ACRE)  
**EXISTING/PROPOSED LAND USE**  
 VACANT AGRICULTURE/RESIDENTIAL

**ADJACENT LAND USE**  
 NORTH-VACANT/ AGRICULTURAL  
 EAST-RESIDENTIAL  
 SOUTH-AGRICULTURAL  
 WEST-VACANT

**PUBLIC UTILITIES:**  
 GAS - SOUTHERN CALIFORNIA GAS CO.  
 ELECTRIC - SOUTHERN CALIFORNIA Edison CO.  
 WATER - LAKE HEMET MUNICIPAL WATER DISTRICT  
 SEWER - LAKE HEMET MUNICIPAL WATER DISTRICT  
 TELEPHONE - VERIZON  
 CABLE - ADELPHIA  
 NOTES:  
 SEWER WILL BE EXTENDED FROM THE INTERSECTION OF MAYBERRY & FAIRVIEW AVE TO THE INTERSECTION OF WHITTIER AVE & FAIRVIEW AVE AT 1500' FROM TO CONSTRUCTION OF THIS PROJECT.  
 WATER SERVICE WILL REQUIRE OFF-SITE INSTALLATION OF 4" W/D IN FAIRVIEW AVE FROM MAYBERRY AVE TO THE WHITTIER AVE.



**SCHOOL DISTRICT**  
 HEMET UNIFIED SCHOOL DISTRICT

**FLOOD ZONE**  
 ZONE 'C'  
 COMMUNITY PANEL 060245 2153 & SEPT. 30, 1999

**THOMAS GUIDE LOCATION**  
 PAGE 842, A-1, 2002 EDITION

**CONTIGUOUS OWNERSHIP**  
 THIS DEVELOPMENT INCLUDES ALL PROPERTY CONTIGUOUSLY OWNED BY THE DEVELOPER.

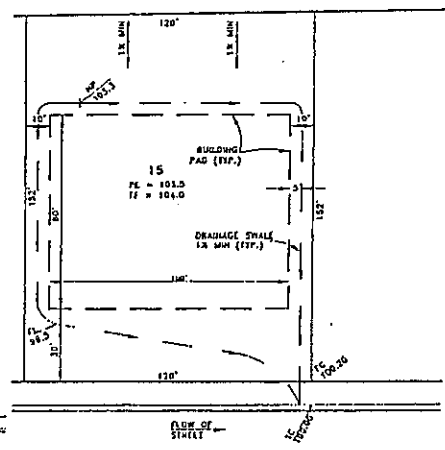
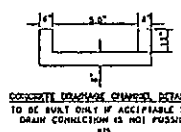
**SPECIFIC PLAN**  
 THIS DEVELOPMENT IS NOT PART OF A SPECIFIC PLAN.

**COMMUNITY SERVICE DISTRICT**  
 CSA 132


**DESCRIPTION**  
 THE SOUTHWEST QUARTER OF FARM LOT 100 OF THE FAIRVIEW LAND AND WATER COMPANY, AS SHOWN BY MAP OR FILE IN BOOK 8, PAGE 307 OF MAPS, SAN DIEGO COUNTY RECORDS.

**DRAINAGE NOTES:**  
 SHOULD THE PROPOSED 30" PER LOT PLAN NO. 18130 NOT BE CONSTRUCTED, THE INCREASING AMOUNT OF RUN-OFF WATER CREATED BY THIS PROJECT SHALL BE DETAINED ON SITE BY THE USE OF INDIVIDUAL DETENTION BASINS LOCATED ON EACH LOT, AND DRAINAGE INTO THE STREET THRU THE CURB. EACH BASIN SHALL BE PROTECTED AND MAINTAINED BY THE LOT OWNER. THE CATCH BASINS SHALL NOT BE RULED, AND DRAINAGE WILL FLOW WITHIN AN OPEN CONCRETE CHANNEL AND OUTLET INTO FAIRVIEW AVENUE.

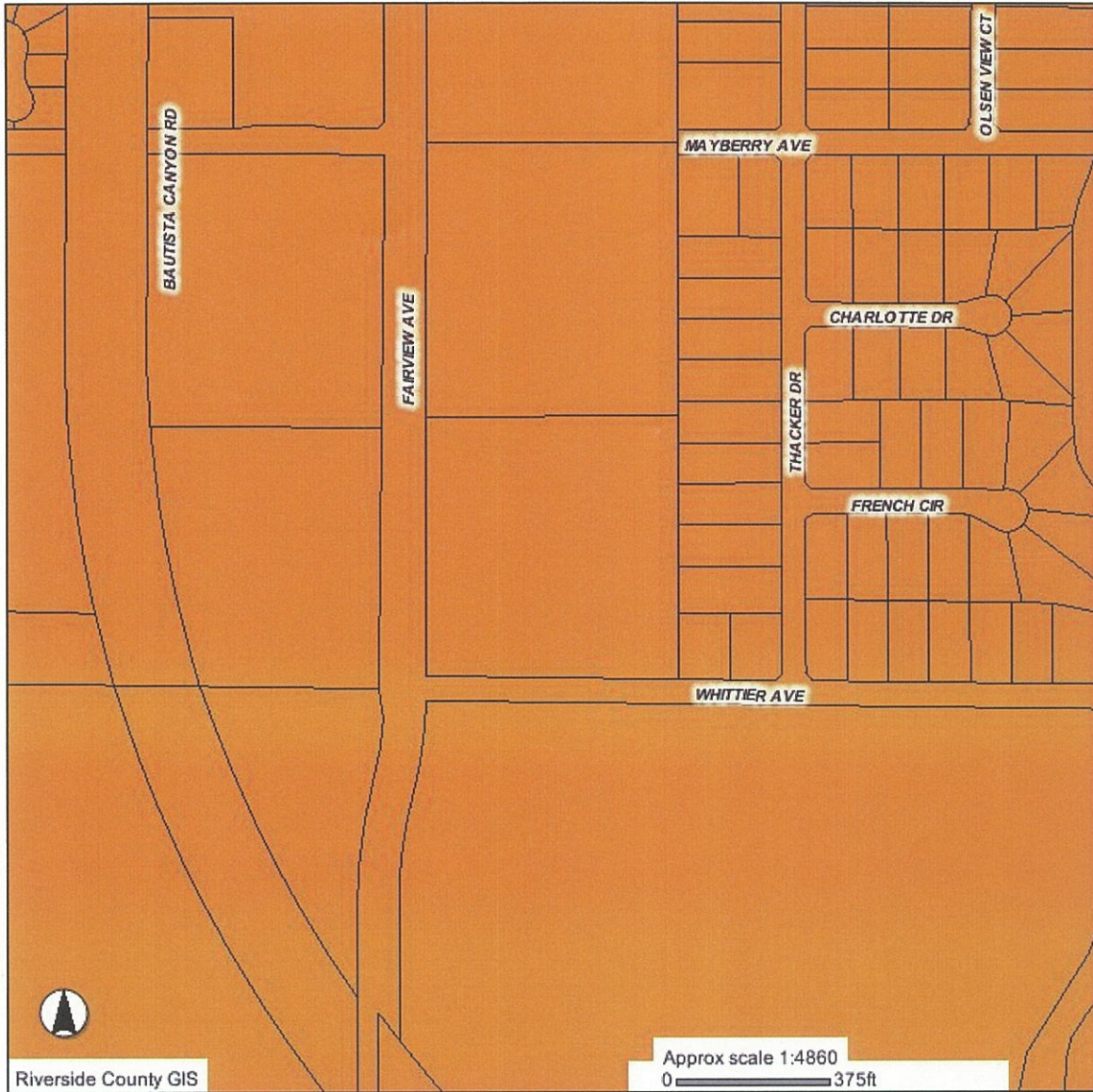
**NPDES SUPPLEMENT 'A'**  
 THIS PROJECT WILL REQUIRE THAT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BE SUBMITTED AND APPROVED BY THE SANTA ANA REGIONAL WATER QUALITY CONTROL BOARD. DRAINAGE FLOWS FROM STREETS SHALL BE FILTERED BY APPROVED SWPP'S AS DIRECTED BY THE APPROVED SWPPP FOR THIS TRACT.



**TYPICAL LOT DRAINAGE**  
 NOT TO SCALE  
 REVISED MAY 28, 2003

SEAL	SEAL	APPROVED BY: _____ DATE _____		<b>BLAINE A. WOMER</b> CIVIL ENGINEERING • PLANNING • SURVEYING • CIVIL ENGINEERING • PUBLIC WORKS		COUNTY OF RIVERSIDE MARANA CONSTRUCTION <b>TENTATIVE TRACT NO. 31130</b>	SHEET 03  1
		PREPARED BY: _____ DATE _____					
		R.C.E. NO. _____ EXP. DATE _____					

AREA PLAN TR 31130



AREA PLAN

□ PARCELS

■ SAN JACINTO VALLEY

□ CITY BOUNDARY

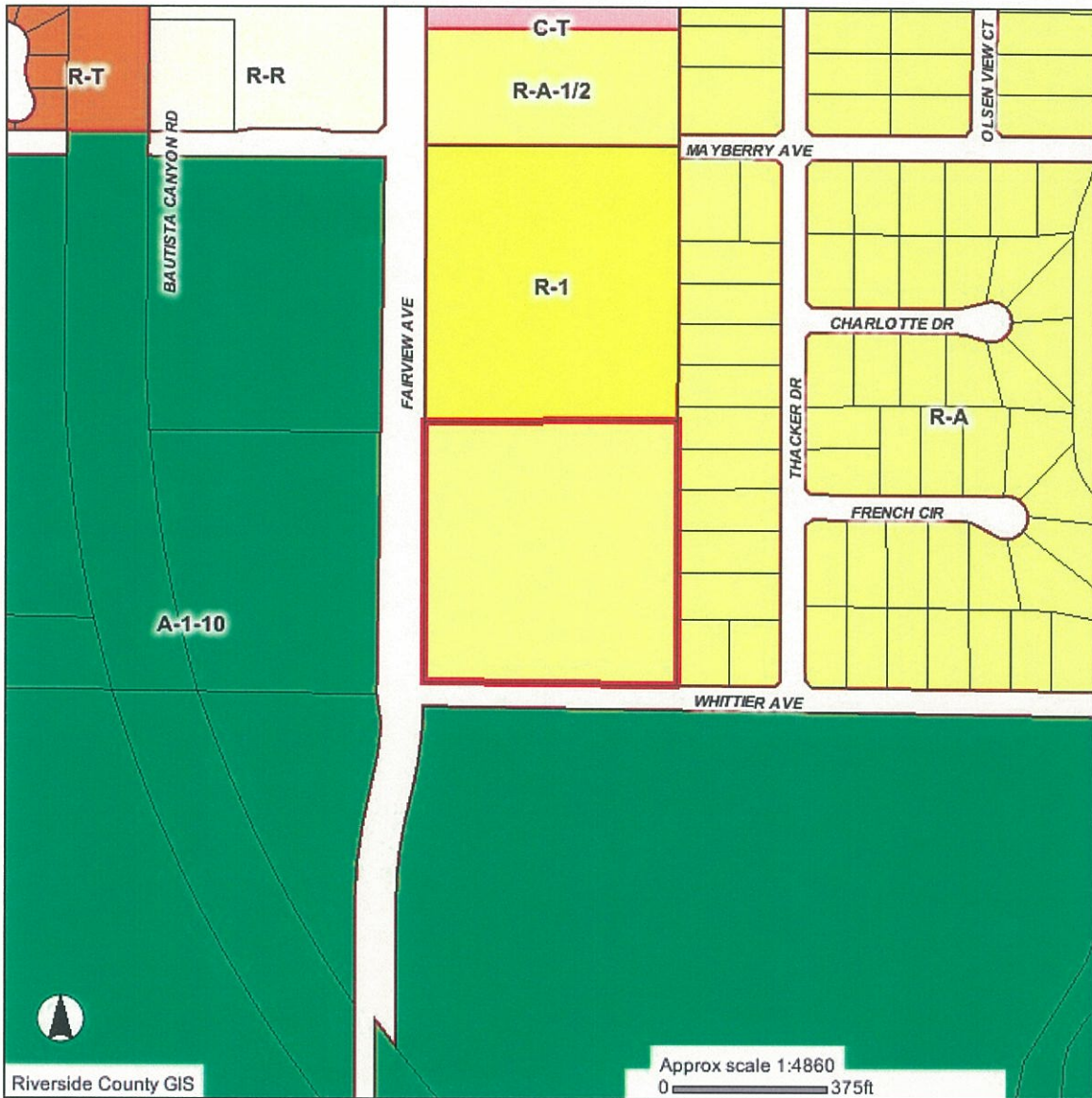
**\*IMPORTANT\***

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

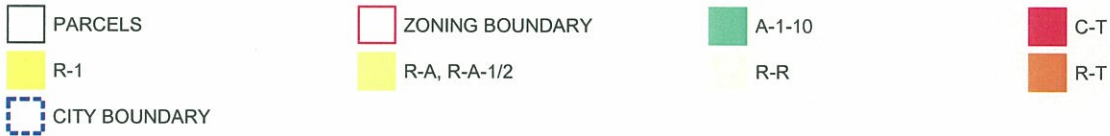
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ZONING TR 31130



ZONING



**\*IMPORTANT\***

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LAND USE TR 31130



LANDUSE

- |                                     |                                  |  |                               |
|-------------------------------------|----------------------------------|--|-------------------------------|
| PARCELS                             | AG - AGRICULTURE                 | CT - COMMERCIAL TOURIST                | LDR - LOW DENSITY RESIDENTIAL |
| LDR-RC - LOW DENSITY RESIDENTIAL-RC | MDR - MEDIUM DENSITY RESIDENTIAL | MHDR - MEDIUM HIGH DENSITY RESIDENTIAL | OS-W - WATER                  |
| CITIES                              | CITY BOUNDARY                    |  |                               |

**\*IMPORTANT\***

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ZONING DISTRICTS TR 31130



ZONING DISTRICTS

□ PARCELS

■ BAUTISTA AREA

■ VALLE VISTA DIST

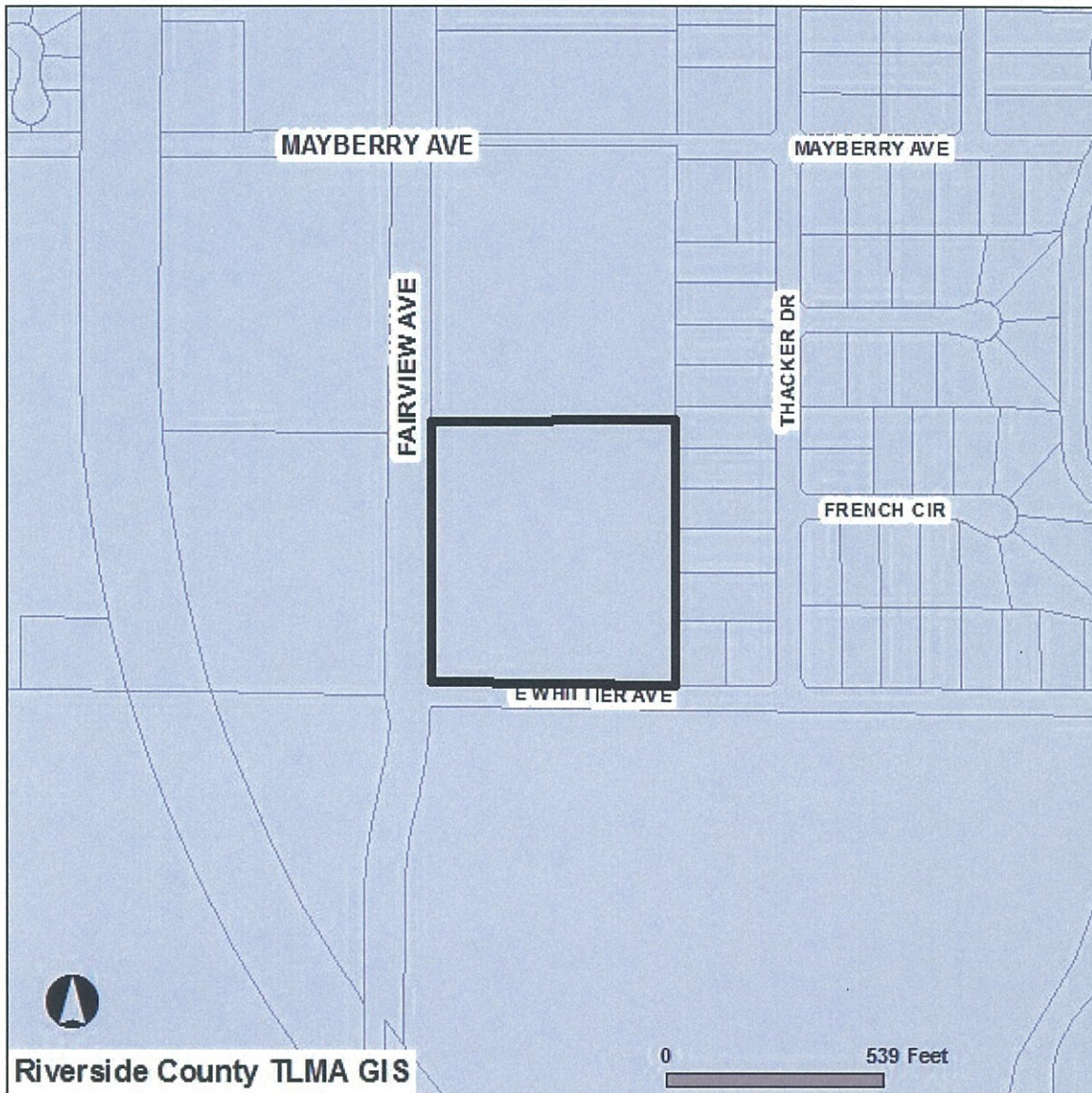
□ CITY BOUNDARY

**\*IMPORTANT\***

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**SUPERVISORIAL DISTRICT - TR31130**



Riverside County TLMA GIS

**Selected parcel(s):**  
553-070-011

**SUPERVISORIAL DISTRICTS**

-  SELECTED PARCEL
-  PARCELS

-  INTERSTATES
-  DISTRICT 3  
SUPERVISOR JEFF STONE

-  HIGHWAYS

-  CITY

**\*IMPORTANT\***

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

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Version 100412

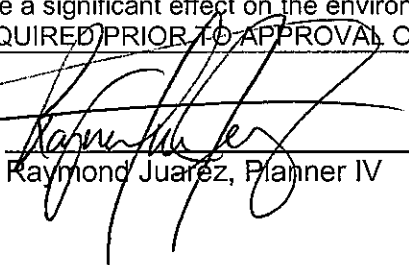


# Extension of Time Environmental Determination

Project Case Number: TR31130  
 Original E.A. Number: EA38970  
 Extension of Time No.: Second  
 Original Approval Date: January 27, 2004  
 Project Location: Northerly of Whittier, southerly of Mayberry Avenue, easterly of Fairview Avenue, and westerly of Thacker Drive  
 Project Description: Schedule B subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet.

On June 29, 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: June 29, 2010  
 For Carolyn Syms Luna, Planning Director



M19-04-004

November 30, 2010

Ms. Catherine Dimagiba  
Riverside County Planning Department  
P. O. Box 1409  
Riverside, CA 92502-1409

**SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP 31130**

In accordance with your request, we have reviewed your November 4, 2010, e-mail and additional Conditions of Approval with our client, Mr. Elias Marana. Mr. Marana is in concurrence with the addition of the following Planning Department, Transportation Department and Flood Control Conditions:

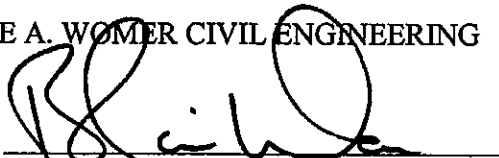
10.FLOOD RI.20	60.FLOOD RI.10	90.PLANNING.16
10.PLANNING.17	80.PLANNING.25	90.TRANS.4
10.TRANS.9	80.PLANNING.26	90.TRANS.5
50.FLOOR RI.25	90.FLOOD RI.4	90.TRANS.6
50.TRANS.25	90.PLANNING.14	90.TRANS.7
50.TRANS.26	90.PLANNING.15	

Please keep us informed as to when the Extension of Time request will be scheduled for acceptance.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact our office.

BLAINE A. WOMER CIVIL ENGINEERING

By:



Blaine A. Womer, President

pw

cc: Elias Marana

**From:** Dimagiba, Catherine  
**Sent:** Thursday, November 04, 2010 8:59 AM  
**To:** 'Pam Weatherly'  
**Cc:** Juarez, Raymond  
**Subject:** 2ND EOT for TR31130- Revised COA's  
**Attachments:** TR31130 - COA's.pdf

Attn: Applicant

**RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31130. – (Revised Conditions of Approval)**

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **April 10, 2008**. The LDC has determined it necessary to recommend the addition of seventeen (17) 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 Flood Control Department is recommending the addition of four (4) Conditions of Approval. The Planning Department Landscaping Division is recommending the addition of six (6) Conditions of Approval. The Transportation Department is recommending the addition of seven (7) Conditions of Approval.

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

10.FLOOD RI.20	60.FLOOD RI.10	90.PLANNING.16
10.PLANNING.17	80.PLANNING.25	90.TRANS.4
10.TRANS.9	80.PLANNING.26	90.TRANS.5
50.FLOOD RI.25	90.FLOOD RI.4	90.TRANS.6
50.TRANS.25	90.PLANNING.14	90.TRANS.7
50.TRANS.26	90.PLANNING.15	

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

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

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

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

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

Thank you,

*Catherine Dimagiba*  
Planning Technician II  
Riverside County Planning Department  
4080 Lemon St., 12<sup>th</sup> Floor  
Riverside, CA 92502  
951.955.1681

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 20

MAP EOT WQMP CONDITION

RECOMMND

In order to comply with the County's Municipal Separate 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.

PLANNING DEPARTMENT

10.PLANNING. 17

MAP - 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.

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16:36

Riverside County LMS  
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.PLANNING. 17                   MAP - LC LANDSCAPE REQUIREMENT (cont.)                   RECOMMND

3)Ensure that all landscaping is healthy, free of weeds,  
disease and pests.  
EOT2.

TRANS DEPARTMENT

10.TRANS. 9                       MAP - COUNTY WEB SITE (EOT2)                       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.

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 25                   MAP EOT WQMP CONDITION                   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

50.TRANS. 25                       MAP - GRAFFITI ABATEMENT EOT2                       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. 26                       MAP - UTILITY PLAN (EOT2)                       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

TRACT MAP Tract #: TR31130

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50. PRIOR TO MAP RECORDATION

50.TRANS. 26                      MAP - UTILITY PLAN (EOT2) (cont.)                      RECOMMND

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.

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 10                      MAP EOT WQMP CONDITION                      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.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 25                      MAP - 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.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 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



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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4                    MAP IMPLEMENT WQMP (cont.)                    RECOMMND

permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 14                    MAP - 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 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.  
EOT2.

90.PLANNING. 15                    MAP - LC INSPCT REQUIREMENTS                    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

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Parcel: 553-070-011

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15                   MAP - LC INSPCT REQUIREMENTS (cont.)                   RECOMMND

upon determination of compliance.  
EOT2

90.PLANNING. 16                   MAP - LC COMPLY W/LNDSCP/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.  
EOT2.

TRANS DEPARTMENT

90.TRANS. 4                       MAP - LANDSCAPING EOT2                       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. 5                       MAP - GRAFFITI ABATEMENT EOT2                       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 #: TR31130

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - 80% COMPLETION (EOT2)

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 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.

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16:36

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6                      MAP - 80% COMPLETION (EOT2) (cont.)                      RECOMMND

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.

90.TRANS. 7                      MAP - UTILITY INSTALL (EOT2)                      RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

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

DATE: March 14, 2008

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

**SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31130** - Applicant: Blaine Womer Civil Engineering - Third Supervisorial District – Bautista Zoning Area - San Jacinto Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) - Location: Northerly of Whittier, southerly of Mayberry Avenue, easterly of Fairview Avenue, and westerly of Thacker Drive – 10.09 Acres - Zoning: Residential Agriculture (R-A) - Schedule B subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet. - REQUEST: EXTENSION OF TIME TO JANUARY 27, 2009 - SECOND 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 10, 2008 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 David Mares, Principal Planner, at (951) 955-9541 or email at [dmares@RCTLMA.org](mailto:dmares@RCTLMA.org)/ **MAILSTOP# 1070**.





**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.

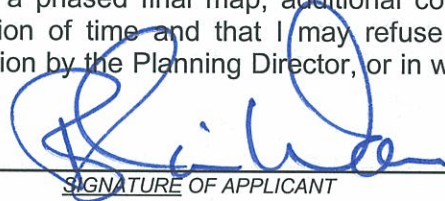
*All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).*

*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.

Blaine Womer

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.

Elias Marana

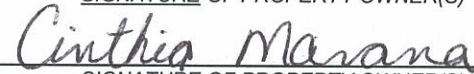
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Cynthia Marana

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. 1.6  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Ray Juarez

Plot Plan No. 22575  
FIRST EXTENSION OF TIME (EOT)  
Planning Commission Date: Jan. 5, 2011  
Applicant: Jim Quirk

## 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. PP22575.**

### JUSTIFICATION FOR THE EXTENSION REQUEST:

As indicated on the correspondence from the Extension of Time applicant (dated November 17, 2010), construction has not occurred within the required period of time because securing a lending package for the project has stalled due to the current economic condition.

### BACKGROUND:

On June 10, 2008, the Board of Supervisors adopted a Mitigated Negative Declaration, tentatively approved Change of Zone No. 7493, approved Tentative Parcel Map No. 35287 and Plot Plan No. 22575 as recommended by the Planning Commission.

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 nine (9) 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 seven (7) Conditions of Approval. The Planning Department (Cultural Resources Division) is recommending the addition of one (1) Condition of Approval. The Transportation Department is recommending the addition of one (1) 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 November 10, 2010) indicating the acceptance of the nine (9) conditions.

Handwritten signature and initials, possibly "Ray Juarez" and "PP22575".

**PLOT PLAN NO. 22575**  
**FIRST EXTENSION OF TIME REQUEST**  
**Page 2 of 2**

**ORIGINAL Approval Date: June 10, 2008**

**RECOMMENDATION:**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **NO. 22575**, extending the expiration date to June 10, 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. 22575** - Applicant: Jim Quirk - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Easterly of Calle Contento, northerly of Rancho California Road, and southerly of Vino Way – 20.05 Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) – Approved Project Description: Construction of two (2) buildings, a 6,651 square foot two-story building which includes a tasting room and gift shop on the first floor and administrative offices on the second floor and a 10,205 square foot two-story production building which includes storage and offices on the first floor, and a caretaker's residence on the second floor. No special events are proposed. - **REQUEST: EXTENSION OF TIME TO June 10, 2011 - FIRST EXTENSION.**

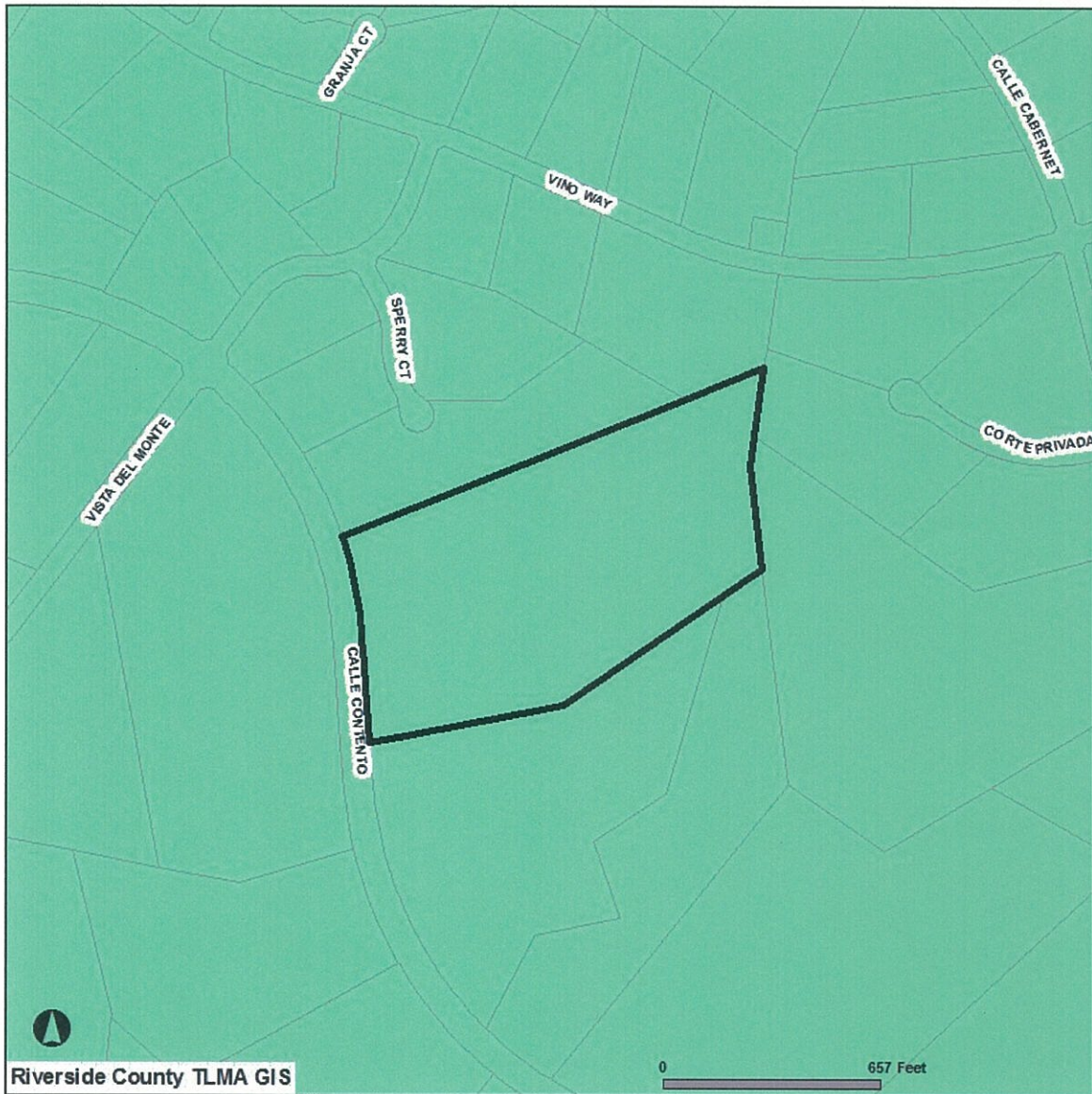
Revised 6/23/10

Y:\Planning Case Files-Riverside office\PP22575\1st EOT\PP22575 1ST EOT Staff Report.doc






AREA PLAN - PP22575



Selected parcel(s):  
943-210-012

AREA PLAN

-  SELECTED PARCEL
-  PARCELS

-  INTERSTATES
-  SOUTHWEST AREA

-  HIGHWAYS

-  CITY

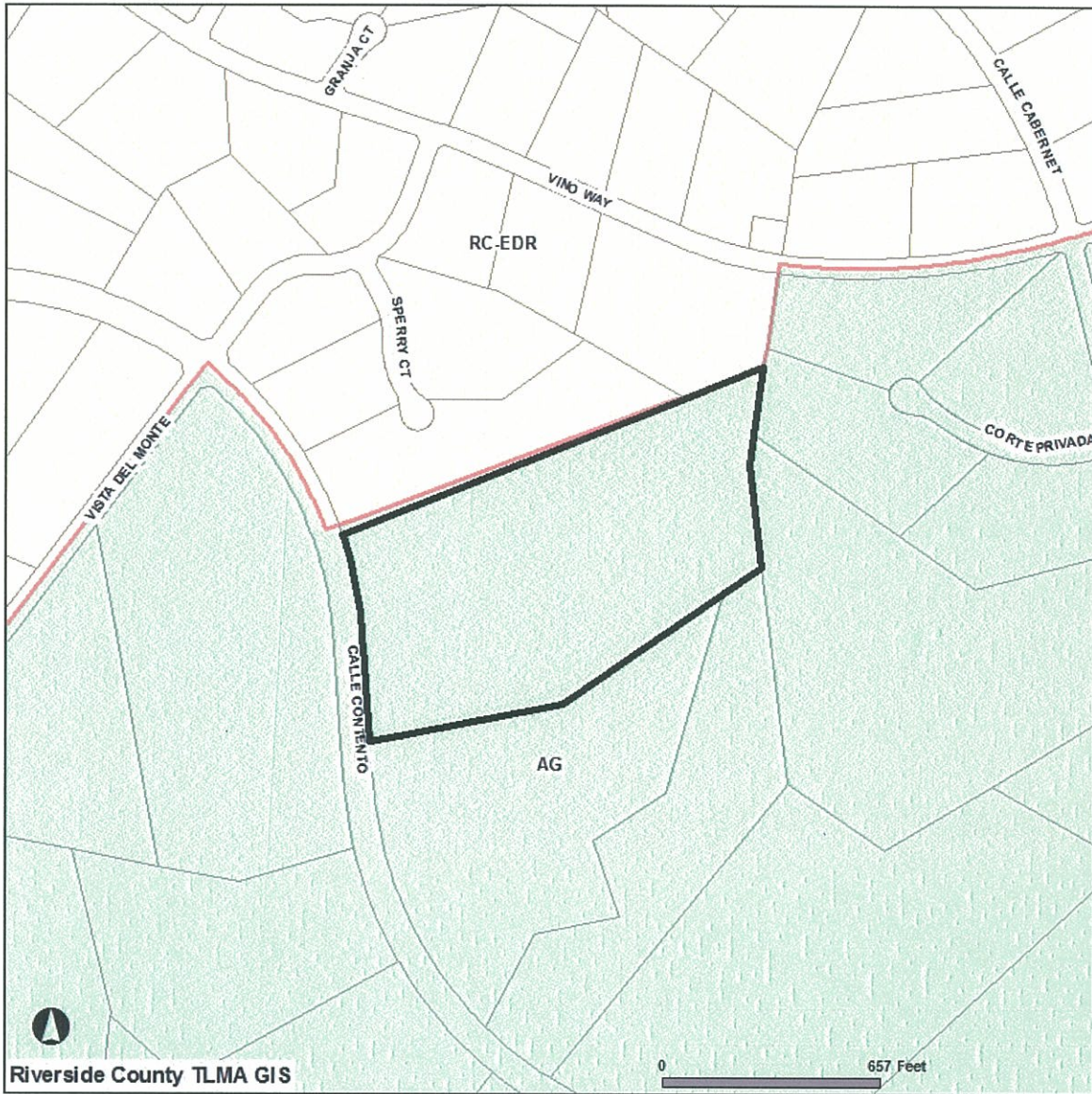
**\*IMPORTANT\***

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

REPORT PRINTED ON...Thu Apr 08 09:03:40 2010



LAND USE - PP22575



**Selected parcel(s):**  
943-210-012

**LAND USE**

- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- N HIGHWAYS
- AG - AGRICULTURE
- CITY
- EDR-RC - RURAL COMMUNITY  
- ESTATE DENSITY  
RESIDENTIAL

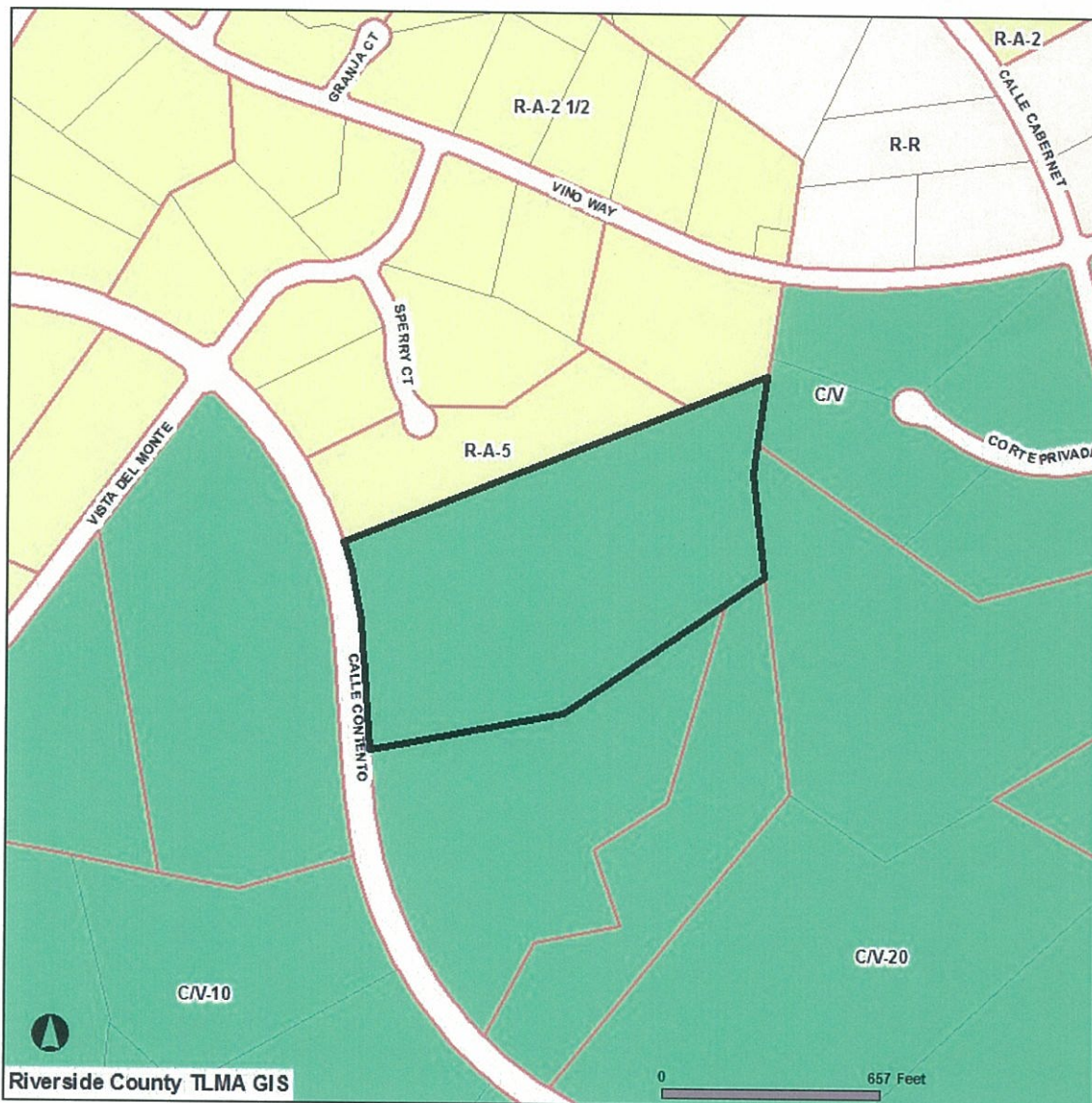
**\*IMPORTANT\***

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.

REPORT PRINTED ON...Thu Apr 08 09:03:00 2010



ZONING - PP22575



Selected parcel(s):  
943-210-012

ZONING

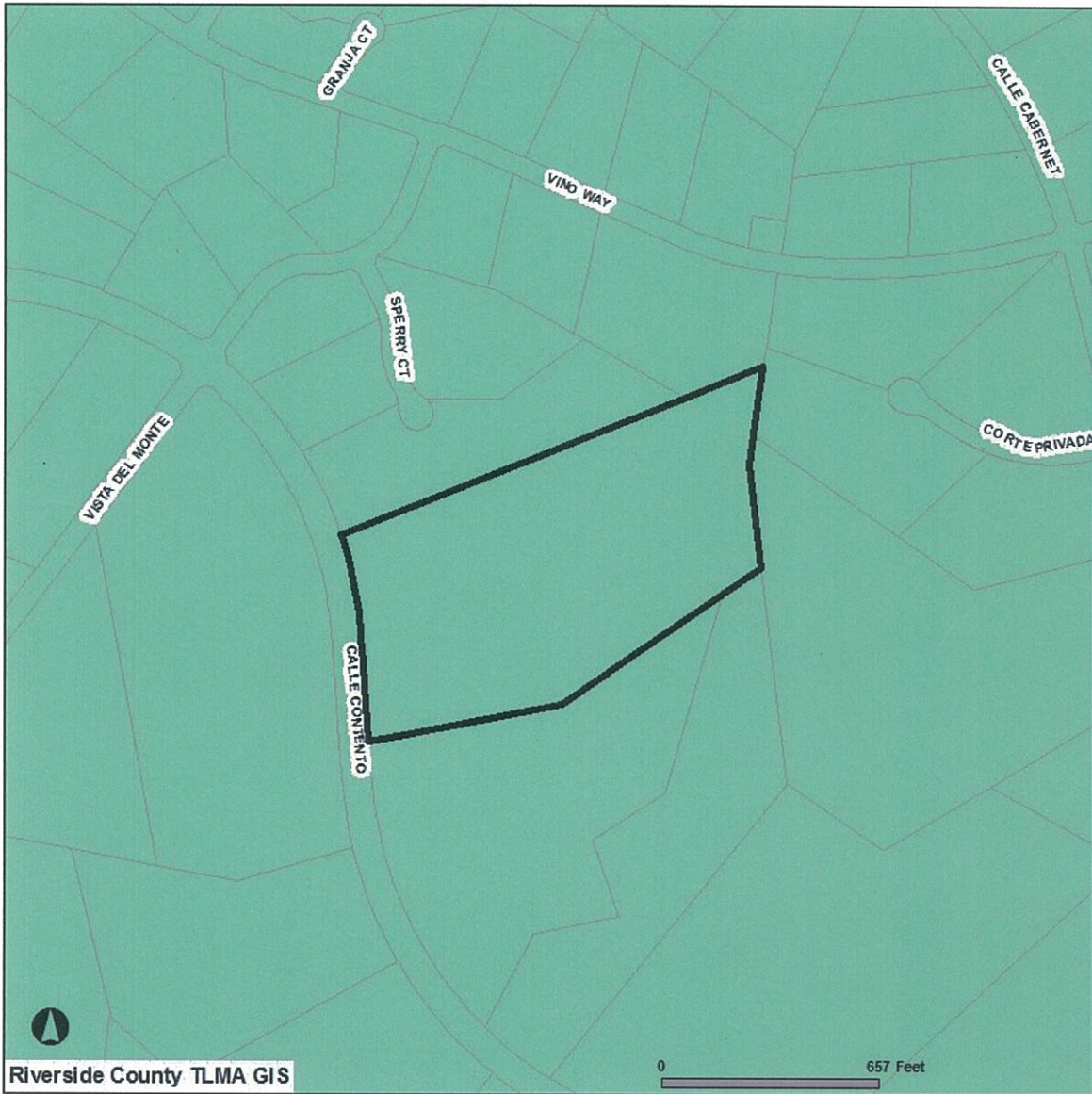
- |                 |                 |                  |                         |
|-----------------|-----------------|------------------|-------------------------|
| SELECTED PARCEL | INTERSTATES     | HIGHWAYS         | CITY                    |
| PARCELS         | ZONING BOUNDARY | CV, CV-10, CV-20 | R-A-2, R-A-2 1/2, R-A-5 |
| R-R             |                 |                  |                         |

**\*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 Apr 08 09:02:33 2010



ZONING AREA - PP22575



Selected parcel(s):  
943-210-012

ZONING DISTRICTS AND ZONING AREAS

- SELECTED PARCEL
- RANCHO CALIFORNIA AREA
- INTERSTATES
- HIGHWAYS
- PARCELS

**\*IMPORTANT\***

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REPORT PRINTED ON...Thu Apr 08 09:02:14 2010

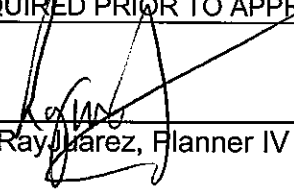
# Extension of Time Environmental Determination

Project Case Number: PP22575  
 Original E.A. Number: 41289  
 Extension of Time No.: First  
 Original Approval Date: June 10, 2008  
 Project Location: Easterly of Calle Contento, northerly of Rancho California Road, and southerly of Vino Way

Project Description: Construction of two (2) buildings, a 6,651 square foot two-story building which includes a tasting room and gift shop on the first floor and administrative offices on the second floor and a 10,205 square foot two-story production building which includes storage and offices on the first floor, and a caretaker's residence on the second floor. No special events are proposed.

On 12/29/10, this \*SELECT\* 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:   
 Ray Juarez, Planner IV

Date: 12/29/10  
 For Carolyn Syms Luna, Director

*James A. Quirk*  
*General Contractor / Project Management*

---

November 17, 2010

Re: P/P 22575

Carolyn Syms Luna  
Riverside County Planning Director  
4080 Lemon St., 12<sup>th</sup> Floor  
Riverside, CA 92502

Dear Carolyn,

This is in regards to my request for an extension for Plot Plan P/P 22575. My original intent was to have already completed this project and be fully operational by now. When I finally received final approval from the Planning Commission, the economy imploded and the availability of money became non-existent. In short the stall of this project is the product of the current economy.

At this time we are moving forward, and are cautiously optimistic, in the process of securing a lending package for the project.

With that said, I am requesting an extension on P/P 22575 until 6/10/11.

Thank you,

Jim Quirk

Contractors License # 280737  
3445 Woodland Way, Carlsbad CA 92008 -- Phone (760) 845-4573  
[jlquirk@sbcglobal.net](mailto:jlquirk@sbcglobal.net)



**Dimagiba, Catherine**

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**From:** Jim and Luanna Quirk [jlquirk@sbcglobal.net]  
**Sent:** Wednesday, November 10, 2010 7:51 PM  
**To:** Dimagiba, Catherine  
**Subject:** Re: 1st Extension of Time for PP22575 & BNR070266

Hi catherine,

Thank you for your fast response. I accept each additional Condition of Approval on PP 22575 as stated below. Please include building permit #BNR 070266 in this extension.

Thank you very much,

Jim Quirk

On Nov 10, 2010, at 9:40 AM, Dimagiba, Catherine wrote:

Hi Jim,

Our office received an Extension of Time application dated 10/30/10 from you (see attached pdf). However, an EOT request has already been made for this Plot Plan on 3/26/10 (pdf is also attached). The LDC comments/conditions of approval for the EOT was sent to you via email to the email address indicated on the original application for your acceptance.

Please review the recommended conditions of approval. Let me know if you have any questions.

Thank you,

*Catherine Dimagiba*  
Planning Technician II  
Riverside County Planning Department  
4080 Lemon St., 12<sup>th</sup> Floor  
Riverside, CA 92502  
951.955.1681

---

**From:** Dimagiba, Catherine  
**Sent:** Thursday, July 01, 2010 2:27 PM  
**To:** '[wallacekirk@yahoo.com](mailto:wallacekirk@yahoo.com)'  
**Subject:** 1st Extension of Time for PP22575

Attn: Applicant

RE: **EXTENSION OF TIME REQUEST for No. 22575.**

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **June 24, 2010**. The LDC has determined it necessary to recommend the addition of 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 is recommending the addition of Conditions of Approval. The is recommending the addition of Condition of Approval.

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

10.PLANNING.44	80.PLANNING.27	90.PLANNING.34
10.TRANS.8	80.PLANNING.28	90.PLANNING.35
80.PLANNING.26	90.PLANNING.33	90PLANNING .36

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

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

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

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

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

Thank you,

<image002.jpg>

<1ST EOT COA.pdf><PP22575 1ST EOT Application 3.26.10.pdf><PP22575 EOT Application 10.30.10.pdf>



**Dimagiba, Catherine**

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**From:** Dimagiba, Catherine  
**Sent:** Monday, November 15, 2010 9:03 AM  
**To:** 'Jim and Luanna Quirk'  
**Subject:** RE: 1st Extension of Time for PP22575  
**Attachments:** Re: 1st Extension of Time for PP22575 & BNR070266

Jim,

Yes, PP22575 was approved on 6/10/2008. It was set to expire 2 years thereafter if substantial construction has not occurred as per the conditions of approval (see below). The Extension of Time request is required in order to extend the expiration date of PP22575 to 6/10/2011.

Since I've received your acceptance letter via email on 11/10/10 (see attached), I will go ahead and continue to process the Extension of Time request for PP22575. At this time, a justification for the request from you, the applicant, is required. Please provide a memo (addressed to the Carolyn Syms Luna, Planning Director), stating reason(s) as to why construction has not occurred within the required time for PP22575. This will be incorporated in the staff report which will be presented to hearing body for approval.

**You will have to contact Building and Safety at 951-955-1800 for an extension request to Building Permit # BNR070266.**

**20.PLANNING 001**  
PRIOR TO A CERTAIN DATE

**USE - EXPIRATION DATE-PP**

**Status:**  
**INEFFECT**

**Conditions:**  
**Outstanding**

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.

You can view the PP22755 Conditions of Approval in its entirety at :  
[http://www.rctlma.org/online/content/conditions\\_of\\_approval.aspx?PERMITNO=PP22575](http://www.rctlma.org/online/content/conditions_of_approval.aspx?PERMITNO=PP22575)

Please let me know if you have any questions.

Thank you,

*Catherine Dimagiba*  
Planning Technician II

Riverside County Planning Department  
4080 Lemon St., 12<sup>th</sup> Floor  
Riverside, CA 92502  
951.955.1681

---

**From:** Jim and Luanna Quirk [mailto:jlquirk@sbcglobal.net]  
**Sent:** Thursday, November 11, 2010 7:50 PM  
**To:** Dimagiba, Catherine  
**Subject:** Re: 1st Extension of Time for PP22575

Hi Again,

Our plot plan, PP22575, is already approved, I have the pinks. I want to extend our building permit # BNR 070266 please. I am sorry for the confusion.

Thank you,

Jim Quirk

On Nov 10, 2010, at 9:40 AM, Dimagiba, Catherine wrote:

Hi Jim,

Our office received an Extension of Time application dated 10/30/10 from you (see attached pdf). However, an EOT request has already been made for this Plot Plan on 3/26/10 (pdf is also attached). The LDC comments/conditions of approval for the EOT was sent to you via email to the email address indicated on the original application for your acceptance.

Please review the recommended conditions of approval. Let me know if you have any questions.

Thank you,

*Catherine Dimagiba*  
Planning Technician II  
Riverside County Planning Department  
4080 Lemon St., 12<sup>th</sup> Floor  
Riverside, CA 92502  
951.955.1681

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**From:** Dimagiba, Catherine  
**Sent:** Thursday, July 01, 2010 2:27 PM  
**To:** 'wallacekirk@yahoo.com'  
**Subject:** 1st Extension of Time for PP22575



Attn: Applicant

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

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10.TRANS.8	80.PLANNING.28	90.PLANNING.35
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Once the conditions have been accepted, I will begin preparing the staff report package for . County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

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

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

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

Thank you,

<image002.jpg>

<1ST EOT COA.pdf><PP22575 1ST EOT Application 3.26.10.pdf><PP22575 EOT Application 10.30.10.pdf>

PLOT PLAN:TRANSMITTED Case #: PP22575

Parcel: 943-210-012

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 44

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

TRANS DEPARTMENT

10.TRANS. 8

USE - COUNTY WEB SITE (EOT1)

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

PLOT PLAN: TRANSMITTED Case #: PP22575

Parcel: 943-210-012

10. GENERAL CONDITIONS

10. TRANS. 8 USE - COUNTY WEB SITE (EOT1) (cont.) RECOMMND

call the Plan Check Section at (951) 955-6527.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80. PLANNING. 26 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,

PLOT PLAN:TRANSMITTED Case #: PP22575

Parcel: 943-210-012

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 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. 27 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



06/29/10  
15:29

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN: TRANSMITTED Case #: PP22575

Parcel: 943-210-012

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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.

EOT1

80.PLANNING. 28 USE - LC LNDSCP COMMON AREA MA

RECOMMND

Prior to building permit issuance, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. 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 County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's 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).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

EOT1

PLOT PLAN: TRANSMITTED Case #: PP22575

Parcel: 943-210-012

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 33 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 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.

EOT1

90.PLANNING. 34 USE - LC LNDSCP INSPCT REQMNTS

RECOMMND

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

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

EOT1

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Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:TRANSMITTED Case #: PP22575

Parcel: 943-210-012

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 35

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.

EOT1

90.PLANNING. 36

GEN - CULT RESOURCES RPT EOT1

RECOMMND

This condition is being added to the first time extension in order to complete the mitigation process of reporting and accounting for mitigation implementation for the County's complete administrative record.

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: May 12, 2010

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 FOR PLOT PLAN NO. 22575** - Applicant: Jim Quirk - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Easterly of Calle Contento, northerly of Rancho California Road, and southerly of Vino Way – 20.05 Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) – Approved Project Description: Construction of two (2) buildings, a 6,651 square foot two-story building which includes a tasting room and gift shop on the first floor and administrative offices on the second floor and a 10,205 square foot two-story production building which includes storage and offices on the first floor, and a caretaker's residence on the second floor. No special events are proposed. - **REQUEST: EXTENSION OF TIME TO June 10, 2011 - 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 **June 24, 2010 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 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)**

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 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 Kristina Simmons, Planning Technician, at (951) 955-3251 or email at [krsimmon@RCTLMA.org](mailto:krsimmon@RCTLMA.org) **MAILSTOP# 1070.**

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

**RECEIVED**  
MAR 3 - 2010  
ADMINISTRATION  
PLANNING DEPARTMENT  
RIVERSIDE COUNTY

**APPLICATION FOR EXTENSION OF TIME**

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

**APPLICATION INFORMATION**

*AP22575*

CASE NUMBER: ~~217-35287~~ \_\_\_\_\_ DATE SUBMITTED: 3-26-10

Assessor's Parcel Number(s): 943-210-012

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: 6-10-08

Applicant's Name: Jim Quirk E-Mail: WALLACSKIRK@yahoo.com

Mailing Address: P.O. Box 9298  
Rancho Santa Fe CA 92067  
City State ZIP

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

Property Owner's Name: CONB Confronto Tom E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
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.

Agenda Item No.: 2.1  
Area Plan: Western Coachella Valley  
Zoning District: Bermuda Dunes  
Supervisorial District: Fourth  
Project Planner: Jay Olivas  
Planning Commission: January 5, 2011

GENERAL PLAN AMENDMENT NO. 1103  
(Entitlement/Policy Amendment)  
Applicant: Petter Buffa  
Engineer/Representative: Nasser Moghadan

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1103 proposes to amend the Riverside County General Plan Land Use Element for the subject properties from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) Land Use Designation to proposed Community Development: Commercial Retail Land Use Designation (CD: CR) (0.20 0 0.35 FAR)) as part of an expansion to an existing convenience store site with fuel sales including food mart addition, car wash, and expanded parking area.

The proposed Amendment is located in the Western Coachella Valley Area Plan; more specifically, the subject site consists of two contiguous properties located southerly of Miles Avenue, westerly of Clinton Street at 81485 Miles Avenue and 45089 Clinton Street respectively, adjacent to the City of Indio.

### BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment; together with the appropriate development applications, will thereafter be processed, heard and decided in accordance with all the procedures applicable to a GPA application, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy Amendment GPA, under Section 2.4.

Additionally, refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.



**GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:**

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1103 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that the first two findings listed below must be made, and at least one of five subsequent findings listed below must be made to justify an entitlement/policy amendment:

1. The proposed change does not involve a change in or conflict with:
  - a. The Riverside County Vision;
  - b. Any General Plan Principle; or,
  - c. Any Foundation Component designation in the General Plan.
2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
4. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
5. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
6. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
7. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

**Consideration Analysis:**

**First Required Finding:** The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

(1) The Riverside County Vision.

The proposed Amendment to change from Medium Density Residential (MDR) (2-5 D.U./Ac.) to Commercial Retail (CR) complies with the Riverside County Vision in that existing policies acknowledge communities to accept commercial land for a stable employment base which would be allowed within the Community Development Foundation Component which the subject Amendment would be in support of future land for commercial development.

(2) Any General Plan Principle.

According to commercial retail land use policies within the Western Coachella Valley Area Plan, commercial development shall not degrade visual qualities and emphasizes the importance of screening outdoor storage areas (WCVAP 10.1).

Given that the subject property contains existing commercial development under APN 608-163-012 consisting of an existing convenience store which is located on the southwest corner of Clinton Street and Miles Avenue, application of the Commercial Retail Land Use designation from the existing Medium Density Residential Land Use designation would be consistent with the General Plan, and would continue the existing land use pattern on the westerly side of Clinton Street by adding a second parcel APN 608-163-007 for future commercial expansion including food mart addition, car wash, and parking lot totaling approximately .50 gross acres.

APN 608-163-007 contains an existing dwelling that would need to be demolished due to proposed commercial expansion, however, the surrounding residential neighborhoods contain numerous one-family dwellings to off-set potential loss of this dwelling.

The proposed Amendment would allow future consideration of commercial retail development and be reviewed by future Conditional Use Permit or Plot Plan applications which would address all design issues and compatibility with surrounding development.

(3) Any Foundation Component designation in the General Plan.

According to the Land Use Element, the Commercial Retail (CR) land use designation allows for local and regional serving retail and service uses. The applicant is proposing a GPA from MDR to CR since both APN's 608-163-007 and 608-163-012 are currently designated Medium Density Residential.

Possible issues of the proposed Amendment include commercial retail uses being expanded immediately adjacent to existing single family dwellings to the west and an adjoining church and school site across Clinton Street to the east. However, staff is recommending Commercial Retail since the existing residential uses can be buffered with landscaping and wall elements with any future expansion, and due to the church and school site being across Clinton Street which is a major road corridor. The existing convenience store is operating under CUP03241 approved in 1997 which prohibits alcohol sales.

Future required improvements such as road widening of Clinton Street have been addressed with county widening of Clinton Street (88' ROW). Staff has reviewed available sewer and water lines, the existing convenience store is connected to sewer.

**Second Required Finding:** The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The proposed Amendment would achieve the purposes of the General Plan and would not be detrimental to the General Plan in that commercial retail land use designations are potentially allowed within urban environments subject to required improvements and design standards.

**Third Required Finding:** In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is: Special circumstances have emerged that were unanticipated in preparing the General Plan in that the subject land was planned Medium Density Residential during the 2003 general plan update but contains an existing convenience store with proposed expansion under a second parcel along a high traffic volume corridor.

**SUMMARY OF FINDINGS:**

- |   |  |
|---|--|
| 1. General Plan Land Use (Ex. #6):            | Medium Density Residential (CD: MDR) (2-5 DU/AC).                |
| 2. Proposed General Plan Land Use (Ex. #6):   | Commercial Retail (CD: CR) (.20 - .35 FAR)                       |
| 3. Recommended General Plan Land Use (Ex. #7) | Commercial Retail (CD: CR) (.20 - .35 FAR)                       |
| 4. Existing Zoning (Ex. #2):                  | Scenic Highway Commercial (C-P-S) and One Family Dwellings (R-1) |
| 5. Surrounding Zoning (Ex. #2):               | C-P-S & R-1  |
| 6. Existing Land Use (Ex. #1):                | Convenience Store & Single Family Dwelling                       |
| 7. Surrounding Land Use (Ex. #1):             | Single Family Dwellings, Church, School.                         |
| 8. Project Data:                              | Total Acreage: .50 Acres   |

---

**RECOMMENDATIONS:**

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1103 from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR) Land Use Designation. 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. As of this writing (12/1/10), no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Agricultural Preserve;
  - b. A Redevelopment Area;

- c. A Fault Zone.
3. The project site is located within:
    - a. Ord. No. 655 Mount Palomar Lighting Influence Area, Zone B (43.82 miles).
    - b. A High Liquefaction Potential Zone
    - c. Coachella Valley Multiple Species Habitat Conservation Plan Fee Area
  4. The subject site is currently designated as Assessor's Parcel Number 608-163-007 and 608-163-012.
  5. The current case balance is approximately \$3,000 as of 12/1/10.

**ENTITLEMENT / POLICY AMENDMENT**

**CYCLE: Quarterly**

Case No.   GPA No. 1103   Supervisorial District:   Fourth   Existing Zoning:   CPS&R-1  

Area Plan:   Western Coachella Valley  

Acreage:   .50 Acres  

**EXISTING GENERAL PLAN DESIGNATIONS**

Existing General Plan Foundation:   Community Development (CD)  

Existing General Plan Land Use Designation:   Medium Density Residential (CD: MDR) (2-5 DU/AC)  

Existing Policy Area(s) or Overlay(s):   N/A  

Existing Map(s) of Issue (cite GP figure # and page #):   N/A  

Existing Text of Issue (cite GP page #, plus policy #, if applicable):   N/A  

**PROPOSED GENERAL PLAN CHANGES** (For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation:   Community Development (CD)  

Proposed General Plan Land Use Designation:   Commercial Retail (CD: CR) (.20 -.35 FAR)  

Proposed Change to Policy Area or Overlay:   N/A  

Proposed Change to Map (cite GP map name):   N/A  

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text):   N/A

**CHECK LIST**

<b>Affected by</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Coachella Valley MSHCP Conservation Area		<b>X</b>	Within fee area
Western Riverside County MSHCP Cell		<b>X</b>	
Agricultural Preserve		<b>X</b>	
Airport Compatibility Zone		<b>X</b>	
Flood Plain (Zone A – 100 Year)		<b>X</b>	Not in floodplain
FLT Sand Source Area or FLT Preserve		<b>X</b>	
Fault Zone		<b>X</b>	
Faults within ½ Mile		<b>X</b>	
Liquefaction Potential; Subsidence	<b>X</b>		High
High Fire Area		<b>X</b>	
Code Compliant		<b>X</b>	
MSHCP Conserved Land		<b>X</b>	
Access / Alternate Access Issues	<b>X</b>		Primary access from Clinton Street and Miles Avenue
Water / Sewer Issues	<b>X</b>		Existing site connected to sewer
City Sphere of Influence	<b>X</b>		City of Indio
Proposed Annexation/ Incorporation Area		<b>X</b>	
Other Issues* (see below)		<b>X</b>	



**ENTITLEMENT/POLICY FINDINGS** (Check all that apply)

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?\*

Finding	Yes	No	Comment
<p>The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.</p>	X		<p>The GPA responds to existing and potential further commercial development which the change from Medium Density Residential (2-5 DU/AC) to Commercial Retail would accommodate on .50 acres of land adjacent to Clinton Street and Miles Avenue. The project is within an existing urbanized area which would not conflict with the General Plan, subject to any required urban improvements and compliance with design standards, including buffers to adjacent residential land.</p>
<p>The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.</p>	X		<p>The proposed amendment does contribute to the purposes of the General Plan as it proposes Commercial Retail land use designation on .50 acres adjacent to Clinton Street which can accommodate existing and future commercial development.</p>
<p>Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.</p>	X		<p>The proposal supplies a need for commercial land within the community which the land is intended for existing and future commercial development as the result of this proposed general plan amendment from MDR to CR.</p>
<p>A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.</p>		X	
<p>An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.</p>		X	
<p>An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.</p>		X	

An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.		X	
--	--	---	--

**\* THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

**STAFF COMMENTS:**

<b>Department</b>	<b>Comments</b>
Planning	None at this time
Transportation	None at this time
EPD	None at this time
Fire	None at this time
Flood	None at this time
Building and Safety	None at this time
Geologist	None at this time

RIVERSIDE COUNTY PLANNING DEPARTMENT

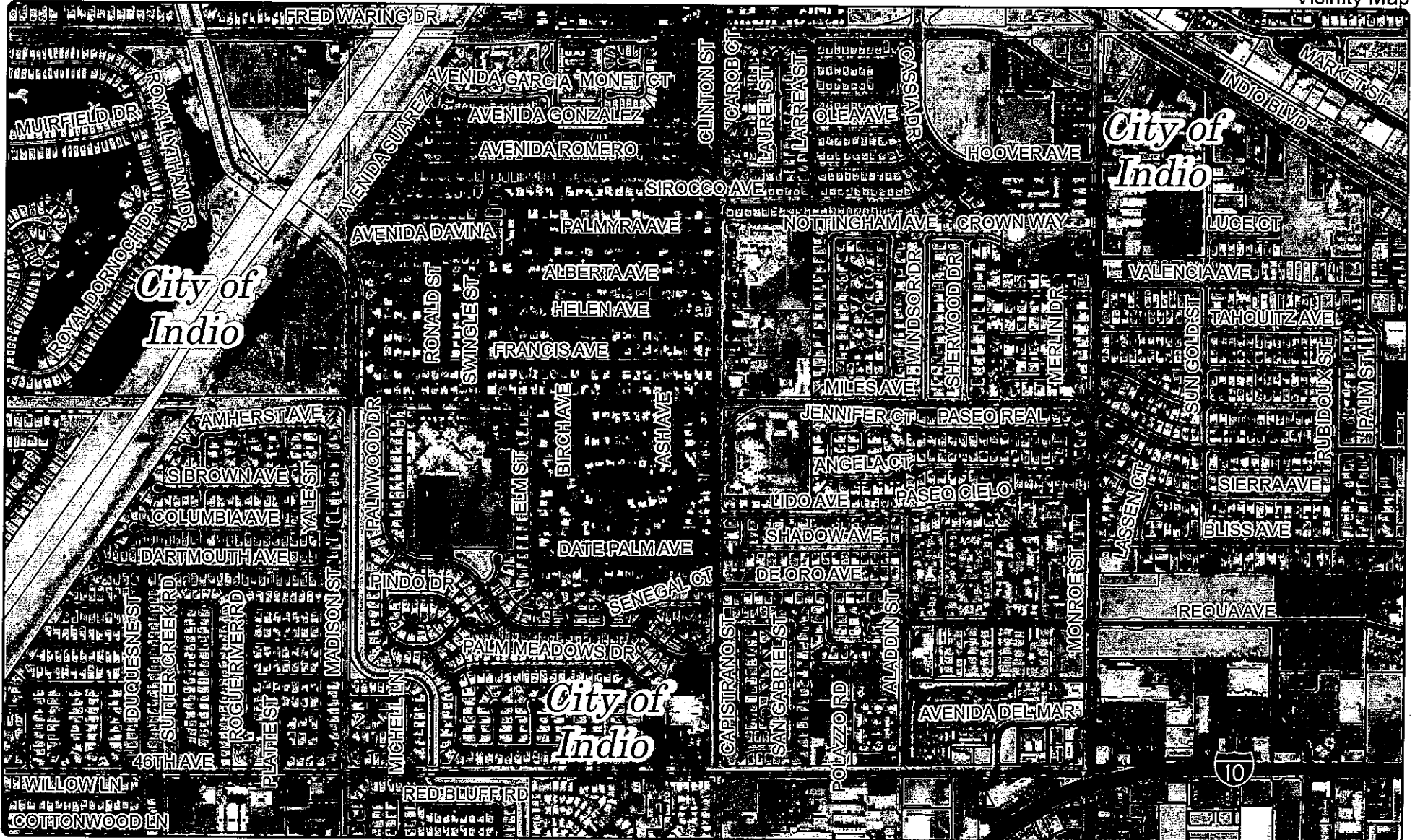
GPA01103

VICINITY/POLICY AREAS

Supervisor Benoit  
District 4

Date Drawn: 11/30/10

Vicinity Map



Zoning Area: Bermuda Dunes

Township/Range: T5SR7E

Section: 22

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. 608-163

Thomas Bros. 5410 D7

Edition 2009



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01103

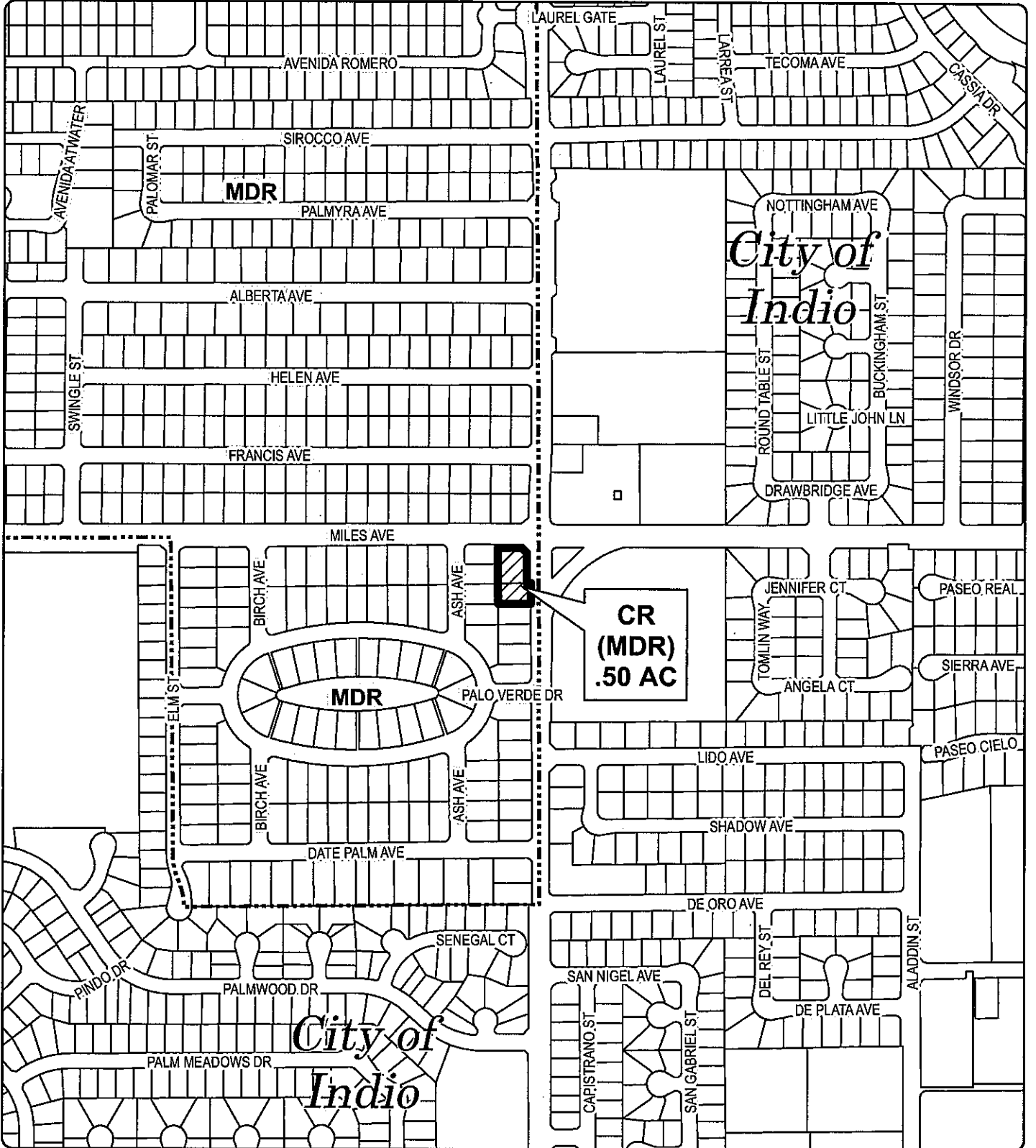
PROPOSED GENERAL PLAN

Supervisor Benoit

District: 4

Date Drawn: 11/30/10

Exhibit 6



Zoning Area: Bermuda Dunes  
 Township/Range: T5SR7E  
 Section: 22

Assessors Bk. Pg. 608-163  
 Thomas Bros. Pg. 5410 D7  
 Edition 2009



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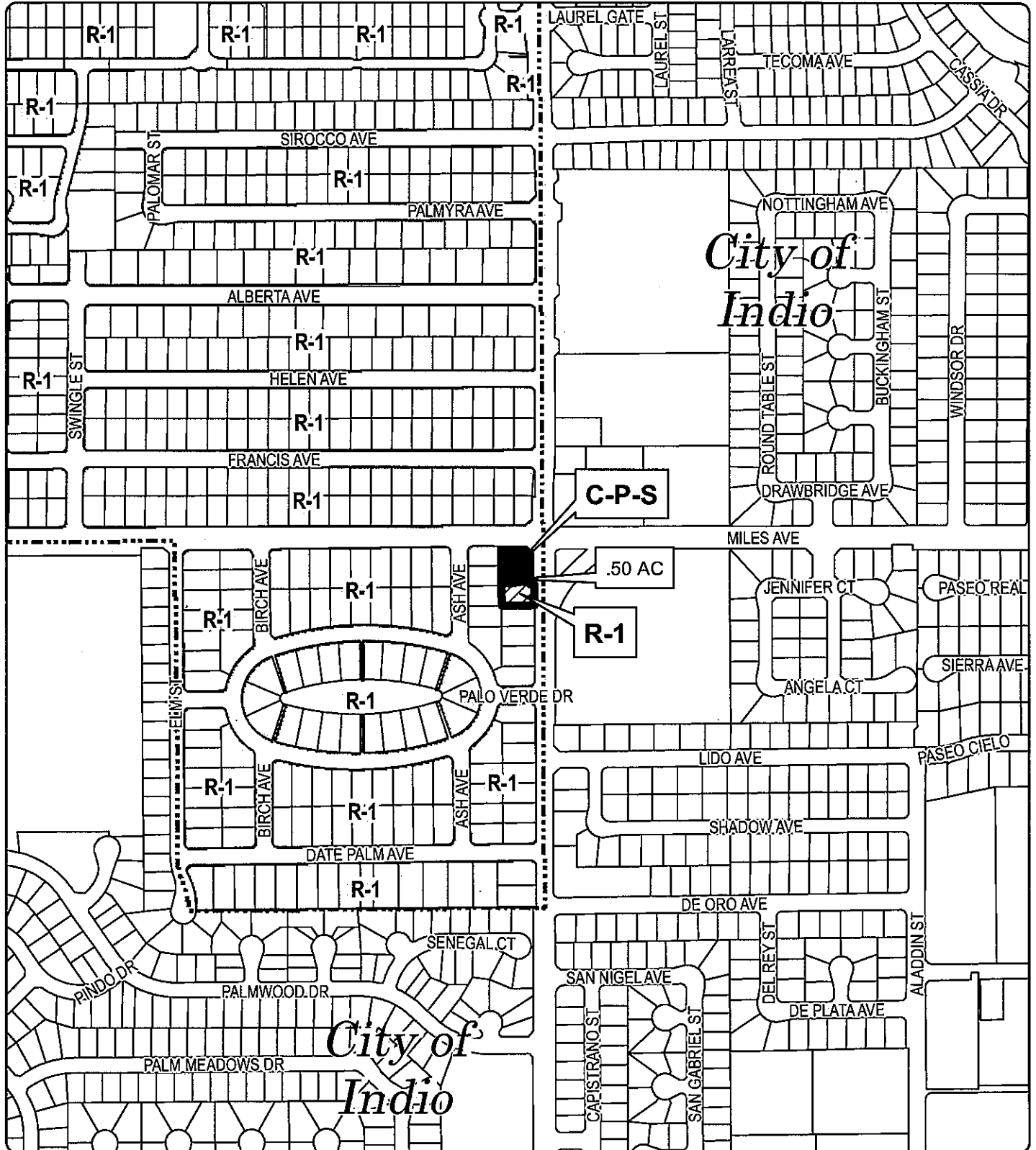
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01103

EXISTING ZONING

Supervisor Benoit  
District 4

Date Drawn: 11/30/10  
Exhibit 2



Zoning Area: Bermuda Dunes  
Township/Range: T5SR7E  
Section: 22

Assessors Bk. Pg. 608-163  
Thomas Bros. Pg. 5410 D7  
Edition 2009



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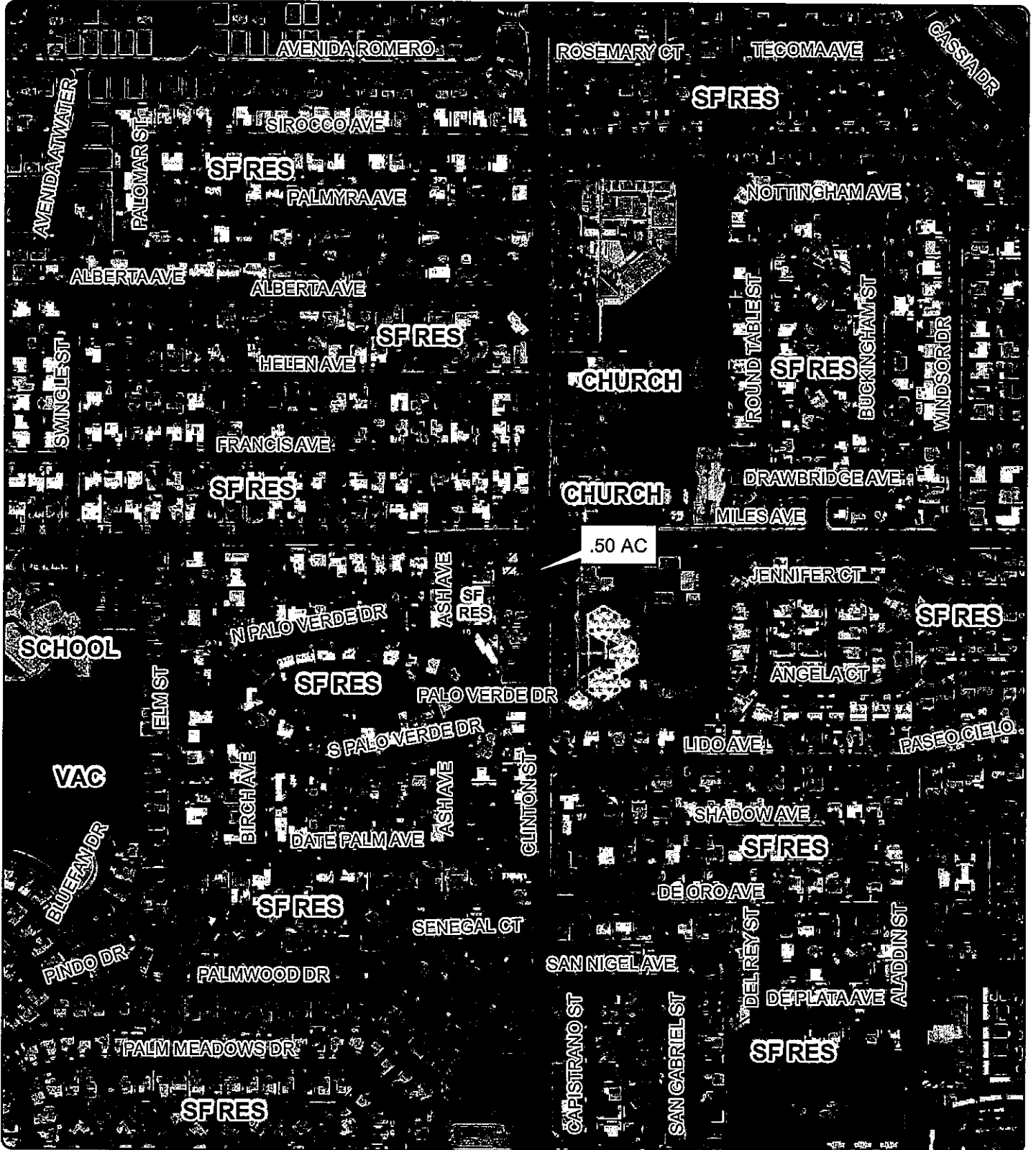
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01103

### LAND USE

Supervisor Benoit  
District 4

Date Drawn: 11/30/10  
Exhibit 1



Zoning Area: Bermuda Dunes  
Township/Range: T5SR7E  
Section: 22



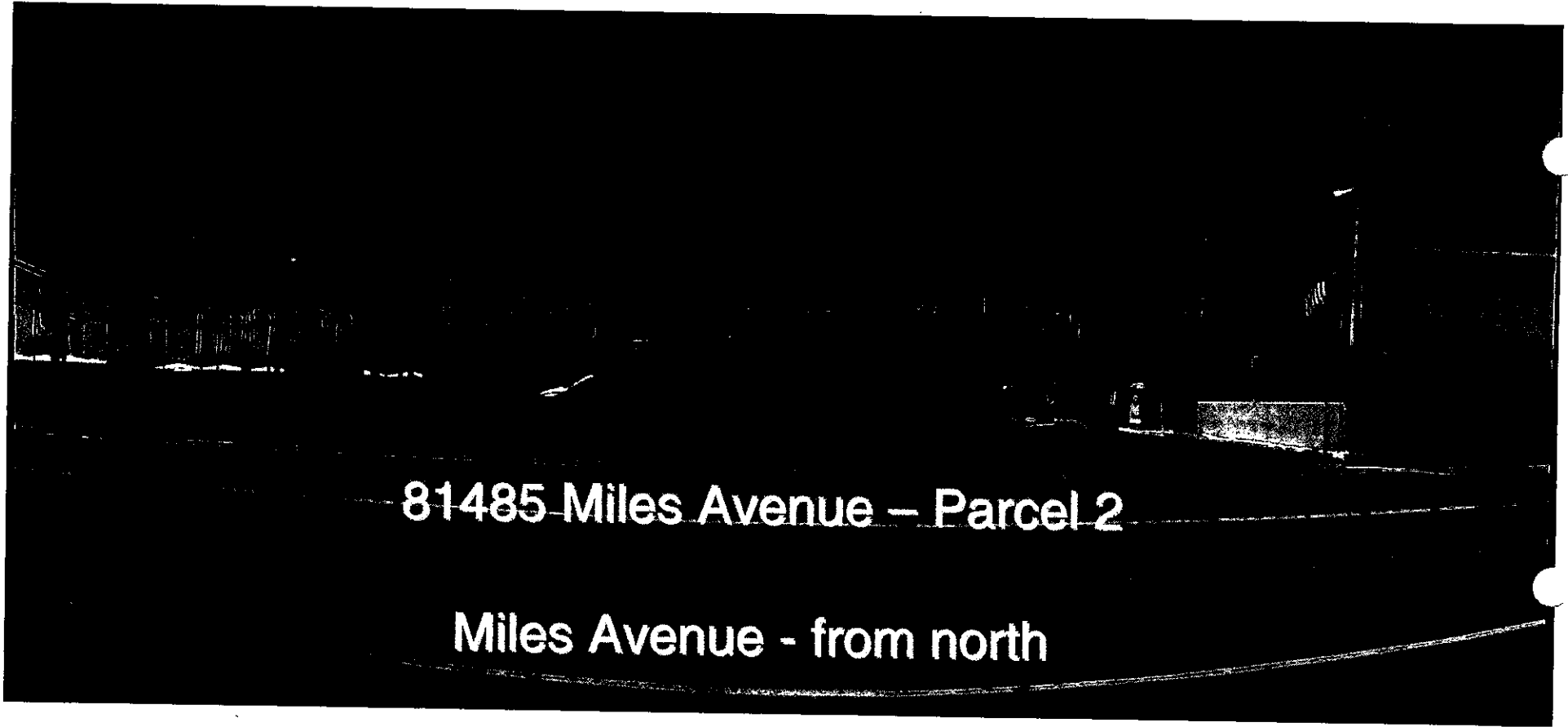
Assessors Bk. Pg. 608-163  
Thomas Bros. Pg. 5410 D7  
Edition 2009



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) 863-9277 (Eastern County) or website at <http://www.itma.co.riverside.ca.us/index.html>







81485 Miles Avenue - Parcel 2

Miles Avenue - from north



45089 Clinton Street – Parcel 1

81485 Miles Avenue – Parcel 2

Clinton Street – from east

201 11 000603

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

**APPLICATION FOR AMENDMENT TO THE  
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01103 DATE SUBMITTED: 7-27-10

**I. GENERAL INFORMATION**

**APPLICATION INFORMATION**

Applicant's Name: PETER BUFFA E-Mail: PBUFFA@RBF.COM

Mailing Address: 2824 NEVIS CIRCLE  
COSTA MESA CA 92626  
City/ State ZIP

Daytime Phone No: (714) 865-5356 Fax No: (949) 330-4130

Engineer/Representative's Name: NASSER MOGHADAM E-Mail: NMDESIGNWORKS@AOL.COM

Mailing Address: 44052 GALICIA DRIVE  
HEMET CA 92544  
City/ State ZIP

Daytime Phone No: (951) 927-4520 Fax No: (951) 927-4520

Property Owner's Name: TILAK CHOPRA E-Mail: JAINATA7@SBCGLOBAL.NET

Mailing Address: 81485 MILES AVENUE  
INDIO CA 92201  
City/ State ZIP

Daytime Phone No: (714) 267-2552 Fax No: (714) 777-9367

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.

ADD'L OWNERS: PARNJEET SINGH + SAPINDER KAUR  
3017 E. EDINGER AVE, TUSTIN, CA 92780 - TEL. 714.679.7580



**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

PETER BUFFA

PRINTED NAME OF APPLICANT

*Peter Buffa*

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.

TILAK CHOPRA

PRINTED NAME OF PROPERTY OWNER(S)

*Tilak Chopra*

SIGNATURE OF PROPERTY OWNER(S)

PARMJEET SINGH + SAPINDER KAUR

PRINTED NAME OF PROPERTY OWNER(S)

*Parmjeet Singh Sapinder Kaur*

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.

**PROPERTY INFORMATION:**

PARCEL 1 (P-1):

PARCEL 2 (P-2):

Assessor's Parcel Number(s):

608-163-012-7

+ 608-163-009-3

Section:

P-1: 22

T55

R9E

Township:

P-2: 22

T55

Range:

R9E

Approximate Gross Acreage:

14,900 s.f. + 8,880 s.f. = 23,780 s.f. COMBINED

General location (nearby or cross streets): North of

LIDO AVENUE

, South of

MILES AVENUE

East of

West of

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Thomas Brothers map, edition year, page number, and coordinates: P-1: PAGE 5410; GRID 04  
P-2: PAGE 5490; GRID D1

Existing Zoning Classification(s): P-1: CDS P-2: R-1

Existing Land Use Designation(s): P-1: MDR P-2: MDR

Proposal (describe the details of the proposed general plan amendment):

AMEND GP DESIGNATION FOR BOTH PARCELS FROM MDR TO CR TO BE FOLLOWED BY A REZONE APPLICATION FOR BOTH PARCELS TO CDS TO ALLOW THE PARCELS TO BE COMBINED AS AN UPDATED + EXPANDED GAS STATION/MINI MART SERVING RELATED CASES FILED IN CONJUNCTION WITH THIS REQUEST: ADJACENT RESIDENTIAL + CHURCH USES.

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes  No

Case Nos. PAR00251; CUP03241R1; PP16878; PP14916; CFG01157;  
GPA00433; EA37165  
 E.A. Nos. (if known) EA37165 E.I.R. Nos. (if applicable): \_\_\_\_\_

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	Yes No	
		Yes	No
Electric Company	<u>IMPERIAL IRRIGATION DISTRICT</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	<u>THE GAS COMPANY</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	<u>VERIZON</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	<u>COACHELLA VALLEY WD</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	<u>COACHELLA VALLEY SD</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) \_\_\_\_\_

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes  No

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

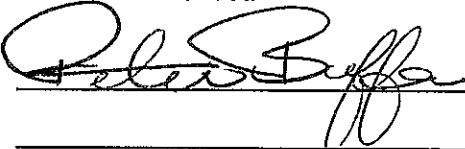
- Santa Ana River       Santa Margarita River       San Jacinto River       Colorado River

**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 3/18/10

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

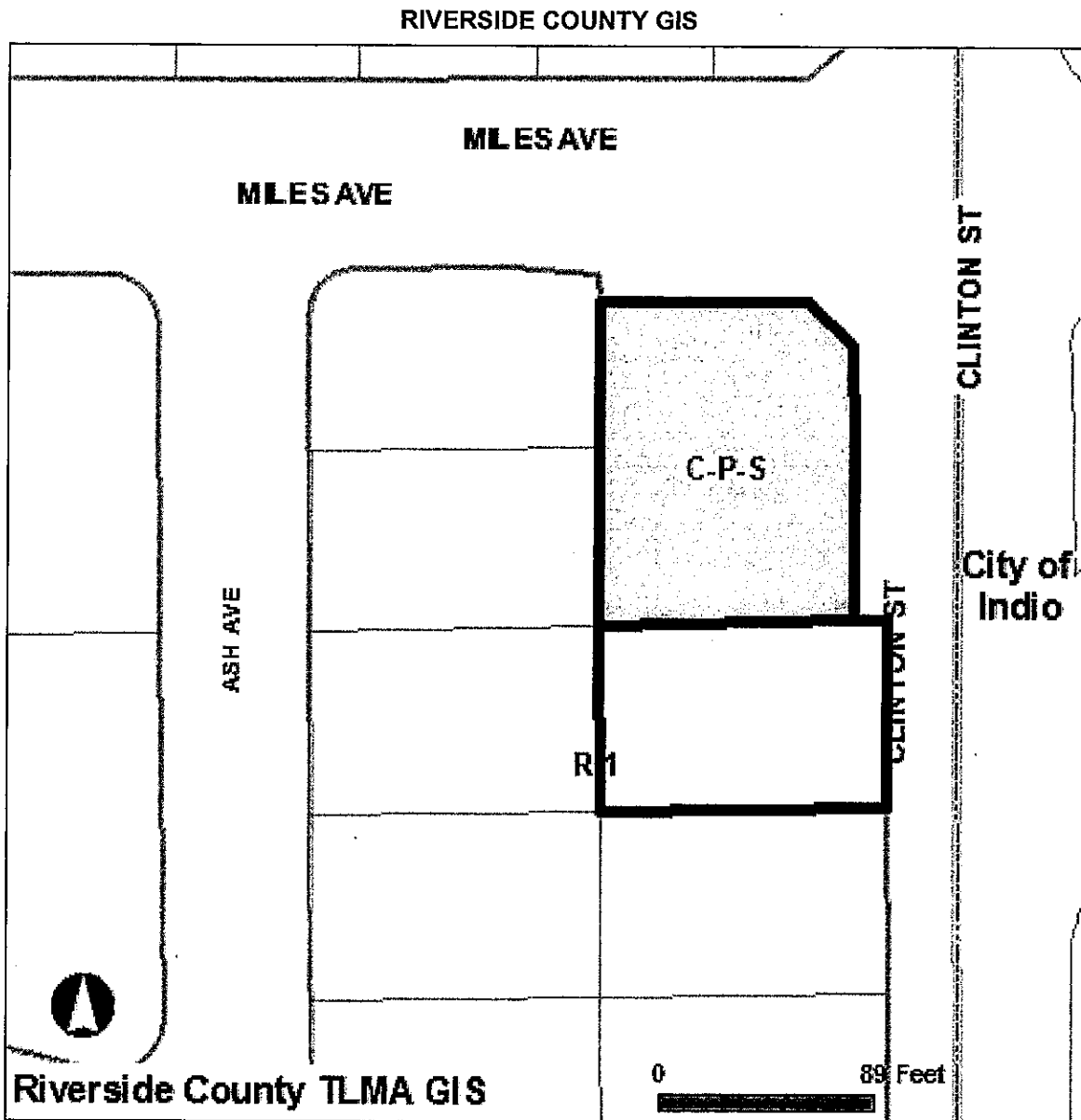
**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

WESTERN COACHELLA VALLEY AREA PLAN

EXISTING DESIGNATION(S): COMMUNITY DEVELOPMENT: MEDIUM DENSITY RESIDENTIAL (2-5 DU/ACRE)

PROPOSED DESIGNATION(S): COMMUNITY DEVELOPMENT: COMMERCIAL RETAIL (0.20-0.35 FAR)



**Selected parcel(s):**  
608-163-007 608-163-012

**ZONING**

- |   |                 |          |                               |
|---|-----------------|----------|-------------------------------|
| <input checked="" type="checkbox"/> SELECTED PARCEL | INTERSTATES     | HIGHWAYS | <input type="checkbox"/> CITY |
| <input type="checkbox"/> PARCELS                    | ZONING BOUNDARY | C-P-S    | R-1                           |

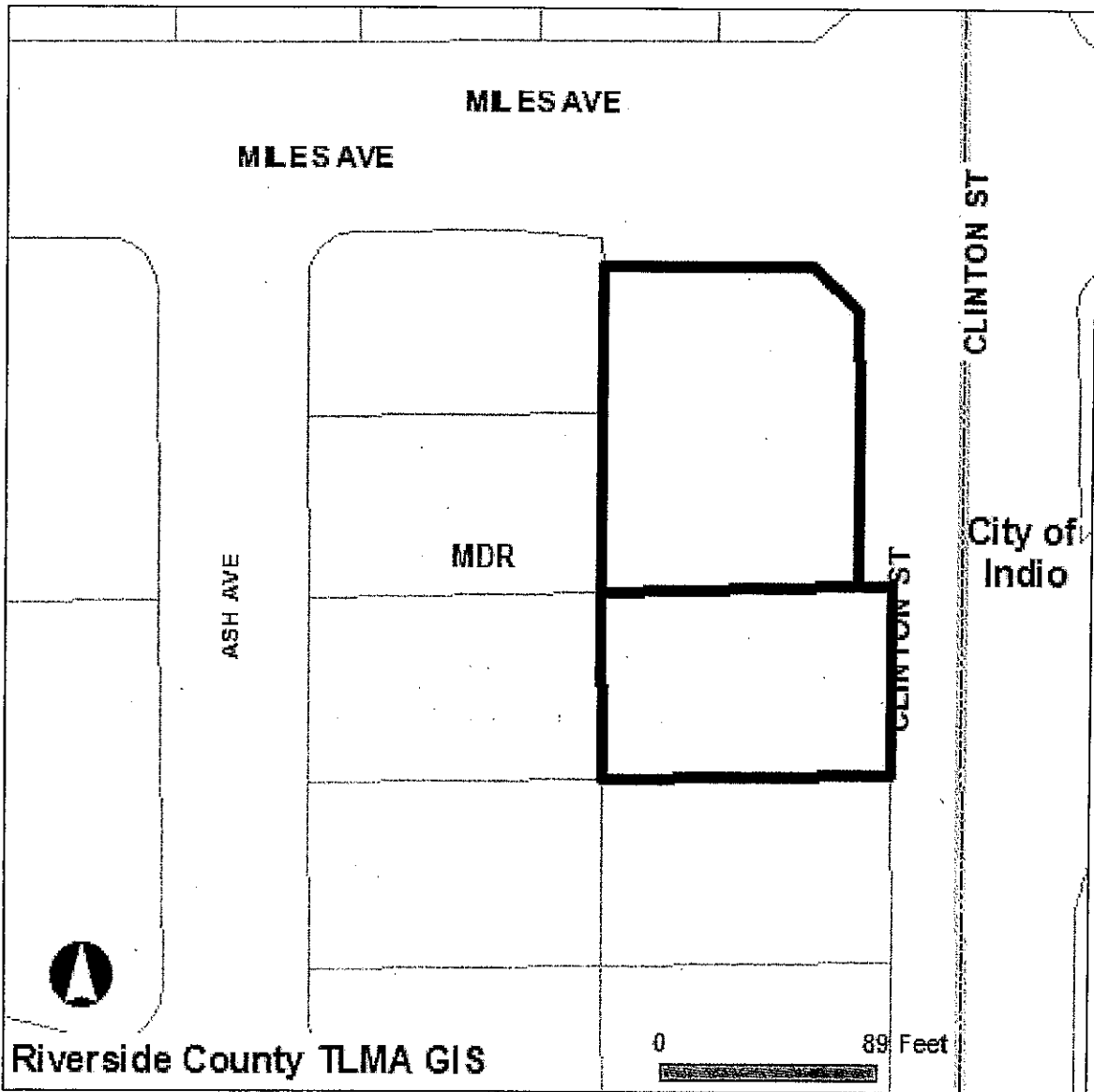
**\*IMPORTANT\***

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

REPORT PRINTED ON...Tue Jul 27 14:41:04 2010

Version 100412

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
608-163-007 608-163-012

**LAND USE**

- SELECTED PARCEL
- PARCELS
- INTERSTATES
- HIGHWAYS
- CITY
- MDR - MEDIUM 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.

STANDARD WITH PERMITS REPORT

**APNs**

608-163-007-3  
608-163-012-7

**OWNER NAME / ADDRESS**

608-163-007  
PARMJEET SINGH

SAPINDER KAUR  
45089 CLINTON ST  
INDIO, CA. 92201

608-163-012  
TILAK CHOPRA  
SANTOSH CHOPRA  
81485 MILES AVE  
INDIO, CA. 92201

**MAILING ADDRESS**

608-163-007  
(SEE OWNER)  
81485 MILES AVE  
INDIO CA. 92201

608-163-012  
(SEE OWNER)  
19871 YORBA LINDA BLV 102  
YORBA LINDA CA. 92886

**LEGAL DESCRIPTION**

APN: 608163007  
RECORDED BOOK/PAGE: MB 21/67  
SUBDIVISION NAME: BOE DEL HEIGHTS  
LOT/PARCEL: 8, BLOCK:  
TRACT NUMBER: NOT AVAILABLE

APN: 608163012  
RECORDED BOOK/PAGE: MB 21/67  
SUBDIVISION NAME: BOE DEL HEIGHTS  
LOT/PARCEL: 7, BLOCK:  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

608-163-007  
RECORDED LOT SIZE IS 0.14 ACRES

608-163-012  
RECORDED LOT SIZE IS 0.3 ACRES

**PROPERTY CHARACTERISTICS**

608-163-007  
WOOD FRAME, 1750 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, CONST'D 1958COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING.

608-163-012  
NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 5410 GRID: D7  
PAGE: 5470 GRID: D1

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: INDIO  
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)**

JOHN BENOIT, DISTRICT 4

**TOWNSHIP/RANGE**

T5SR7E SEC 22

**ELEVATION RANGE**

16 FEET

**PREVIOUS APN**

608-163-007  
613-553-007



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## **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**

NONE

### **ZONING CLASSIFICATIONS (ORD. 348)**

C-P-S (CZ 6327)  
R-1

### **ZONING DISTRICTS AND ZONING AREAS**

BERMUDA DUNES DISTRICT

### **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**

BERMUDA DUNES

### **AIRPORT COMPATIBILITY ZONES**

BERMUDA DUNES ZONE E

---

## **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)**

NOT IN A HIGH FIRE AREA

### **FIRE RESPONSIBILITY AREA**

NOT IN A FIRE RESPONSIBILITY AREA

**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

**ROAD & BRIDGE DISTRICT**

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 MAJEED FARSHED AT (760)863-8267 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

**ROAD BOOK PAGE**

212A

**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**

CVWD

**FLOOD CONTROL DISTRICT**

COACHELLA VALLEY WATER DISTRICT

**WATERSHED**

WHITEWATER

---

***GEOLOGIC***

**FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**

HIGH

**SUBSIDENCE**

ACTIVE

HIGH SENSITIVITY (HIGH A).  
 BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND  
 TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

**MISCELLANEOUS**

**SCHOOL DISTRICT**  
 DESERT SANDS UNIFIED

**COMMUNITIES**  
 INDIO

**COUNTY SERVICE AREA**  
 NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
 ZONE B, 43.82 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
 045208

**FARMLAND**  
 URBAN-BUILT UP LAND

- TAX RATE AREAS**  
 075-007
- CITRUS PEST CONTROL 2
  - COACHELLA VAL JT BLO HIGH
  - COACHELLA VALLEY PUBLIC CEMETERY
  - COACHELLA VALLEY REC AND PARK
  - COACHELLA VALLEY RESOURCE CONSER
  - COACHELLA VALLEY WATER DISTRICT
  - COUNTY FREE LIBRARY
  - COUNTY STRUCTURE FIRE PROTECTION
  - COUNTY WASTE RESOURCE MGMT DIST
  - CSA 152
  - CV MOSQ & VECTOR CONTROL
  - CVWD IMP DIST 1 DEBT SV
  - CVWD STORM WTR UNIT
  - DESERT COMMUNITY COLLEGE
  - DESERT SANDS UNIFIED SCHOOL
  - GENERAL
  - GENERAL PURPOSE
  - RIV CO REG PARK & OPEN SPACE
  - RIV. CO. OFFICE OF EDUCATION
  - SUPERVISORIAL ROAD DISTRICT 4
  - VALLEY SANITARY

**SPECIAL NOTES**  
 PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

**CODE COMPLAINTS**  
 NO CODE COMPLAINTS

**BUILDING PERMITS**

Case #	Description	Status
BZ180782	REPLACE ON SITE SIGN	FINAL
BEL020790	UPGRADE ELECTRIC METER (OCR A1426906)	FINAL
BZ180781	REMODEL SERV STATION EXTERIOR	FINAL
BZ181088	ADD LIGHTS TO SERVICE STATION	FINAL
398513	CHANGE OF OWNERSHIP	ISSUED
BXX010957	REROOFING ONE RESIDENTIAL DWELLING 2500 SQFT	EXPIRED
BNR030155	REPLACEMENT CANOPY FOR PUMP ISLAND	EXPIRED
BEL020699	200 AMP TEM POWER (SOILS REMEDIATION)	FINAL
BXX980098	TRASH ENCLOSURE 10*8*6	EXPIRED
BNR970124	CONVERT GARAGE BAYS TO MINI-MART CWP (GAS STATION)	FINAL
BZ171489	DECORATIVE BLOCK WALL TO DWLG	FINAL

**ENVIRONMENTAL HEALTH PERMITS**  
 NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

Case #	Description	Status

EA38482	EA FOR CUP3241R1	WITHDRWN
EA37165	EA FOR CZ06327 CUP03241 GPA00433	APPROVED
PP14916	VERIFICATION OF NON CONFORMING USE OF GAS STATION	ABANDON
CZ06327	CHANGE OF ZONE FROM R-1 TO C-P-S	APPROVED
CUP03241	CONVENIENCE STORE & GAS STATION (NO ALCOHOLIC BEV)	APPROVED
PAR00251	MINI MART AND GAS STATION	APPROVED
PP16878	LANDSCAPING FOR FAST FOOD RESTAURANT	APPROVED
CUP03241R1	REVISED PERMIT TO ALLOW BEER & WINE SALES	WITHDRWN
GPA00433	CHANGE GP FROM RESIDENTIAL 2B TO COMMERCIAL	APPROVED
CFG01157	EA37165	PAID

REPORT PRINTED ON...Tue Jul 27 14:40:23 2010  
Version 100412

Applicant:  
Peter Buffa  
2824 Nevis Circle  
Costa Mesa, CA  
92626

Owner:  
Tilak Chopra  
81485 Miles Avenue  
Indio, CA 92201

Eng-Rep:  
Nasser Moghadam  
44052 Galicia Drive  
Hemet, CA 92544

Applicant:  
Peter Buffa  
2824 Nevis Circle  
Costa Mesa, CA  
92626

Owner:  
Tilak Chopra  
81485 Miles Avenue  
Indio, CA 92201

Eng-Rep:  
Nasser Moghadam  
44052 Galicia Drive  
Hemet, CA 92544

GPA01103



Agenda Item No.: 3.1  
Area Map: Western Coach. Valley Area Plan  
Zoning District: Bermuda Dunes  
Supervisorial District: Fourth  
Project Planner: Jay Olivas  
Planning Commission: January 5, 2011

Conditional Use Permit No. 3658  
E.A. Exempt from CEQA  
Applicant: Walgreen Co.  
Engineer/Representative: Brian Fish/Jennifer Chavez

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Conditional Use Permit No. 3658** proposes to add the sale of beer and wine (type 20) for off-site consumption to an existing 14,820 square foot Walgreens Store. The existing store will dedicate 2% of floor space to wine and beer sales. Approximately 48 square feet of refrigerated and non-refrigerated space will be devoted to the sale of wine and beer and approximately 18 square feet of floor space will be devoted to the storage of wine and beer. This Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses.

The project site is located in the Community of Bermuda Dunes within the Western Coachella Area Plan in Eastern Riverside County; more specifically, northerly of Varner Road, southerly of Manorgate Road, westerly of Kent Drive, and easterly of Washington Street, located at 78218 Varner Road, in Palm Desert.

### BACKGROUND:

PP18791R1 proposed a Walgreens store. The project was originally approved on March 27, 2006. Staff included a standard Condition of Approval 10 EVERY 1 "No approval is given for the sale of alcoholic beverages."

### ISSUE OF POTENTIAL CONCERN:

The proposed liquor license is located within the Del Webb Specific Plan (SP) within the commercial portion of the SP and the proposal is adjacent to existing residences and golf course areas of the SP. The Planning Department has determined that the proposed liquor license may impact the public health, safety and welfare.

There are no schools or parks within the 1000 ft vicinity of the project. The ABC (Alcohol Beverage Control) has 13 licenses for the census block, per the information they provided the census block is currently over concentrated by 7 licenses, and this application would add an additional one for a total of 14. The County of Riverside most recent population data and the statutory calculations that are to be made in relation to population, ABC's and staff's calculations show an undue concentration of licenses, however, a determination can be made by Letter of Public Convenience and Necessity to support this additional license, as stated below.

Permitting alcohol sales at a large drug store in a shopping center generally does not have the social impacts of such a permit of other types of liquor sales since most of the customers arrived and depart the site in cars, and loitering does not occur. Also, with the lack of impacts to schools, and parks in the immediate vicinity, staff finds that the additional license would not have a negative impact to the community, and therefore supports adding the use of alcohol sales to this site.

**SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing Land Use (Ex. #1):                 | Commercial retail store  |
| 2. Surrounding Land Use (Ex. #1):              | Commercial shopping center, single family residences, hotel, open space golf course area.  |
| 3. Existing Zoning (Ex. #2):                   | Specific Plan (S-P)  |
| 4. Surrounding Zoning (Ex. #2):                | Specific Plan (S-P) and Scenic Highway Commercial (C-P-S).   |
| 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) (0.25 - 0.35 Floor Area Ratio),<br>Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre)                 |
| 7. Project Data:                               | Total Acreage: 9.90 Gross / Net<br>Total Number of Existing Buildings: 1<br>Total Existing Building Square Footage: 14,820<br>Total Existing Parking Spaces: 600 plus<br>Liquor License Type: 20 |
| 8. Environmental Concerns:                     | Exempt from CEQA   |

**RECOMMENDATIONS:**

**ADOPTION** of a **FINDING** of “**PUBLIC NECESSITY AND CONVENIENCE,**” regarding the sale of beer and wine from the subject site for off-site consumption, based upon the findings and conclusions incorporated in the staff report; and

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3658**, 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: 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 Specific Plan (S-P) 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 compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

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

1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the Western Coachella Valley Area Plan.
2. The proposed use, sale of beer and wine (type 20) 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), Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) and Open Space Recreation(OS-R).
4. The zoning for the subject site is Specific Plan (S-P).
5. The proposed use, sale of beer and wine (type 20) for off premises consumption, is a permitted use, subject to approval of a conditional use permit in the Scenic Highway Commercial (C-P-S) zone.
6. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the north, Scenic Highway Commercial (C-P-S) and Single family residential (R-1) to the east, and Scenic Highway Commercial (C-P-S) to the south and the City of Palm Desert to the west.
7. Within the vicinity of the proposed project there is commercial to the east and west, single family residences and open space to the north, and vacant land to the south.
8. The year 2010 census population for census tract 452.06 was 22,300 persons according to the US Census Bureau (Census 2010 Summary).
9. 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).
10. Per email letter received August 26, 2010 from ABC, currently six (6) alcohol beverage control licenses are allowed in Census Tract 0452.06; however, 13 licenses have been issued. Approval of this Conditional Use Permit would increase the number of existing ABC licenses from 13 to 14. Therefore, a Public Necessity and convenience is required.
11. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
12. The project site is not located within 100 feet of existing and habited residences, and there is a barrier between the shopping center including decorative wall that blocks access to existing Del Webb residences in close proximity to the north.

13. The project is located within 1000 feet of an established place of religious worship.
14. No schools are located within 1,000 feet from the project site.
15. The project is not located within 1,000 feet of an existing or planned public park or playground.
16. The proposed use will not be situated in such a manner that the facility will cause undue vehicle traffic impacts to any school, church, Public Park or playground.
17. The proposed project is exempt from CEQA per section 15301. Section 15301 (Existing Facilities) states; "Class I consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination." This project is strictly for licensing purposes.

**INFORMATIONAL ITEMS:**

1. As of this writing (11/30/10), no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Agriculture Preserve;
  - b. A Policy Area;
  - c. A High Fire area;
  - d. A County Fault Zone;
  - e. An Area Drainage Plan Area; or,
  - f. A Dam Inundation Area.
3. The project site is located within:
  - a. An Area subject to the Mt. Palomar Lighting Ordinance No. 655 (Zone B);
  - b. A City of Sphere of Influence (Palm Desert);
  - c. An Airport Influence Area (Bermuda Dunes);
  - d. An Area of Liquefaction Potential (Moderate);
  - e. An Area Susceptible to Subsidence;
  - f. A Development Impact Fee Area (Ordinance No. 659) (Western Coachella Valley);
  - g. The Bermuda Dunes Community Service District (#121);
  - h. The boundaries of the Desert Sands Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 748-390-024.
5. This project was filed with the Planning Department on July 27, 2010.
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total approximately \$6,000.00

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03658**  
**VICINITY/POLICY AREAS**

Supervisor Benoit  
 District 4

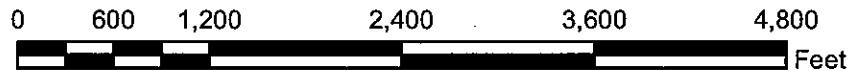
Date Drawn: 11/29/10  
 Vicinity Map



Zoning Area: Bermuda Dunes  
 Township/Range: T5SR7E  
 Section: 6

Assessors Bk. Pg. 748-39  
 Thomas Bros. Pg. 819 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>



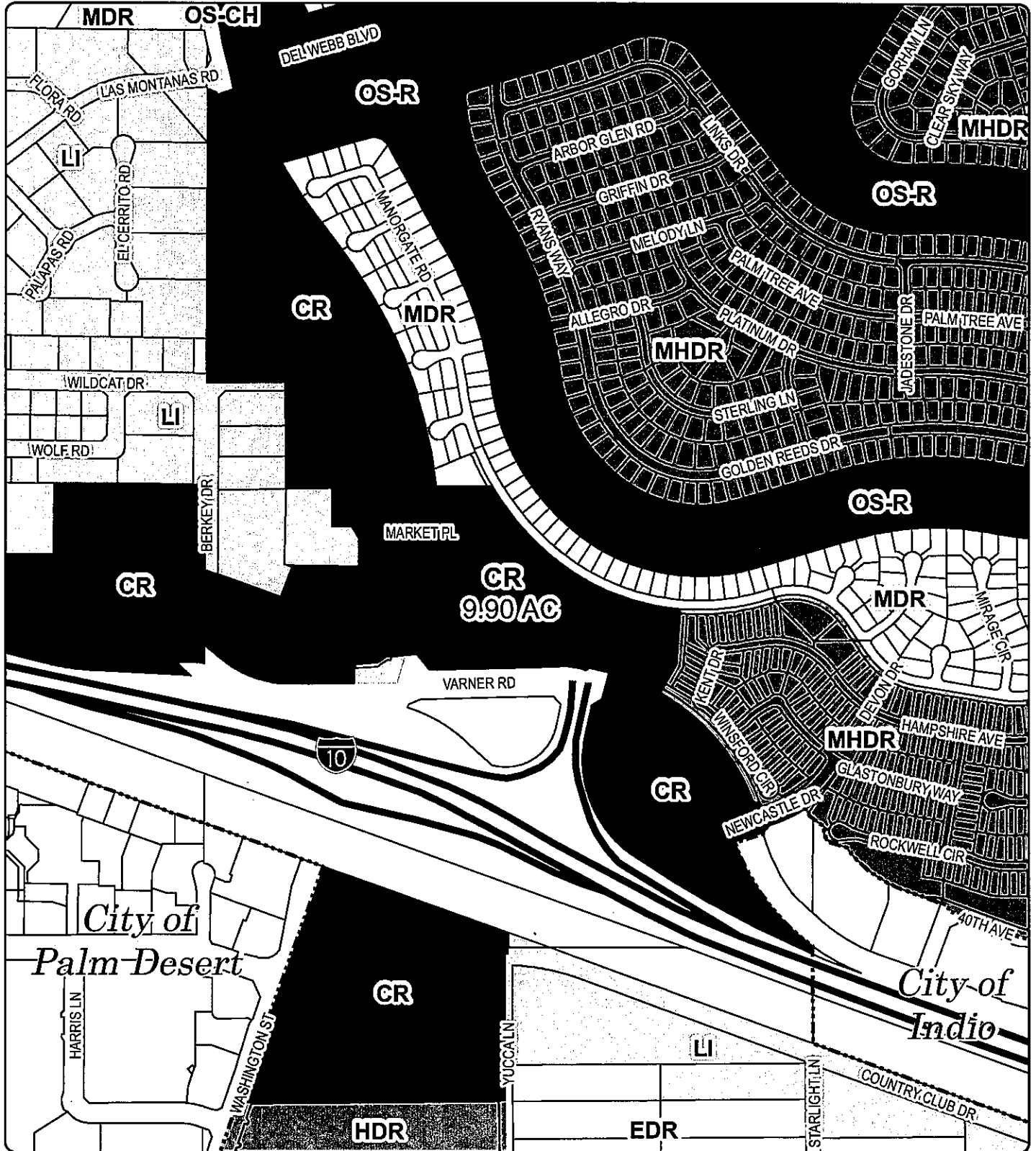
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03658

EXISTING GENERAL PLAN

Supervisor Benoit  
District: 4

Date Drawn: 11/29/10  
Exhibit 5



Zoning Area: Bermuda Dunes  
Township/Range: T5SR7E  
Section: 6

Assessors Bk. Pg. 748-39  
Thomas Bros. Pg. 819 F2  
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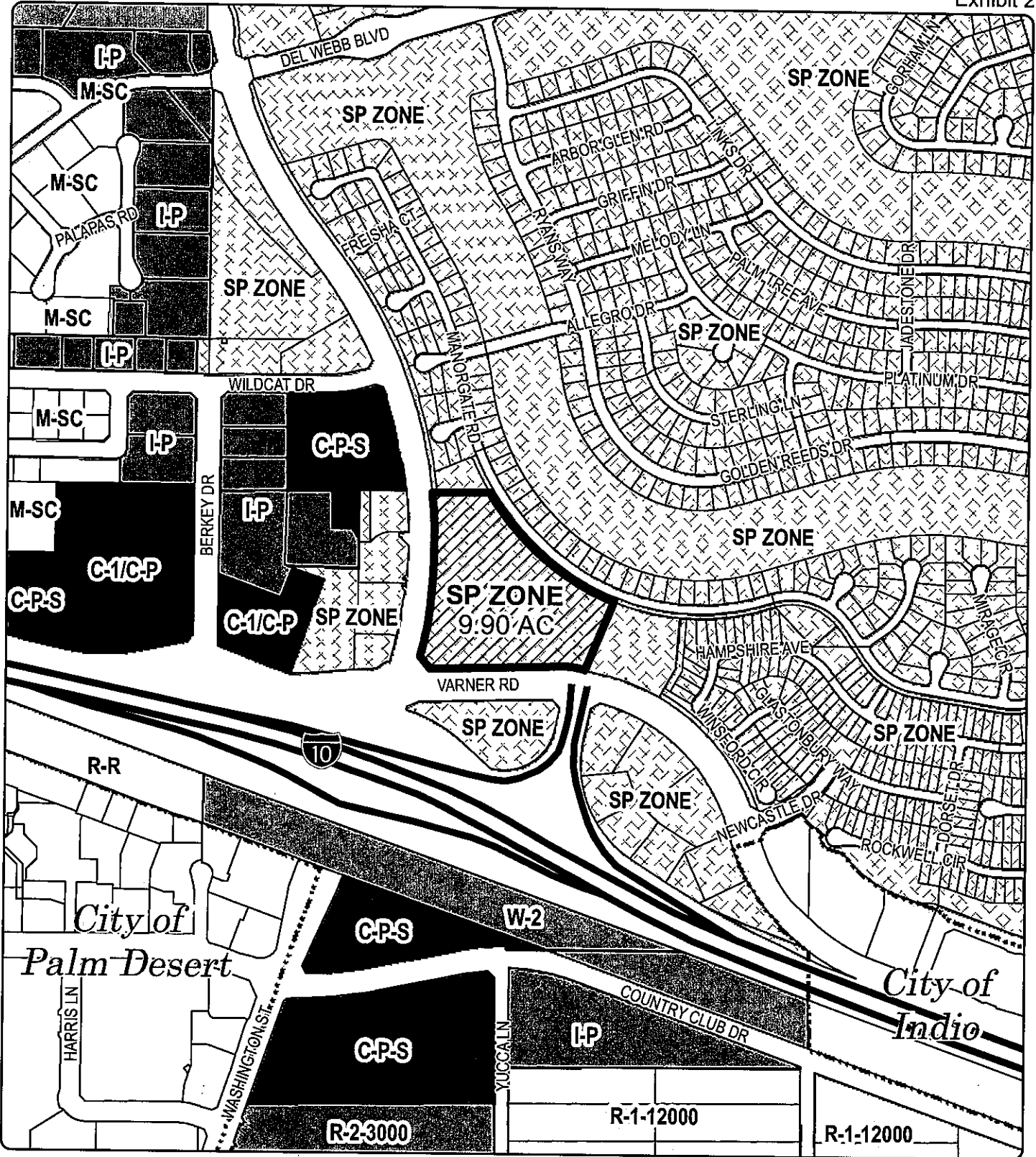
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03658

### EXISTING ZONING

Supervisor Benoit  
District 4

Date Drawn: 11/29/10  
Exhibit 2



Zoning Area: Bermuda Dunes  
Township/Range: T5SR7E  
Section: 6

Assessors Bk. Pg. 748-39  
Thomas Bros. Pg. 819 F2  
Edition 2009



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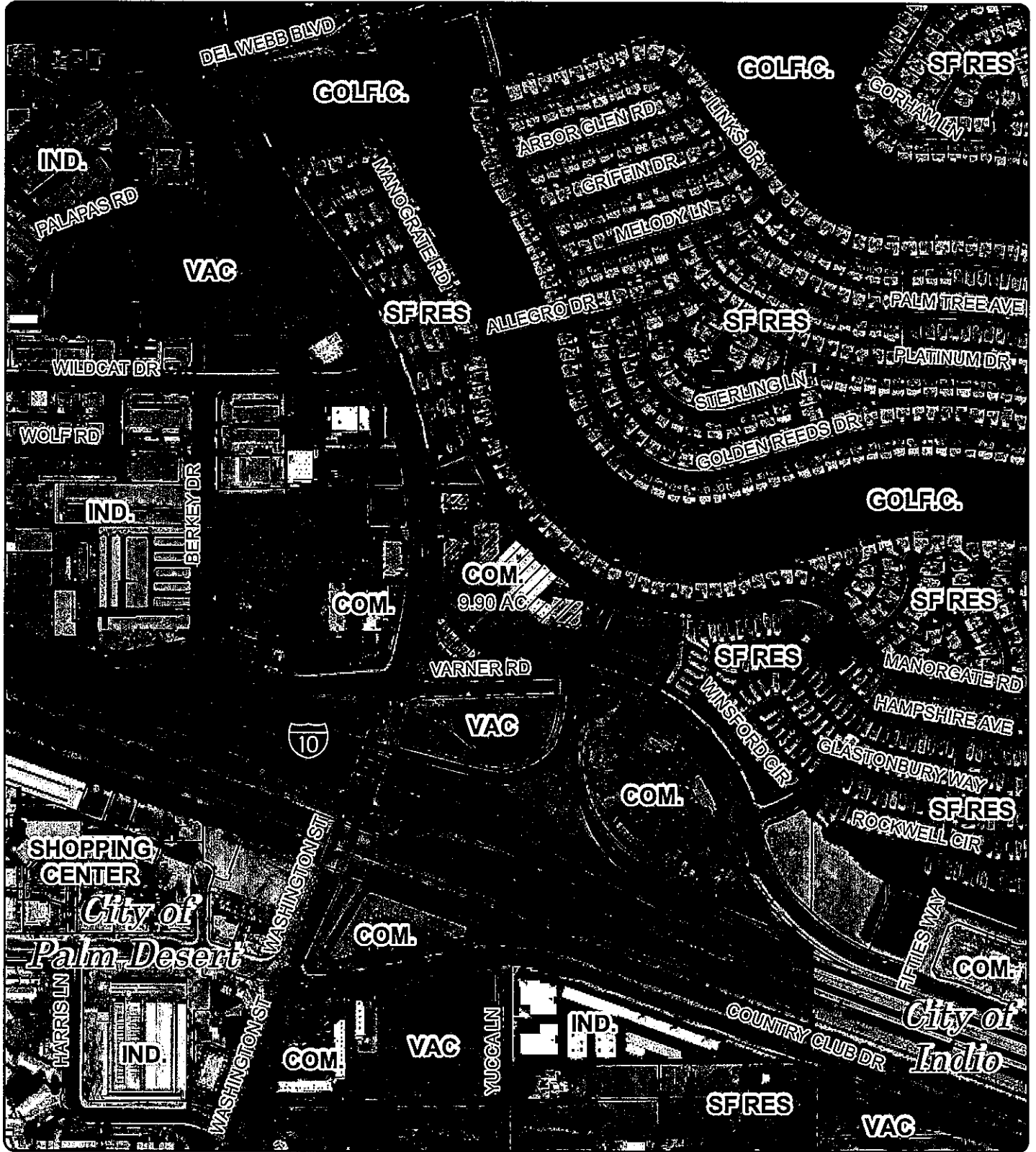
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03658

LAND USE

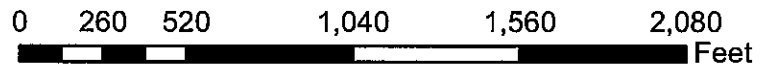
Supervisor Benoit  
District 4

Date Drawn: 11/29/10  
Exhibit 1



Zoning Area: Bermuda Dunes  
Township/Range: T5SR7E  
Section: 6

Assessors Bk. Pg. 748-39  
Thomas Bros. Pg. 819 F2  
Edition 2009



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10242 SITE PLAN

PROPERTY DESCRIPTION

A portion of property 'D' of lot line adjustment no. 4350, recorded as instrument no. 2301-398268, official records of the county of Riverside, California, lying in the southwest quarter of section 6, township 5 south, range 7 east San Bernardino base and meridian

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
A.L.T.A./A.C.S.M. LAND TITLE SURVEY

SHOWING A PORTION OF PROPERTY 'D' OF LOT LINE ADJUSTMENT NO. 4350, RECORDED AS INSTRUMENT NO. 2301-398268, OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, LYING IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 7 EAST SAN BERNARDINO BASE AND MERIDIAN  
NOVEMBER, 2007

OWNER/PREPARED FOR:  
FRAN WELLS INVESTMENTS LLC  
10000 BUCKLE UP BLVD  
RIVERSIDE, CA 92504

TITLE COMMITMENT  
INCLUDES THE FOLLOWING LIMITED TO THE PROPERTY & LOT

DATE OF SURVEY  
NOVEMBER, 2007

DATE OF FIELD REVIEW  
NOVEMBER, 2007

ASSESSOR'S PARCEL NUMBER  
4250 04572001-398268

BASIS OF BEARINGS  
THE BASIS OF BEARINGS IS THE MERIDIAN

FLOOD ZONE  
NO FLOOD ZONE

HEIGHT REQUIREMENTS, SETBACKS & FLOOR SPACE  
SEE CITY ORDINANCES

NOTES & LEGEND

- 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 2. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON RODS.
- 3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER OF THE LINE.
- 4. ALL BEARINGS ARE TO BE MEASURED FROM THE MERIDIAN.
- 5. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE LINE.
- 6. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON RODS.
- 7. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER OF THE LINE.
- 8. ALL BEARINGS ARE TO BE MEASURED FROM THE MERIDIAN.
- 9. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE LINE.
- 10. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON RODS.
- 11. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER OF THE LINE.
- 12. ALL BEARINGS ARE TO BE MEASURED FROM THE MERIDIAN.
- 13. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE LINE.
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- 18. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON RODS.
- 19. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER OF THE LINE.
- 20. ALL BEARINGS ARE TO BE MEASURED FROM THE MERIDIAN.
- 21. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE LINE.
- 22. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON RODS.
- 23. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER OF THE LINE.
- 24. ALL BEARINGS ARE TO BE MEASURED FROM THE MERIDIAN.
- 25. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE LINE.
- 26. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON RODS.
- 27. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER OF THE LINE.
- 28. ALL BEARINGS ARE TO BE MEASURED FROM THE MERIDIAN.
- 29. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE LINE.
- 30. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON RODS.

ALTA NOTES

THESE ALTA NOTES ARE TO BE READ IN CONJUNCTION WITH THE SURVEY MAP AND THE CITY ORDINANCES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF THE CITY ORDINANCES. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF THE CITY ORDINANCES.

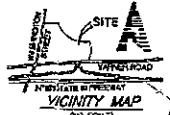
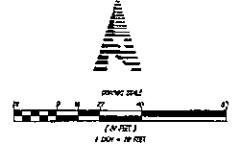
CERTIFICATION

I, the undersigned, being duly sworn, depose and say that I am a duly licensed professional engineer in the State of California, and that I am the author of the foregoing map, and that the same is a true and correct copy of the original map as the same appears in my files.

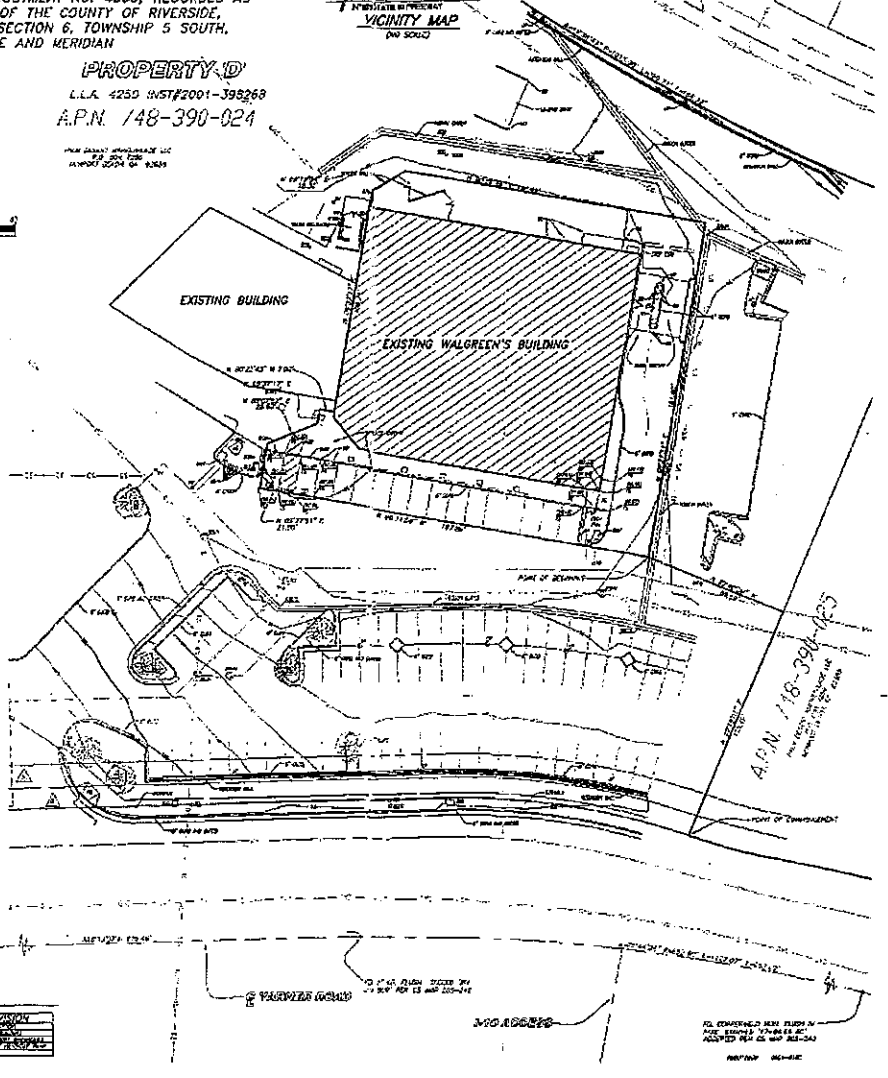
Signature of Surveyor  
L-31-08  
P.L.S. SEE THE FILE NUMBER



**NOLTE**  
SURVEYING & ENGINEERING  
1100 NORTH W. 11th ST.  
PO BOX 100  
RIVERSIDE, CA 92502  
TEL: 951-514-1100  
FAX: 951-514-1101  
WWW.NOLTE-SURVEYING.COM



SHEET 1 OF 1  
BY 89948  
DATE 11/20/07



UTILITY SURVEYORS:  
NO UTILITY SURVEY HAS BEEN CONDUCTED.

REVISIONS

NO.	DATE	REVISION

site plan 10242



CONDITIONAL USE PERMIT Case #: CUP03658

Parcel: 748-390-024

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to allow for the sale of beer and wine for off-site consumption (type 20) to an existing 14,820 square foot Walgreens Store approved under PP18791R1. This Conditional Use Permit is only for alcohol sales, and does not cover any other use.

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. 3658. 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. 3658 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Conditional Use Permit No. 3658 dated August 23, 2010.

APPROVED EXHIBIT C = Floor Plan for Conditional Use Permit No. 3658 dated August 23, 2010.

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE\* - GIN VARY INTRO RECOMMND

This site currently exists and no grading is proposed. The Grading Division does not object to this proposal.

CONDITIONAL USE PERMIT Case #: CUP03658

Parcel: 748-390-024

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. 6                   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. 7                   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 Alcoholic Beverage Control (ABC), 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. 8                   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



CONDITIONAL USE PERMIT Case #: CUP03658

Parcel: 748-390-024

10. GENERAL CONDITIONS

10.PLANNING. 8 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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. 9 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. 11 USE - ABC20 OFF SALE BEER/WINE RECOMMND

OFF SALE BEER & WINE - (Package Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises, but are not allowed to purchase beer and wine.

10.PLANNING. 13 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 14 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.

CONDITIONAL USE PERMIT Case #: CUP03658

Parcel: 748-390-024

10. GENERAL CONDITIONS

T HEALTH DEPARTMENT

10.T HEALTH. 1 FOOD PLAN CHECK-GENERAL NOTES

RECOMMND

The applicant is advised to contact the Department of Environmental Health (DEH) Food Plan Check Program at (760) 320-1048 to address any concerns regarding the conversion of the facility's existing floor plan to accomodate for the sale of wine and beer.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 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.

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 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.

## Olivas, Jay

---

**From:** Foots-Rachal, Tamica@ABC [Tamica.Foots-Rachal@abc.ca.gov]  
**Sent:** Thursday, August 26, 2010 1:59 PM  
**To:** Olivas, Jay  
**Subject:** Application for Alcoholic Beverage License for Walgreen Co. - 78218 Varner Rd, Palm Desert, CA 92211

Mr. Olivas,

I received the documents for your CUP Permit NO. 3658 on 8/25/10. In regards to your inquiry on the Walgreens and the statistics for that location, the statistics from our department are as follows:

Census Tract: 0452.06  
The number of licenses allowed: 6  
The number of existing licenses: 13

There is undue concentration, and due to the nature of the license type (Off-Sale Beer and Wine License) a Letter of Public Convenience and Necessity (PCN) is needed from the County of Riverside.

During the premises investigation, it was noted that there are no residents within 100 feet of the location. Residents within 500 feet of the premises location were notified by the applicant and no objections or protests were received.

There are no Conditioning Points within 600 feet of the location.

The application was determined to have no disqualifiable information.

The application is ready for approval, pending that they receive a PCN and CUP from the city.

Thank you for your assistance and feel free to contact me if you have any questions.

*Tamica Fooks-Rachal*  
*Licensing Representative, II*  
*Desk: 760-324-4063*  
*Fax: 760-324-2632*  
*Email: [tamica.foots-rachal@abc.ca.gov](mailto:tamica.foots-rachal@abc.ca.gov)*

**Department of Alcohol Beverage Control \* 34-160 Gateway Drive, Ste 120 \* Palm Desert, CA 92211-8052 \* Main: 760-324-2627 or 760-324-2027 \* Fax 760-324-2632**

**CONFIDENTIALITY NOTICE:** This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.



**California Department of Alcoholic Beverage  
 Control**  
**For the County of RIVERSIDE - (Off-Sale Licenses)**  
**and Census Tract = 452.06**

Report as of 12/1/2010

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	259602	ACTIVE	20	5/3/1991	2/28/2011	APPLE MARKETS INC 80631 INDIO BLVD INDIO, CA 92201  Census Tract: 0452.06		65959 HWY 86 THERMAL, CA 92274	3309
2)	342661	ACTIVE	21	7/3/1998	6/30/2011	THRIFTY PAYLESS INC 41800 WASHINGTON ST, STE 113B BERMUDA DUNES, CA 92203  Census Tract: 0452.06	RITE AID 6246	2600 CAPITOL AVE, STE 300 SACRAMENTO, CA 95816-5930	3300
3)	366947	ACTIVE	20	10/2/2000	9/30/2011	LOVES COUNTRY STORES OF CALIFORNIA 45761 DILLON RD COACHELLA, CA 92236  Census Tract: 0452.06	LOVES COUNTRY STORE 207	PO BOX 26210, ATTN STORE LICENSING DEPARTMENT OKLAHOMA CITY, OK 73126-0210	3305
4)	431026	ACTIVE	21	8/29/2007	7/31/2011	STATER BROS MARKETS 78210 VARNER RD PALM DESERT, CA 92211-4134  Census Tract: 0452.06	STATER BROS 181	PO BOX 150 SAN BERNARDINO, CA 92402-0150	3300
5)	431589	ACTIVE	21	6/13/2008	5/31/2011	WYNDHAM		8427	3309

						RESORT DEVELOPMENT CORPORATION 42151 WORLDMARK WY INDIO, CA 92203  Census Tract: 0452.06		SOUTHPARK CIR, ATTN: LICENSING ORLANDO, FL 32819	
6)	<u>432036</u>	ACTIVE	21	7/5/2007	6/30/2011	CASTILLO, JUAN CARLOS 78010 COUNTRY CLUB DR, STE 400 PALM DESERT, CA 92211-7276  Census Tract: 0452.06	PRONTO FOOD MART & MEXICAN GRILL		3318
7)	<u>443958</u>	ACTIVE	20	10/19/2006	9/30/2011	G & M OIL CO LLC 45760 DILLON RD COACHELLA, CA 92236-2014  Census Tract: 0452.06	G & M OIL	16868 A ST HUNTINGTON BEACH, CA 92647-4831	3305
8)	<u>443998</u>	ACTIVE	20	10/19/2006	9/30/2011	G & M OIL CO LLC 78415 VARNER RD PALM DESERT, CA 92211-1150  Census Tract: 0452.06	G & M OIL CO	16868 A ST HUNTINGTON BEACH, CA 92647-4831	3300
9)	<u>458013</u>	ACTIVE	20	6/23/2008	5/31/2011	MIDLAND OIL GROUP LLC 78355 VARNER RD PALM DESERT, CA 92211-1141  Census Tract: 0452.06	ARCO AM PM		3318
10)	<u>466214</u>	ACTIVE	20	9/9/2008	8/31/2011	TA OPERATING LLC 46155 DILLON RD COACHELLA,	COACHELLA TRAVELCENTER	400 CENTRE ST NEWTON, MA 02458	3305

						CA 92236-2029 Census Tract: 0452.06			
11)	471665	ACTIVE	21	6/18/2009	5/31/2011	JARADEH, FAHED GEORGES 43990 GOLF CENTER PKWY, STE B6 & B7 INDIO, CA 92203-5003  Census Tract: 0452.06	PARKWAY MARKET AND SPIRITS	440 N GLENOAK BLVD BURBANK, CA 91502-1120	3309
12)	482167	ACTIVE	20	9/25/2009	6/30/2011	CHEVRON STATIONS INC 46651 DILLON RD COACHELLA, CA 92236-2037  Census Tract: 0452.06	CHEVRON STATIONS INC	PO BOX 6003, BUSINESS LICENSES & PERMITS SAN RAMON, CA 94583-0904	3305

--- End of Report ---

For a definition of codes, view our [glossary](#).



**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 03658 DATE SUBMITTED: 7/27/10

**APPLICATION INFORMATION**

Applicant's Name: Walgreen Co. E-Mail: michael.redstone@walgreens.com

Mailing Address: 104 Wilmot Road, 2nd Floor  
Deerfield IL 60015  
City State ZIP

Daytime Phone No: (847) 315-4530 Fax No: (847) 315-4825

Engineer/Representative's Name: Brian Fish/Jennifer Chavez E-Mail: bfish@luce.com  
jchavez@luce.com

Mailing Address: 600 W Broadway, Suite 2600  
San Diego CA 92101  
City State ZIP

Daytime Phone No: (619) 236-1414 Fax No: (619) 645-5395

Property Owner's Name: Palm Desert Marketplace, LLC E-Mail: \_\_\_\_\_

Mailing Address: c/o Williams Real Estate Management, 125 Baker Street East  
Costa Mesa CA 92626  
City State ZIP

Daytime Phone No: (714) 427-5977 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**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

To dedicate at least 2% of floor area to beer and wine sales for offsite consumption at the existing Walgreens store at 78218 Varner Road. See attached for additional information regarding the proposal.

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). MT070081-Plot Plan 18791 (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 None Export None Neither None

**APPLICATION FOR LAND USE AND DEVELOPMENT**

What is the anticipated source/destination of the import/export?  
Not applicable

What is the anticipated route of travel for transport of the soil material?  
Not applicable

How many anticipated truckloads? Zero truck loads.

What is the square footage of usable pad area? (area excluding all slopes) Site is improved 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) Jennifer Chavez Date 7/20/10  
Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

# LUCE FORWARD

ATTORNEYS AT LAW • FOUNDED 1873  
LUCE, FORWARD, HAMILTON & SCRIPPS LLP

600 West Broadway  
Suite 2600  
San Diego, CA 92101  
619.236.1414  
619.232.8311 fax  
www.luce.com

KENNETH J. STIPANOV, PARTNER  
DIRECT DIAL NUMBER 619.699.2466  
DIRECT FAX NUMBER 619.645.5332  
EMAIL ADDRESS kstipanov@luce.com

July 22, 2010

38415-10242

County of Riverside  
Planning Department 9th Floor  
Attn: Scott Arnold  
4080 Lemon Street  
Riverside, CA 92502-1629

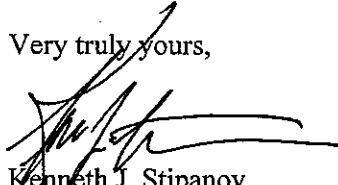
Re: **County of Riverside – Execution Authority for CUP Application for Beer and Wine Sales at  
78218 Varner Road**

Dear Mr. Arnold:

I am a partner at Luce, Forward, Hamilton & Scripps, LLP (“Luce Forward”) and the Chair of Luce Forward’s Real Estate Practice Group. Brian Fish is a partner and Jennifer Chavez is an associate at Luce Forward. Both Brian and Jennifer are and were authorized to sign the above referenced Walgreens applications. In the past few months alone, Brian and Jennifer have signed and filed applications with more than 20 different local jurisdictions on behalf of Luce Forward and Walgreens. Please also note the application includes a Letter of Authorization, with the notarized signature by a senior attorney at Walgreens, which gives the lawyers at Luce Forward the authority to sign applications on behalf of Walgreens.

Thank you for your assistance with this matter. Please don’t hesitate to contact me if you have any questions.

Very truly yours,



Kenneth J. Stipanov  
of

LUCE, FORWARD, HAMILTON & SCRIPPS LLP

KJS/

cc: Brian Fish, Esq.

101279846.1



Corporate and Transactional Law Department

LETTER OF AUTHORIZATION

Walgreen Co. ("Walgreens") hereby authorizes Luce, Forward, Hamilton & Scripps, LLP to act as Walgreens' agent with respect to the filing and processing of any applications, permits, licenses or other approvals required for the sale of beer and wine for off-premises consumption at the stores identified on the attached list. This authorization includes, without limitation, permission to sign applications on behalf of Walgreens and to discuss the same with all relevant reviewing authorities.

WALGREENS

By: [Signature]  
Name: Michael Redstone  
Its: Senior Attorney

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF LAKE            )

I hereby certify that on this day before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgements, personally appeared Michael Redstone, known to be the person described in and who executed the foregoing instrument as Senior Attorney of WALGREEN CO., an Illinois corporation, and severally acknowledged before me that he executed the same as such Senior Attorney in the name of and on behalf of said corporation.

24<sup>th</sup> WITNESS my hand and official seal in the county and state last aforesaid this day of JUNE, 2010.



[Signature]  
Signature

## **PROJECT DESCRIPTION**

### **Walgreens CUP for Alcohol Sales**

Walgreens currently operates a 14,820 square foot store at 78218 Varner Road in the unincorporated County of Riverside, in the community of Palm Desert. Walgreen's seeks a conditional use permit to allow it to also sell beer and wine for offsite consumption. This application requests the right to dedicate at least 2% of existing floor area to wine and beer sales. As reflected in the attached floor plan, the initial sales program contemplates that approximately 48 square feet of refrigerated and non-refrigerated space will be devoted to the sale of wine and beer and that approximately 18 square feet of floor area will be devoted to the storage of wine and beer. Walgreens' hours of operations for all retail operations will continue to be 8:00 am to 10:00 pm.

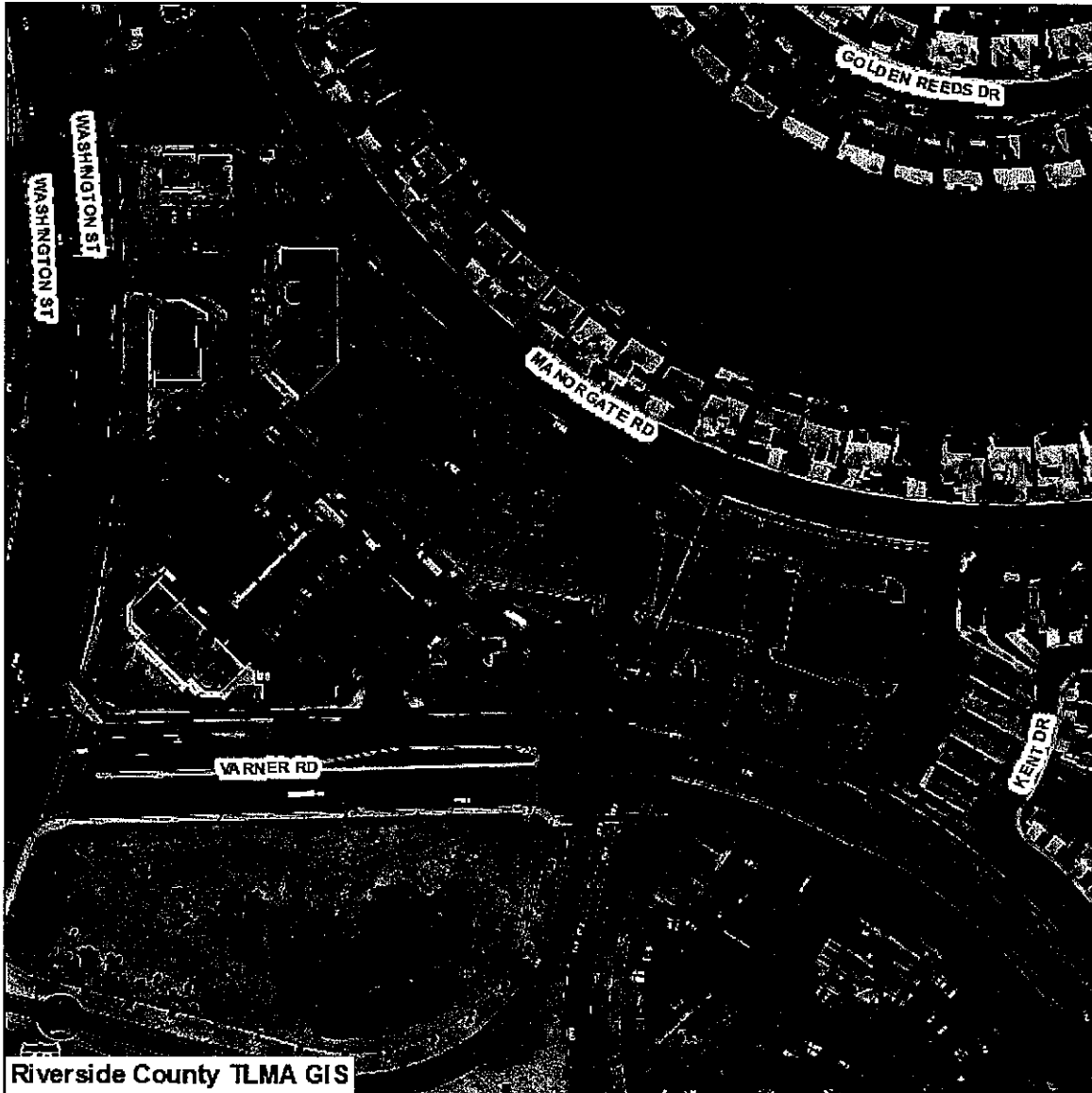
This application includes representative pictures of the existing building and site, as well as pictures of surrounding uses. In addition, the application materials include a survey and the floor plan noted above. The proposed beer and wine sales compliment Walgreens existing retail operation. The introduction of beer and wine will involve no physical change to the interior space (other than some minor rearrangement of merchandise, shelving and coolers) nor to the building envelope, building exterior or landscaping. These minor interior changes will involve no grading, construction or construction equipment at the store.



### LIST OF STORES

STORE #	ADDRESS	CITY	ZIP	COUNTY
5744	128 S. State College Boulevard	Anaheim	92806	Orange
6726	1720 W. La Palma Avenue	Anaheim	92801	Orange
6954	3446 W. Ball Road	Anaheim	92804	Orange
10629	2560 W. Ball Road	Anaheim	92804	Orange
7286	13052 Newport Avenue	Tustin	92780	Orange
9388	10840 Katella Avenue	Garden Grove	92840	Orange
11475	27714 Clinton Keith Road	Murrieta	92562	Riverside
10336	1538 E. Chapman Avenue	Orange	92866	Orange
7449	481 S. Ventura Road	Oxnard	93030	Ventura
10242	78218 Varner Road	Palm Desert	92211	Riverside

## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
748-390-024

**\*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**

748-390-024-3

**OWNER NAME / ADDRESS**

WALGREEN CO  
PALM DESERT MARKETPLACE  
FRONTIER BANK  
78206 VARNER RD  
PALM DESERT, CA. 92260

**MAILING ADDRESS**

C/O MARIA DIMARUCUT  
P O BOX 7250

NEWPORT BEACH CA. 92658

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 9.9 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 819 GRID: F2

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY

CITY SPHERE: PALM DESERT

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)**

JOHN BENOIT, DISTRICT 4

**TOWNSHIP/RANGE**

T5SR7E SEC 6

**ELEVATION RANGE**

100/96 FEET

**PREVIOUS APN**

748-390-021

---

***PLANNING***

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.

CR

**AREA PLAN (RCIP)**

WESTERN COACHELLA VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

SP ZONE (CZ 6579)

**ZONING DISTRICTS AND ZONING AREAS**

BERMUDA DUNES DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

DEL WEBB'S SUN CITY/PALM SPRINGS

PLAN NUMBER: #281

PLANNING AREA: 15

ADOPTED DATE: 06/5/2001

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

---

BERMUDA DUNES

**AIRPORT COMPATIBILITY ZONES**

BERMUDA DUNES ZONE C  
BERMUDA DUNES ZONE D

**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)**

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

NOT IN A FIRE 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

**ROAD & BRIDGE DISTRICT**

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 MAJEED FARSHED AT (760)863-8267 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

**ROAD BOOK PAGE**

207A

NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**  
NOT IN A CETAP CORRIDOR.

## **HYDROLOGY**

### **FLOOD PLAIN REVIEW**

THIS PARCEL MAY BE SUBJECT TO A FLOOD MANAGEMENT REVIEW. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (760) 398-2651 EXT 2288.

### **WATER DISTRICT**

CVWD

### **FLOOD CONTROL DISTRICT**

COACHELLA VALLEY WATER DISTRICT

### **WATERSHED**

WHITEWATER

## **GEOLOGIC**

### **FAULT ZONE**

NOT IN A FAULT ZONE

### **FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

### **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**

DESERT SANDS UNIFIED

### **COMMUNITIES**

BERMUDA DUNES

DEL WEB SUN CITY

### **COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN  
BERMUDA DUNES #121 -  
STREET LIGHTING

### **LIGHTING (ORD. 655)**

ZONE B, 42.90 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

045206

### **FARMLAND**

URBAN-BUILT UP LAND

### **TAX RATE AREAS**

075-135

- CITRUS PEST CONTROL 2
- COACHELLA VAL JT BLO HIGH
- COACHELLA VALLEY PUBLIC CEMETERY
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER

- COACHELLA VALLEY WATER DISTRICT
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 121\*
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVWD IMP DIST 1 DEBT SV
- CVWD IMP DIST 58
- CVWD IMP DIST 81
- CVWD STORM WTR UNIT
- DESERT COMMUNITY COLLEGE
- DESERT SANDS UNIFIED SCHOOL
- GENERAL
- GENERAL PURPOSE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

**SPECIAL NOTES**

PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

**CODE COMPLAINTS**

NO CODE COMPLAINTS

**BUILDING PERMITS**

Case #	Description	Status
BEL060012	36 PARKING LOT LIGHT STANDARDS	FINAL
BXX071854	BLOCK WALL 304 SQFT 8'H ENGINEERED WALL	FINAL
BTI050292	NAIL SALON 1300 SQ FT	FINAL
BSN060130	THE MARKETPLACE SIGN TYPE M1 MONUMENT	FINAL
BTI060434	NOT AVAILABLE	FINAL
BSN080112	2 SIGNS FOR "JUST JAVA" STE G	FINAL
BXX015861	GARDEN WALL/SPINE WALL A-8	FINAL
BTI100047	TI - TRUE VALUE HARDWARE BLDG B SUITES A THRU E	FINAL
BTI080143	ALTERATION TO EXISTING SUITE A ADD BATHROOM	EXPIRED
BTI100033	TENT IMPROV- "LEGENDS AND ICON BAR & GRILL"	FINAL
BSN100023	SIGN FOR LEGENDS & ICONS SUITES A & B	EXPIRED
BTI100119	FINISH INTERIOR (ADD WALL / BATH FIXTURES & ELEC)	ISSUED
BNR040143	SHELL BUILDING F-4 SUITES 6200 SQ FT	FINAL
BSN080057	SIGN FOR CHRISTELS SUITE B AT MARKETPLACE PP20207	FINAL
BTI060290	TI FOR HAIR SALON 2086 SQ FT SUITE H	FINAL
BTI080106	"JUST JAVA" COFFEE SHOP SUITE G	FINAL
BTI060122	TI FOR OFFICE USE (REAL ESTATE)	FINAL
BSN060075	NOT AVAILABLE	EXPIRED
BEL070427	49 LIGHT STANDARDS-2 200AMP PANEL (PHASE 2)	FINAL
BXX070950	TEMP CONSTRUCTION TRAILER	FINAL
BEL010387	200 AMP PERMANENT POWER PEDESTAL	FINAL
BXX015859	GARDEN WALL/SPINE WALL A-6	FINAL
BXX015855	GARDEN WALL/SPINE WALL A-2	FINAL
BXX015048	GARDEN WALL 7' HIGH 2632 SQFT	FINAL
BPL080446	SEWER CONNECTION THRU STE F FOR STE G "JUST JAVA"	FINAL
BSN090009	SIGNAGE FOR HEARING AIDS IN BLDG A (BTI080193)	FINAL
BTI090112	TENANT IMPROVEMENT-CHASE BANK INSIDE STATERS BROS	FINAL
BXX069887	NOT AVAILABLE	FINAL
BXX066007	4 TRASH ENCLOSURES & 6 X 8 RET WALL (CO.STANDARD)	FINAL
BXX070362	NOT AVAILABLE	VOID
BXX055036	COMBO GARDEN & RETAINING WALL2'-3'X650'	FINAL
BNR060154	NOT AVAILABLE	FINAL
BSN060115	SIGN "POSTAL ANNEX+/" ELEC TO SIGN SUITE D	EXPIRED
BNR060205	COMMERCIAL BLDG SHOPS-B & PHASE 2B 6000 SQFT	FINAL
BSN060167	NOT AVAILABLE	FINAL
BEL070885	7 WALL SIGNS ON WALLGREENS BLDG	FINAL
BTI060126	TENANT IMPROVEMENT PAD C SUITE C PP19430, PP1879R1	VOID
BGR050738	PRECISE GRADING PLAN	FINAL
BSN060119	SIGN FOR SHADOW HILLS DENTAL CARE	EXPIRED
BSN100026	SIGN PERMIT "TRUE VALUE" STE C	FINAL

BNR080095	ALTER EXIST SHOP B-DIVIDE SQFT AND ADD BATHROOMS	FINAL
BXX055082	NOT AVAILABLE	VOID
BXX015047	GARDEN WALL 7' HIGH 27349 SQFT	FINAL
BXX015857	GARDEN WALL/SPINE WALL A-4	FINAL
BTI080193	TENANT IMPROVEMENT SUITE A, HEARING AIDE STORE	FINAL
BSN100011	SIGN FOR CHASE	ISSUED
BSN060069	SIGN "TLC NAILS" SUITE D	EXPIRED
BTI060282	TENANT IMPROVEMENT FOR POSTAL ANNEX BLDG A SUITE D	FINAL
BSN060129	THE MARKETPLACE SIGN TYPE P PYLON SIGN	FINAL
BXX071153	2 ADDL TRASH ENCL FOR MARKETPLACE, CO STANDARD	FINAL
BNR060160	WALGREENS BLDG/STORE 14820 SQ FT	FINAL
BTI070211	TENT IMPROVEMENT FOR SUITE C 1290 SQFT	FINAL
BXX015858	GARDEN WALL/SPINE WALL A-5	FINAL
BEL020674	100 AMP CA/TV PEDESTAL	FINAL
BTI080048	TENT IMPROVEMENT- "CHRISTEL'S BOUTIQUE" STE.B	FINAL
BNR040141	SHELL BUILDING A-7 SUITES 11700 SQ FT	FINAL
BCT080004	CHANGE OF TENANCY "DESERT DISCOUNT CLEANERS"	FINAL
BEL980507	METER PEDESTAL/CABLE TV	FINAL
BXX015045	GARDEN WALL 2254SQFT 7' HIGH	FINAL
BXX015046	GARDEN WALL 7' HIGH 6846 SQFT	EXPIRED
BNR080094	ALTER EXISING SHOP A - ADD BATHROOM TO SUITE A	FINAL
BTI080144	NOT AVAILABLE	VOID
BGR041111	GRADING FOR COMMERCIAL/INDUSTRIAL PROJECT	EXPIRED
BSN070097	2 SIGNS FOR GREENS AT THE MARKETPLACE PP20207	FINAL
BXX080100	NOT AVAILABLE	APPLIED
BTI060139	TENANT IMPROVEMENT FOR DENTAL OFFICE	FINAL
BNR040142	SHELL BUILDING E-8 SUITES 9509 SQ FT	FINAL
BXX015856	GARDEN WALL/SPINE WALL A-3	FINAL
BNR050280	EL PASEO BANK BLDG 4500 SQ FT PP18791 LOT 7 PAD G	FINAL
BEL070249	ONE TEMP POWER POLE FOR STATER BROS CONSTRUCTION	FINAL
BSN070081	SIGN FOR STATER BROTHERS PP22805	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS057726	NOT AVAILABLE	APPLIED
EHS064160	NOT AVAILABLE	APPLIED
EHS057108	NOT AVAILABLE	APPLIED
EHS063725	NOT AVAILABLE	APPLIED
EHS065339	NOT AVAILABLE	APPLIED
EHS100415	NOT AVAILABLE	APPLIED
EHS070299	NOT AVAILABLE	APPLIED
EHS062393	NOT AVAILABLE	APPLIED
EHS064533	NOT AVAILABLE	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
CFG05720	CFG FOR EA42358	PAID
PP18791S3	CHASE BANK INSIDE STATER BROS MARKET	APPROVED
PP18791R1	REVISE COMMERCIAL CTR BUILDINGS 216,000 SF	APPROVED
MT070081	PLOT PLAN 18791 WAL-GREENS	PAID
CZ06676	CHANGE TEXT OF SP ZONE EFFECTING PA 15 & PA 16	ABANDON
CZ06680	CHANGE TEXT OF SP ZONE EFFECTING PA 15 & PA 16	ABANDON
PP18791	COMERCIAL SHOPPING CENTER	APPROVED
COC04638	CERTIFY PARCEL AS LEGAL LOT	APPROVED
MT072481	PM30887/PP18791 PHASE II	PAID
PP20207	SIGNAGE FOR PP18791	APPROVED
PP22418	NOT AVAILABLE	APPROVED
PP22034	REVIEW FOR BTI060282	APPROVED
MT068060	NOT AVAILABLE	PAID
PP21965	PLANNING REVIEW FOR BNR060160	APPROVED
PP22054	PLANNING REVIEW FOR PERMIT BTI060290	APPROVED
EA38618	EA FOR CZ6676	ABANDON



PP19754	LANDSCAPE PLAN/PROJECT PHASING & PARKING FIELD	APPROVED
PP19430	SUBMIT BLDG DESIGN ELEVATIONS/FLOOR PLAN FOR SHOPS	APPROVED
VAR01209	NOT AVAILABLE	NOTINLMS
SP00281	A 1574 ACRE RESIDENTIAL & COMMERCIAL SP SP ON 1573.8 ACRES WITH 5,800 DU'S ON 1,052.8 ACRES (INCLUDING MODEL HOMES), 37.3 ACRES OF COMMERCE*EA 35244, EIR 367, CGPA 281, CZ 5840 SP 281 A#1, CGPA 399, CGPA 400, CZ 6245	APPROVED
MT050496	PM 30887 LOT 6 PP 18791	PAID
PP21252	EL PASEO BANK ON PAD "G" OF PP18791/PM30887 LOT 7	APPROVED
PP21269	PLANNING REVIEW OF BLDG PERMIT BNR050280	APPROVED
MT070459	plot plan 18791 shop-b ph 2B 6000SF	PAID
MT064376	NOT AVAILABLE	PAID
PP18791S2	SUBSTANTIAL CONFORMANCE TO PP18791	APPROVED
EA38399	EA FOR TR29880	APPROVED
PP18791S4	INSTALL ADDITIONAL TRASH ENCLOSURE OF 211 SF FOR SHOP C	APPLIED
MT050498	PM 30887 LOT 5 PP18791	PAID
PP18791S1	SC FOR REVISED ELEVATIONS AND FLOOR PLANS	APPROVED
CFG02623	CFG FOR EA39160	PAID
VAR01642	FREE STANDING SIGN 1050 SQ FT FOR CUP03232R1	APPROVED
CUP03658	14,820 SF STORE WANTS 2 PERCENT FL ARREA FOR WINE/ BEER SALES FOR OFF-SITE CONSUMPTION.	DRT
CUP03465	15,000 SF RETAIL STORE WITH ALCHOHOL SALES	WITHDRWN
PP22142	PLANNING REVIEW FOR BNR060205	APPROVED
CFG03751	CFG FOR CUP03465	PAID
PP23700	500 SQ FT RECYCLING CENTER W/PARKING LOT	DRT
PP21571	LANDSCAPE PLAN FOR PP21252	APPROVED
PP21161	PP APPROVAL FOR BTI050292	APPROVED
PP23463	PARKING AND SIGN REVIEW FOR COFFEE SHOP	APPROVED
MT050497	PM 30887 LOT 2 PP 18791	PAID
PP21934	PLANNING REVIEW FOR BNR060154 (STATER BROS)	TENTAPPR
PM30887	DIVIDE 12.55 ACRES INTO 9 COMMERCIAL PARCELS	APPROVED
CFG02016	FISH & GAME DOCUMENT HANDLING FEE FOR EA38618	PAID
EA41634	EA FOR PM30887M1	APPROVED
CFG04981	CFG FOR PM30887M1	PAID
CUP03232R1	ADD SIGN PROGRAM TO CUP03232 GAS STATION/RESTAURAN	APPROVED
CUP03232	CUP FOR FAST FOOD RESTAURANTS,CAR WASH, GAS STATIO	APPROVED
PP17454	ADD POOL & RESTROOM TO TR29880	APPROVED
SP00281A2	ADJUST THE SP BOUNDARY AND ZONING DESIGNATIONS	APPROVED
EA42358	EA FOR CUP03658	DRT
PP21681	PLANNING REVIEW FOR BTI 060122 (PP18791)	APPROVED
EA40297	EA FOR CUP03465	APPROVED
PM30887M1	MODIFY NINE LOT LINES FOR APPROVED SCHD E PM30887	APPROVED
CFG01826	FISH AND GAME FOR EA38399 (TR29880)	PAID
PP23023	FOOD MARKET GRAND OPERNING FOR APPROX 500 PERSONS	APPROVED
MT062016	PP18791 PP21252	PAID
PP22805	5 ILLUMINATED WALL SIGNS FOR STATER BROS	APPROVED
PP21742	PLANNING REVIEW FOR BTI060139	APPROVED
EA39160	EA FOR PM30997 & PP18791	APPROVED

REPORT PRINTED ON...Tue Nov 30 15:48:30 2010  
Version 101124

## 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. 3658** – Exempt from CEQA – Applicant: Walgreen Co. – Engineer/Representative: Brian Fish/Jennifer Chavez – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Vaner Road, southerly of Manorgate Road, westerly of Kent Drive, and easterly of Washington Street at 78218 Varner Road – 9.90 Acres – Zoning: Specific Plan (S-P) – **REQUEST:** The Conditional Use Permit proposes to add the sale of beer and wine (type 20) for off-site consumption to an existing 14,820 square foot Walgreens store. The existing store will dedicate 2% of floor space to wine and beer sales. Approximately 49 square feet of refrigerated and non-refrigerated space will be devoted to the sale of wine and beer and approximately 18 square feet of floor space will be devoted to the storage of wine and beer. This Conditional Use Permit is **ONLY** for alcohol sales, and does not cover any other uses. – APN: 748-390-024 – Related Cases: PP18791R1 (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: January 5, 2011  
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](mailto: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](http://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: Jay Olivas  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 11/29/2010.

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

APN (s) or case numbers CUPO3658 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.

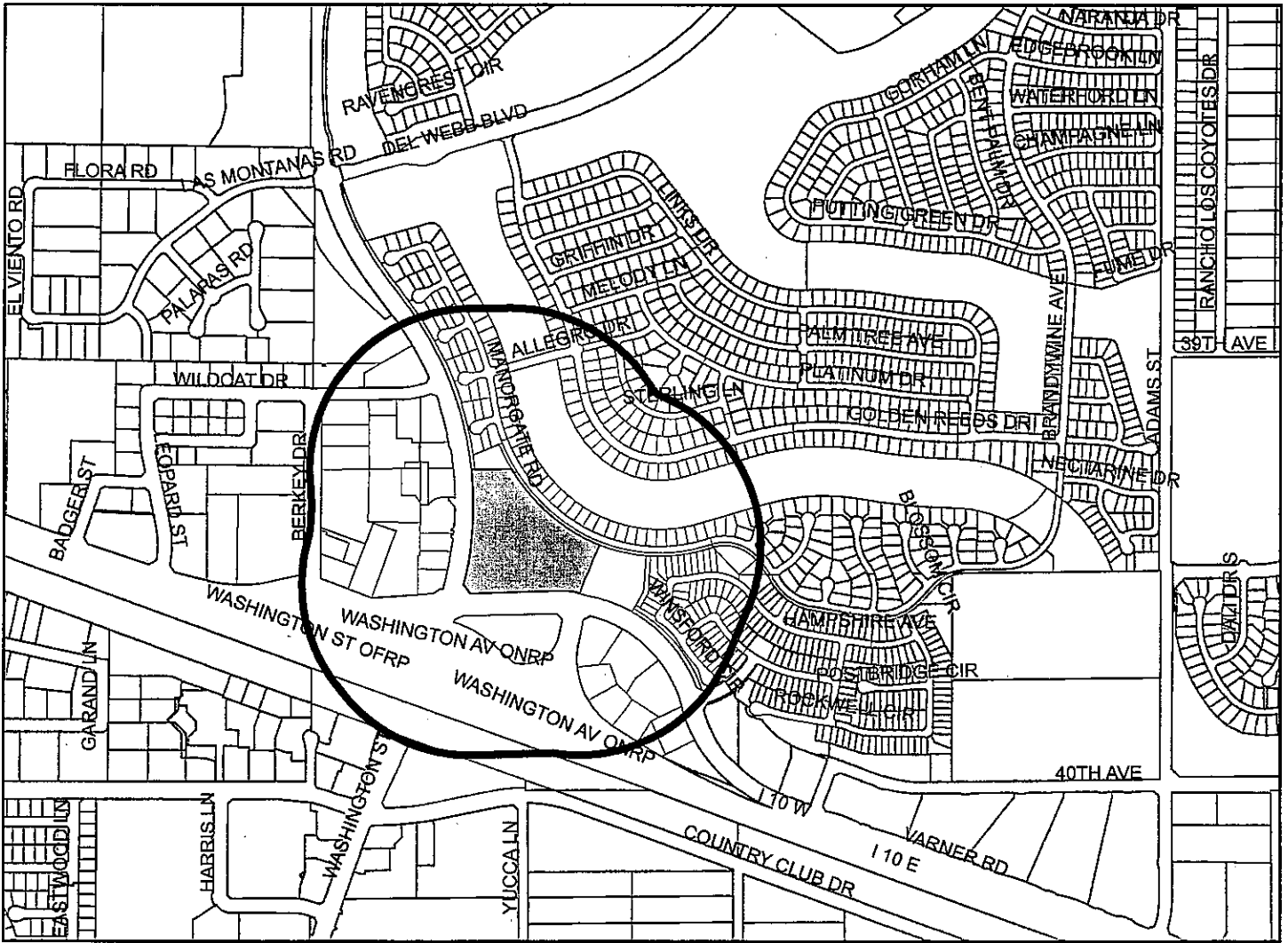
NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor  
Riverside, Ca. 92502

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

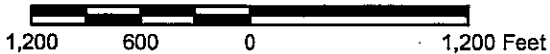
# 1000 feet buffer



### Selected Parcels

748-350-049	748-340-031	748-350-012	748-350-011	748-350-005	748-350-007	748-340-050	748-340-014	748-360-014	748-330-037
748-330-002	748-400-021	748-400-037	748-340-018	748-340-021	748-340-035	748-350-046	748-360-019	748-330-003	748-350-048
748-340-062	748-400-033	748-400-006	748-380-013	748-330-057	748-340-026	748-330-043	748-370-015	748-400-046	748-340-057
748-380-006	748-270-001	748-360-024	748-370-014	748-350-032	748-340-052	748-400-017	748-340-024	748-350-045	748-400-031
748-350-002	748-350-052	748-370-031	748-350-042	748-360-011	748-270-007	748-360-023	748-400-032	748-270-002	748-360-026
748-400-063	748-380-001	748-350-006	748-350-037	748-400-030	748-330-001	748-400-012	748-350-055	748-340-016	748-400-020
748-400-028	748-400-056	748-330-046	748-340-028	748-330-036	748-270-005	748-330-045	748-350-054	748-340-025	748-370-004
748-350-039	748-360-008	748-400-009	748-400-004	748-360-002	748-340-032	748-370-011	748-370-012	748-340-041	748-380-003
748-340-051	748-370-025	748-330-048	748-370-062	748-380-009	748-380-008	748-270-006	748-360-020	748-400-026	748-340-019

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: 748350049, ASMT: 748350049  
ABRAHAM HEPNER, ETAL  
29129 WHITES POINT DR  
RCH PALOS VERDES CA 90275

APN: 748340014, ASMT: 748340014  
ALICE D DAVIS  
78466 STERLING LN  
PALM DESERT CA 92211

APN: 748340031, ASMT: 748340031  
ABRAHAM LIEBERMAN, ETAL  
78494 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748360014, ASMT: 748360014  
ALLAN J THAU, ETAL  
78206 VARNER RD STE D150  
PALM DESERT CA 92211

APN: 748350012, ASMT: 748350012  
AGUSTIN R ALVAREZ, ETAL  
39607 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748330037, ASMT: 748330037  
ALYCE M GOLDSTEIN  
78342 STERLING LN  
PALM DESERT CA. 92211

APN: 748350011, ASMT: 748350011  
ALBERT E FINK, ETAL  
39603 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748330002, ASMT: 748330002  
ANDREA L HELGEN  
78233 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748350005, ASMT: 748350005  
ALBERTA ADMINISTRATIVE CONSULTANTS, E  
904 228 26TH AVENUE SW  
CALGARY AB CANADA T2S3C6 0

APN: 748400021, ASMT: 748400021  
ANDREW PORTER  
78425 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748350007, ASMT: 748350007  
ALEX F MARCH, ETAL  
6102 GOLF VIEW RD  
GURNEE IL 60031

APN: 748400037, ASMT: 748400037  
ANNE C PRITCHETT  
1107 N FOREST OAK DR  
HENDERSON KY 42420

APN: 748340050, ASMT: 748340050  
ALFRED GILGEN  
22295 S BEAR CREEK DR  
MURRIETA CA 92562

APN: 748340018, ASMT: 748340018  
ARNOLD FRANK, ETAL  
78390 STERLING LN  
PALM DESERT CA 92211

APN: 748340021, ASMT: 748340021  
ARNOLD M FISHLER, ETAL  
78383 STERLING LN  
PALM DESERT CA. 92211

APN: 748400033, ASMT: 748400033  
BARBARA WALKER  
80366 AVD SANTA ALICIA  
INDIO CA 92203

APN: 748340035, ASMT: 748340035  
ARNOLD M SHANE  
78426 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748400006, ASMT: 748400006  
BARBEL REHE  
39667 KENT DR  
PALM DESERT CA. 92211

APN: 748350046, ASMT: 748350046  
AURORA LOAN SERVICES  
2617 COLLEGE PARK DR  
SCOTTSBLUFF NE 69361

APN: 748380013, ASMT: 748380013  
BD PROP LP  
1666 20TH ST STE 100  
SANTA MONICA CA 90404

APN: 748360019, ASMT: 748360019  
BARBARA A STORMS, ETAL  
39539 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748330057, ASMT: 748330057  
BENSON MCCALL, ETAL  
78229 MELODY LN  
PALM DESERT CA. 92211

APN: 748330003, ASMT: 748330003  
BARBARA HELBERG WAPPNER  
78221 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748340026, ASMT: 748340026  
BETTY LOU FARR  
78443 STERLING LN  
PALM DESERT CA 92211

APN: 748350048, ASMT: 748350048  
BARBARA JOAN BANSMER  
232 S ALMONT DR  
BEVERLY HILLS CA 90211

APN: 748330043, ASMT: 748330043  
BEVERLY A WOODS  
78202 GOLDEN REED DR  
PALM DESERT CA 92211

APN: 748340062, ASMT: 748340062  
BARBARA R DAUM, ETAL  
21053 SE 261 ST  
MAPLE VALLEY WA 98038

APN: 748370015, ASMT: 748370015  
BIG SKY INV HOSPITALITY INC  
2545 RUDY ST  
ROWLAND HEIGHTS CA 91748

APN: 748400046, ASMT: 748400046  
BRANCO PETROVICH, ETAL  
78451 GLASTONBURY WAY  
PALM DESERT CA. 92211

APN: 748400017, ASMT: 748400017  
CARL STERN, ETAL  
78457 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748340057, ASMT: 748340057  
BRUCE L THORVIG, ETAL  
12 LAGOON VISTA  
TIBURON CA 94920

APN: 748340024, ASMT: 748340024  
CAROL B FARRAR  
78419 STERLING LN  
PALM DESERT CA. 92211

APN: 748380006, ASMT: 748380006  
BYJ PARTNERS, ETAL  
C/O VARTAN R MOURADIAN  
12052 SILVER FOX RD  
ROSSMOOR CA 90720

APN: 748350045, ASMT: 748350045  
CAROLE V LEWIS  
78068 ALLEGRO CT  
PALM DESERT CA. 92211

APN: 748360024, ASMT: 748360024  
C V W D  
P O BOX 1058  
COACHELLA CA 92236

APN: 748400031, ASMT: 748400031  
CAROLYN ANN TOTTEN  
78418 WINSFORD CIR  
PALM DESERT CA. 92211

APN: 748370014, ASMT: 748370014  
CALIFORNIA SOUTH S9  
C/O MOTEL 6 NO 0104  
14651 DALLAS PKWY STE 500  
DALLAS TX 75240

APN: 748350002, ASMT: 748350002  
CATHERINE ROMMAL  
P O BOX 132127  
BIG BEAR LAKE CA 92315

APN: 748350032, ASMT: 748350032  
CARDRINER BOWDEN  
P O BOX 13627  
PALM DESERT CA 92255

APN: 748350052, ASMT: 748350052  
CHARLES B RIGGS, ETAL  
78040 DEERBROOK CIR  
PALM DESERT CA. 92211

APN: 748340052, ASMT: 748340052  
CARL A LAUN, ETAL  
78361 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748370031, ASMT: 748370031  
CHARLES MCBRIDE, ETAL  
P O BOX 235  
ROSS CA 94957



APN: 748350042, ASMT: 748350042  
CORINNE DILLARD  
78079 DAMASK ROSE CT  
PALM DESERT CA. 92211

APN: 748380001, ASMT: 748380001  
DEL WEBB CALIF CORP  
DEL WEBB CALIF CORP  
40048 CORTE REFUGIO  
INDIO CA 92203

APN: 748360011, ASMT: 748360011  
DAVID D HUANG, ETAL  
4733 DOGWOOD AVE  
SEAL BEACH CA 90740

APN: 748350006, ASMT: 748350006  
DEWITT A MOSS, ETAL  
39579 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748270007, ASMT: 748270007  
DAVID J LOOMIS, ETAL  
21030 CORSEY WAY  
SARATOGA CA 95070

APN: 748350037, ASMT: 748350037  
DINO P TELLONE, ETAL  
78066 DAMASK ROSE CT  
PALM DESERT CA. 92211

APN: 748360023, ASMT: 748360023  
DAVID J NOORTHOEK  
488 OAK BROOK CT  
SANTA ROSA CA 95409

APN: 748400030, ASMT: 748400030  
DOLORES MARILYN LEVINE  
9950 RESEDA BLV # 24  
NORTHRIDGE CA 91324

APN: 748400032, ASMT: 748400032  
DAVID L KING, ETAL  
6610 SHELTONDALE AVE  
WEST HILLS CA 91307

APN: 748330001, ASMT: 748330001  
DON A FOX  
78249 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748360026, ASMT: 748360026  
DEL WEB CALIF CORP  
39775 BERKEY DR  
PALM DESERT CA 92211

APN: 748400012, ASMT: 748400012  
DON JOSEPH LAWSON, ETAL  
78406 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748400063, ASMT: 748400063  
DEL WEBB CALIF CORP  
DEL WEBB CALIF CORP  
80758 CORTE SANTA CARMELA  
INDIO CA 92203

APN: 748350055, ASMT: 748350055  
DONALD G HAWE, ETAL  
78884 NARANJA DR  
PALM DESERT CA 92211

APN: 748340016, ASMT: 748340016  
DONALD W MCDANIEL, ETAL  
78426 STERLING LN  
PALM DESERT CA. 92211

APN: 748270005, ASMT: 748270005  
EDMUND S HELLER  
39455 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748400020, ASMT: 748400020  
DONNA JEAN DIBELLA  
78433 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748330045, ASMT: 748330045  
EDMUND W BLUTH, ETAL  
78230 GOLDEN REED DR  
PALM DESERT CA 92211

APN: 748400028, ASMT: 748400028  
DONNA R MEAGHER  
78394 WINSFORD CIR  
PALM DESERT CA. 92211

APN: 748350054, ASMT: 748350054  
EDWARD F TOCCI, ETAL  
11181 ETTRICK ST  
OAKLAND CA 94605

APN: 748400056, ASMT: 748400056  
DOUGLAS ANDREW MAJOR, ETAL  
78490 WINSFORD CIR  
PALM DESERT CA. 92211

APN: 748340025, ASMT: 748340025  
EDWARD S WESTFALL, ETAL  
78431 STERLING LN  
PALM DESERT CA. 92211

APN: 748330046, ASMT: 748330046  
DWIGHT D DENISON  
78246 GOLDEN REEDS DR  
PALM DESERT CA. 92211

APN: 748370004, ASMT: 748370004  
EISENOWER MEDICAL CENTER  
ATTN CHIEF FINANCIAL OFFICER  
39000 BOB HOPE DR  
RANCHO MIRAGE CA 92270

APN: 748340028, ASMT: 748340028  
E R FERGUSON, ETAL  
78467 STERLING LN  
PALM DESERT CA 92211

APN: 748350039, ASMT: 748350039  
ELDA S CAVES, ETAL  
78006 DAMASK ROSE CT  
PALM DESERT CA. 92211

APN: 748330036, ASMT: 748330036  
EARL D DEWITT, ETAL  
78271 ALLEGRO DR  
PALM DESERT CA 92211

APN: 748360008, ASMT: 748360008  
ELEANOR A HANSEN  
37273 WESTRIDGE AVE  
PALM DESERT CA 92211

APN: 748400009, ASMT: 748400009  
ELLEN DELVALLE  
P O BOX 7222  
SAN DIEGO CA 92167

APN: 748340051, ASMT: 748340051  
FLEMMING KRESTEN ANDERSEN, ETAL  
45 GLEN MEADOW CRES  
ST ALBERT AB CANADA T8N3A2 0

APN: 748400004, ASMT: 748400004  
ETHRIDGE W BOYD, ETAL  
39695 KENT DR  
PALM DESERT CA. 92211

APN: 748370025, ASMT: 748370025  
FORCE WILDCAT  
C/O ERICKSON  
P O BOX 13164  
PALM DESERT CA 92255

APN: 748360002, ASMT: 748360002  
EUGENIE V BREWSTER  
11050 SE 105TH AVE  
PORTLAND OR 97086

APN: 748330048, ASMT: 748330048  
FRANK G WHITE, ETAL  
78228 ALLEGRO DR  
PALM DESERT CA. 92211

APN: 748340032, ASMT: 748340032  
FAITH D HORWITZ  
78480 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748370062, ASMT: 748370062  
FRESH & EASY NEIGHBORHOOD MARKET INC  
C/O TAX FINANCE DEPT  
2120 PARK PL STE 200  
EL SEGUNDO CA 90245

APN: 748370012, ASMT: 748370012  
FARMERS MARKET DEPOT  
86705 AVENUE 54 STE A  
COACHELLA CA 92236

APN: 748380008, ASMT: 748380008  
G & M OIL CO  
16868 A ST  
HUNTINGTON BEACH CA 92647

APN: 748340041, ASMT: 748340041  
FEDERAL NATL MORTGAGE ASSN  
C/O CHASE HOME FINANCE  
800 BROOKSEGE BLV  
WESTERVILLE OH 43081

APN: 748270006, ASMT: 748270006  
G ALLEN MUNGER, ETAL  
39329 FERNWOOD GLEN CT  
PALM DESERT CA. 92211

APN: 748380003, ASMT: 748380003  
FILIA FOOD SERVICES INC  
78365 VARNER RD  
PALM DESERT CA. 92211

APN: 748360020, ASMT: 748360020  
GARY G CLARK  
39543 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748400026, ASMT: 748400026  
GARY STEPHEN HOLMES, ETAL  
7528 CALMCREST DR  
DOWNEY CA 90240

APN: 748340029, ASMT: 748340029  
GRAYDON R SMART, ETAL  
78479 STERLING LN  
PALM DESERT CA. 92211

APN: 748340019, ASMT: 748340019  
GEORGE R THURSTON, ETAL  
78368 STERLING LN  
PALM DESERT CA 92211

APN: 748330042, ASMT: 748330042  
HAROLD GRUEN, ETAL  
78323 STERLING LN  
PALM DESERT CA 92211

APN: 748360017, ASMT: 748360017  
GEORGE SARKIS SAHAGIAN  
667 N SUNNYSLOPE AVE  
PASADENA CA 91107

APN: 748400029, ASMT: 748400029  
HARRY S AGAMALIAN  
6 SAN CARLOS DR  
SALINAS CA 93901

APN: 748400015, ASMT: 748400015  
GERALD K BEVILACQUA, ETAL  
78430 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748400054, ASMT: 748400054  
HELEN OCHS  
790 HAMPSHIRE RD UNT C  
WESTLAKE VILLAGE CA 91361

APN: 748400045, ASMT: 748400045  
GERALDINE MARIE BURLEY  
78459 GLASTONBURY WAY  
PALM DESERT CA. 92211

APN: 748400018, ASMT: 748400018  
HELGA MAXHEIMER  
14150 W 50TH PL  
GOLDEN CO 80403

APN: 748340048, ASMT: 748340048  
GIFFORD V WILDE  
6650 SUNSET WAY NO 315  
ST PETERBURG BEACH FL 33706

APN: 748340034, ASMT: 748340034  
HERBERT MAZER, ETAL  
78452 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748330006, ASMT: 748330006  
GORDON L HARAUGHY, ETAL  
38949 RYANS WAY  
PALM DESERT CA. 92211

APN: 748340049, ASMT: 748340049  
HERBERT SAXON  
78319 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748400034, ASMT: 748400034  
HILARY J MACDOUGALL  
48 TUDOR ST  
CHELSEA MA 2150

APN: 748400011, ASMT: 748400011  
JAMES G LEWIS, ETAL  
10115 LOVELANE  
LOS ANGELES CA 90064

APN: 748370033, ASMT: 748370033  
HLDG  
ATTN WESLEY D OLIPHANT  
77900 AVE OF THE STATES  
PALM DESERT CA 92211

APN: 748400002, ASMT: 748400002  
JEANNIE OH  
73111 COUNTRY CLUB NO B5  
PALM DESERT CA 92260

APN: 748360012, ASMT: 748360012  
HOWARD M CHASE, ETAL  
39511 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748400036, ASMT: 748400036  
JEFFREY L BRANDT, ETAL  
79991 RANCHO LA QUINTA DR  
LA QUINTA CA 92253

APN: 748270009, ASMT: 748270009  
IRVING H COHEN, ETAL  
39293 FERNWOOD GLEN CT  
PALM DESERT CA. 92211

APN: 748360018, ASMT: 748360018  
JO ANN PERRY  
39535 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748400024, ASMT: 748400024  
JACK FLENER  
78401 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748380004, ASMT: 748380004  
JO VI  
2275 SAMPSON AVE NO 201  
CORONA CA 92879

APN: 748360015, ASMT: 748360015  
JACK SHARPE, ETAL  
2421 ALDERDALE RD  
MABTON WA 98935

APN: 748400051, ASMT: 748400051  
JOEL G FLORES  
501 PALISADES DR NO 208  
PACIFIC PALISADES CA 90272

APN: 748360005, ASMT: 748360005  
JAMES E SMITH, ETAL  
78535 SUNRISE CANYON AVE  
PALM DESERT CA 92211

APN: 748330044, ASMT: 748330044  
JOHN BINKOWSKI, ETAL  
78216 GOLDEN REEDS DR  
PALM DESERT CA. 92211

APN: 748360022, ASMT: 748360022  
JOHN BOYD FOTTRELL, ETAL  
75 PARTRIDGE CT  
ALAMO CA 94507

APN: 748400035, ASMT: 748400035  
JOYCE GOODMAN  
55 GREENMEADOW DR  
NEWBURY PARK CA 91320

APN: 748350003, ASMT: 748350003  
JOHN CELLI, ETAL  
39567 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748350004, ASMT: 748350004  
JUDITH K JACKSON  
39571 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748340046, ASMT: 748340046  
JOHN J MAURITZEN, ETAL  
78277 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748350001, ASMT: 748350001  
JUDY E GIGANTE  
5924 VIENNA WY  
LANSING MI 48917

APN: 748340047, ASMT: 748340047  
JOHN P BRIGHAM, ETAL  
78291 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748340060, ASMT: 748340060  
KENNETH W HALL, ETAL  
8515 CORTE VERDE BLV 954  
SAN DIEGO CA 92122

APN: 748340045, ASMT: 748340045  
JOHN W WHEELER, ETAL  
78263 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748400014, ASMT: 748400014  
KERRY GREENE  
78422 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748370024, ASMT: 748370024  
JOHNSON FAMILY  
78005 WILDCAT DR NO 107  
PALM DESERT CA 92211

APN: 748380002, ASMT: 748380002  
LASSEN MARKET INC  
C/O BP PROPERTY TAX  
P O BOX 5015  
BUENA PARK CA 90623

APN: 748400016, ASMT: 748400016  
JOSEPH M TAGLIARINO, ETAL  
78465 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748400038, ASMT: 748400038  
LAURETTA LOWELL  
78440 GLASTONBURY WAY  
PALM DESERT CA. 92211

APN: 748340040, ASMT: 748340040  
LEO J SCHNITZER, ETAL  
78314 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748400003, ASMT: 748400003  
MARC ERLANSON  
39709 KENT DR  
PALM DESERT CA. 92211

APN: 748270003, ASMT: 748270003  
LEROY COX, ETAL  
39463 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748340056, ASMT: 748340056  
MARCIA REIMER  
78417 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748340033, ASMT: 748340033  
LINDA D CARMİ  
38180 DEL WEBB BLV  
PALM DESERT CA 92211

APN: 748360016, ASMT: 748360016  
MARGARET A GHOLSON, ETAL  
11 EAST EAGLE COVE LN  
COUPEVILLE WA 98239

APN: 748400055, ASMT: 748400055  
LINN G DANKS  
7916 SOUTHWIND CIR  
HUNTINGTON BEACH CA 92648

APN: 748350038, ASMT: 748350038  
MARGARET ELLEN ENGEL  
78036 DAMASK ROSE CT  
PALM DESERT CA. 92211

APN: 748350043, ASMT: 748350043  
LOIS E DEWITT  
78271 ALLEGRO DR  
PALM DESERT CA 92211

APN: 748330008, ASMT: 748330008  
MARILYN B GAYNOR  
38893 RYANS WAY  
PALM DESERT CA. 92211

APN: 748340020, ASMT: 748340020  
LOU M PATTERSON, ETAL  
78373 STERLING LN  
PALM DESERT CA. 92211

APN: 748400044, ASMT: 748400044  
MARY C TAYLOR  
586 EATON DR  
PASADENA CA 91107

APN: 748330041, ASMT: 748330041  
LOUIS SILBERMAN, ETAL  
78335 STERLING LN  
PALM DESERT CA. 92211

APN: 748400007, ASMT: 748400007  
MARY ELLEN LORESCH  
39653 KENT DR  
PALM DESERT CA. 92211



APN: 748330058, ASMT: 748330058  
MARY K MAXWELL  
78209 MELODY LN  
PALM DESERT CA. 92211

APN: 748330049, ASMT: 748330049  
MILTON L WILLEN, ETAL  
78248 ALLEGRO DR  
PALM DESERT CA 92211

APN: 748350034, ASMT: 748350034  
MARZIO FERNANDEZ  
78077 FREISHA CT  
PALM DESERT CA. 92211

APN: 748340015, ASMT: 748340015  
MIRIAM NUGIT  
78448 STERLING DR  
PALM DESERT CA 92211

APN: 748400027, ASMT: 748400027  
MAURICE VICTOR DESPINS, ETAL  
151 WOODFERN PL AW  
CALGARY AB CANADA T2W4R7 0

APN: 748400052, ASMT: 748400052  
MODWENA M SULLIVAN  
78458 WINSFORD CIR  
PALM DESERT CA. 92211

APN: 748340053, ASMT: 748340053  
MICHAEL C HANLY, ETAL  
C/O KIM MURDOCK  
4623 ROCKMEADOW PL  
SANTA ROSA CA 95405

APN: 748370042, ASMT: 748370042  
MONROE & OLEANDER  
78005 WILDCAT DR NO 107  
PALM DESERT CA 92211

APN: 748350010, ASMT: 748350010  
MICHAEL T MITCHELL, ETAL  
1429 VILLAGE CENTER DR  
MEDFORD OR 97504

APN: 748350008, ASMT: 748350008  
NANCY L JONES  
39591 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748400047, ASMT: 748400047  
MICHAEL V MILLER, ETAL  
12640 FAIRFORD RD  
SAN DIEGO CA 92128

APN: 748330004, ASMT: 748330004  
NEVA R FASCIA  
400 N EDGEWOOD  
LA GRANGE IL 60526

APN: 748400022, ASMT: 748400022  
MILDRED L ANDERSON  
78417 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748360013, ASMT: 748360013  
NICOL MARK E REVOCABLE LIVING TRUST, ET  
C/O MARK E NICOL  
12555 HIGH BLUFF DR NO 333  
SAN DIEGO CA 92103

APN: 748330038, ASMT: 748330038  
NORMA JEAN GRAM, ETAL  
78354 STERLING LN  
PALM DESERT CA. 92211

APN: 748420011, ASMT: 748420011  
PATRICIA LIEDTKE  
78357 VINEWOOD DR  
PALM DESERT CA 92211

APN: 748340039, ASMT: 748340039  
NYLAJEAN BECKER  
78342 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748360004, ASMT: 748360004  
PAUL A GOW, ETAL  
CARRETERA PUNTA SAM 66B KM 3  
CANCUN QUINTANA ROO 77520  
MEXICO 0

APN: 748350041, ASMT: 748350041  
ORTELL LOIS ACH  
78049 DAMASK ROSE CT  
PALM DESERT CA. 92211

APN: 748400023, ASMT: 748400023  
PAUL J DORAZIO, ETAL  
78409 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748370045, ASMT: 748370045  
P D GROUP  
2445 KISER  
TUSTIN CA 92782

APN: 748270008, ASMT: 748270008  
PAUL J MILLER, ETAL  
39305 FERNWOOD GLEN CT  
PALM DESERT CA. 92211

APN: 748400010, ASMT: 748400010  
PAMELA CAROL HAIZLIP  
78390 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748330040, ASMT: 748330040  
PEARL M COHEN  
6000 MAURY AVE  
WOODLAND HILLS CA 91367

APN: 748370055, ASMT: 748370055  
PASSCO WASHINGTON SQUARE  
96 CORPORATE PARK NO 200  
IRVINE CA 92606

APN: 748350056, ASMT: 748350056  
PEGGY OSHEA, ETAL  
9255 DOHENY RD NO 2201  
WEST HOLLYWOOD CA 90069

APN: 748330039, ASMT: 748330039  
PATRICIA A STURTEVANT  
78359 STERLING LN  
PALM DESERT CA. 92211

APN: 748400043, ASMT: 748400043  
PETE JAMES ENTERPRISES  
1123 E DOMINGUEZ ST STE L  
CARSON CA 90746

APN: 748340037, ASMT: 748340037  
PETER MADISON, ETAL  
78378 GOLDEN REED DR  
PALM DESERT CA 92211

APN: 748350040, ASMT: 748350040  
RICHARD C SPIRES, ETAL  
667 HAMPTON RD  
ARCADIA CA 91006

APN: 748360003, ASMT: 748360003  
RALPH A LUNSTEDT, ETAL  
39475 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748330007, ASMT: 748330007  
RICHARD J DOODY, ETAL  
38921 RYANS WAY  
PALM DESERT CA. 92211

APN: 748400048, ASMT: 748400048  
RANDALL R COULTER, ETAL  
41195 CARLOTTA DR  
PALM DESERT CA 92211

APN: 748350047, ASMT: 748350047  
ROBERSON FAMILY TRUST, ETAL  
C/O JAMES H ROBERSON  
78008 ALLEGRO CT  
PALM DESERT CA. 92211

APN: 748340027, ASMT: 748340027  
RENEE HELEN FEINSTEIN, ETAL  
78455 STERLING LN  
PALM DESERT CA 92211

APN: 748400013, ASMT: 748400013  
ROBERT A REDSTONE, ETAL  
78414 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748400008, ASMT: 748400008  
RIA J WIEGMANS  
39765 REGENCY WAY  
PALM DESERT CA 92211

APN: 748360007, ASMT: 748360007  
ROBERT E BRIGGS, ETAL  
2637 FAIRGREEN AVE  
ARCADIA CA 91006

APN: 748330009, ASMT: 748330009  
RICHARD A BRADBURY, ETAL  
38865 RYANS WAY  
PALM DESERT CA. 92211

APN: 748350051, ASMT: 748350051  
ROBERT E SLAYDEN, ETAL  
78070 DEERBROOK CIR  
PALM DESERT CA. 92211

APN: 748350053, ASMT: 748350053  
RICHARD C ANDERSON, ETAL  
78010 DEERBROOK CIR  
PALM DESERT CA. 92211

APN: 748360021, ASMT: 748360021  
ROBERT F BLOCH, ETAL  
39547 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748340042, ASMT: 748340042  
ROBERT HARRY ROTHENBERG, ETAL  
P O BOX 453  
SUMMERLAND CA 93067

APN: 748400050, ASMT: 748400050  
ROSY DISCA  
78442 WINSFORD CIR  
PALM DESERT CA. 92211

APN: 748270013, ASMT: 748270013  
ROBERT W HENDERSON, ETAL  
39332 FERNWOOD GLEN CT  
PALM DESERT CA. 92211

APN: 748360010, ASMT: 748360010  
SAM GEROME, ETAL  
2109 RICHMOND ST  
SANTA ANA CA 92705

APN: 748400001, ASMT: 748400001  
ROGER J CALLAHAN, ETAL  
39737 KENT DR  
PALM DESERT CA. 92211

APN: 748270004, ASMT: 748270004  
SAM SCHWARTZ, ETAL  
39459 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748400049, ASMT: 748400049  
ROLANDO J VILLANUEVA, ETAL  
2442 MEDLOW AVE  
LOS ANGELES CA 90041

APN: 748350036, ASMT: 748350036  
SANDRA JEANNE SHIMIZU  
78096 DAMASK ROSE CT  
PALM DESERT CA. 92211

APN: 748340054, ASMT: 748340054  
RONALD CURRINGTON, ETAL  
710 VAN BUREN ST  
EUGENE OR 97402

APN: 748400005, ASMT: 748400005  
SANITAGO TELLEZ, ETAL  
39681 KENT DR  
PALM DESERT CA. 92211

APN: 748340036, ASMT: 748340036  
RONALD H EVANS, ETAL  
78398 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 626330044, ASMT: 626330044  
SECURITY PUBLIC STORAGE BERMUDA DUNE  
C/O BACO REALTY  
51 FEDERAL ST NO 202  
SAN FRANCISCO CA 94107

APN: 748340043, ASMT: 748340043  
ROSEMARIE TERESA KARAS  
78274 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748400025, ASMT: 748400025  
SHARON SCHLOTTHAUER  
22263 E EUCLIDE DR  
AURORA CO 80016



APN: 748350033, ASMT: 748350033  
SHAYNE PAUL & ETHEL LTD PARTNERSHIP  
C/O PAUL SHAYNE  
141 N POINSETTIA PL  
LOS ANGELES CA 90036

APN: 748360027, ASMT: 748360027  
SUN CITY PALM DESERT COMMUNITY ASSN  
38180 DEL WEBB BL  
PALM DESERT CA 92211

APN: 748340044, ASMT: 748340044  
SHELDON R ESKO, ETAL  
78258 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748420078, ASMT: 748420078  
SUN CITY PALM DESERT COMMUNITY ASSN  
38180 DEL WEBB BLV  
PALM DESERT CA 92211

APN: 748420010, ASMT: 748420010  
SHIRLEY B PERILLO  
78481 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748390022, ASMT: 748390022  
SUN CITY PALM SPRINGS COMMUNITY ASSN  
C/O THOMAS LUCAS  
2231 E CAMELBACK RD  
PHOENIX AZ 85016

APN: 748340059, ASMT: 748340059  
SIDNEY WALD, ETAL  
78459 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748370013, ASMT: 748370013  
SUNNY CHARLA ASCH, ETAL  
P O BOX 457  
LA CANADA CA 91012

APN: 748380014, ASMT: 748380014  
SOUTHERN PACIFIC TRANSPORTATION CO  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

APN: 748350050, ASMT: 748350050  
SUSAN BISHOP, ETAL  
78782 YELLEN DR  
PALM DESERT CA 92211

APN: 748400053, ASMT: 748400053  
STEPHEN A GOETZ, ETAL  
78466 WINSFORD CIR  
PALM DESERT CA. 92211

APN: 748400019, ASMT: 748400019  
SUSAN M CREED  
2849 MOULTON DR  
RIVERSIDE CA 92503

APN: 748340085, ASMT: 748340085  
SUN CITY PALM DESERT COMMUNITY ASSN  
38180 DEL WEBB BLV  
PALM DESERT CA 92211

APN: 748340061, ASMT: 748340061  
SYLVAN KATZ, ETAL  
6611 E LA CUMBRE DRIVE  
ORANGE CA 92869

APN: 748360006, ASMT: 748360006  
TANG QUY TRAN, ETAL  
6721 BRIDGEWATER DR  
HUNTINGTON BEACH CA 92647

APN: 748400040, ASMT: 748400040  
VIRGINIA L PUDERBAUGH  
20531 VIA EL TAJO  
YORBA LINDA CA 92887

APN: 748380007, ASMT: 748380007  
TFG DECO  
3857 BIRCH ST  
NEWPORT BEACH CA 92660

APN: 748330005, ASMT: 748330005  
VIVIAN M GORMLY  
38977 RYANS WAY  
PALM DESERT CA. 92211

APN: 748340055, ASMT: 748340055  
THEDFORD OTTO DEGROOT, ETAL  
P O BOX 2040  
BLUE JAY CA 92317

APN: 748390025, ASMT: 748390025  
WALGREEN CO, ETAL  
C/O MARIA DIMARUCUT  
P O BOX 7250  
NEWPORT BEACH CA 92658

APN: 748360009, ASMT: 748360009  
THOMAS E TEASLEY, ETAL  
39499 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748340022, ASMT: 748340022  
WALTER D WOODS, ETAL  
78395 STERLING LN  
PALM DESERT CA. 92211

APN: 748350009, ASMT: 748350009  
THOMAS M REANEY, ETAL  
39595 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748390017, ASMT: 748390017  
WILDCAT DRIVE I  
C/O BEARD LAND IMPROVEMENT CO  
530 11TH ST  
MODESTO CA 95353

APN: 748360001, ASMT: 748360001  
VINCENT DUDA, ETAL  
1 LE CORTE  
LAGUNA NIGUEL CA 92677

APN: 748330047, ASMT: 748330047  
WILLIAM B STANFORD, ETAL  
18532 SAUGUS AVE  
SANTA ANA CA 92705

APN: 748340023, ASMT: 748340023  
VINCENT J PAPIA, ETAL  
78407 STERLING LN  
PALM DESERT CA. 92211

APN: 748340058, ASMT: 748340058  
WILLIAM E MCKINLEY, ETAL  
78445 GOLDEN REED DR  
PALM DESERT CA. 92211



APN: 748350044, ASMT: 748350044  
WILLIAM H BERTSCH, ETAL  
78098 ALLEGRO CT  
PALM DESERT CA. 92211

APN: 748330031, ASMT: 748330031  
WILLIAM J MEMOLO, ETAL  
1713 ADAMS AVE  
SCRANTON PA 18509

APN: 748340038, ASMT: 748340038  
WIPF FAMILY LTD PARTNERSHIP  
C/O BERNICE A WIPF  
30515 INDEPENDENCE  
REDLANDS CA 92374

APN: 748340017, ASMT: 748340017  
XENIA G STELER  
78412 STERLING LN  
PALM DESERT CA 92211

APN: 748380005, ASMT: 748380005  
YC PROP  
16 ASCENSION  
IRVINE CA 92612

APN: 748370039, ASMT: 748370039  
YEA CHANG USA INC, ETAL  
21520 YORBA LINDA BL G338  
YORBA LINDA CA 92887



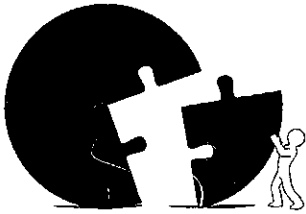


Desert Sands Unified School Dist.  
47-950 Dune Palms Rd.  
La Quinta, Ca 92253

Applicant/Owner:  
Walgreen Co.  
104 Wilmot Rd., 2<sup>nd</sup> Floor  
Deerfield, IL  
60015

Owner:  
Palm Desert Marketplace, LLC  
125 Baker Street East  
Costa Mesa, CA 92626

Eng-Rep:  
Brian Fish/Jennifer Chavez  
600 W Broadway Ste. 2600  
San Diego, CA 92101



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
P.O. Box 3044  4080 Lemon Street, 12th Floor  38686 El Cerrito Road  
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Conditional Use Permit No. 3658

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Vaner Road, southerly of Manorgate Road, westerly of Kent Drive, and easterly of Washington Street at 78218 Varner Road.

Project Description: The Conditional Use Permit proposes to add the sale of beer and wine (type 20) for off-site consumption to an existing 14,820 square foot Walgreens store. The existing Walgreens will devote approximately 49 square feet of refrigerated and non-refrigerated space to the sale of beer and wine and approximately 18 square feet of floor space will be devoted to the storage of beer and wine.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Walgreen Co.

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (\_\_\_\_\_)
- Statutory Exemption (\_\_\_\_\_)
- Other: Section 15301 (Existing Facilities)

- Reasons why project is exempt:** Conditional Use Permit No. 3658 is exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities) stating that "Class I consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination." This project is strictly for licensing purposes.

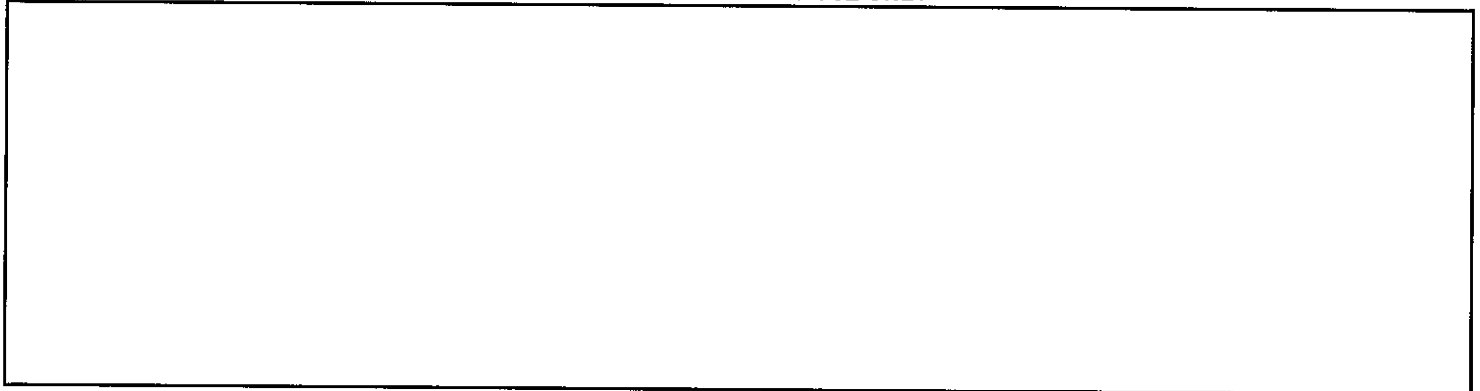
Jay Olivas (951) 955-1195  
County Contact Person Phone Number

Signature Title Date  
Jay Olivas Project Planner 12/1/10

Date Received for Filing and Posting at OPR: \_\_\_\_\_  
Revised: 3/15/10: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA42358

ZCFG No. 05720 - County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1008294

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: WALGREEN CO \$64.00  
paid by: CK 30-0010994295  
paid towards: CFG05720 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42358  
at parcel #: 78206 VARNER RD PDES  
appl type: CFG3

By \_\_\_\_\_ Jul 27, 2010 08:48  
MGARDNER posting date Jul 27, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

Agenda Item No.: 3.2  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Kinika Hesterly  
Planning Commission: January 5, 2011  
Continued at PC: December 1, 2010  
Appeal to PC Filed: August 9, 2010  
Approved At DH: August 2, 2010  
Continued at DH: July 26, 2010

Plot Plan No. 23896  
E.A. Number: 42098  
Applicant: Ron Vergilio Designs  
Engineer/Representative: Ron Vergilio  
Designs

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Plot Plan No. 23896** proposes to convert an existing 6,983 square foot residence into a winery, tasting room with a gift shop and 72 parking spaces.

Special events shall consist of weddings, wine club parties/festivals, winery association events, BBQ events, barrel tastings, birthday parties, corporate events, and wine education seminars. 25 special events shall be allowed per year with a maximum of 144 guests. The events shall take place both inside and outside of the winery building. No outside amplified music will be allowed. The tasting room shall be closed during special events with over 65 guests.

Special events are allowed between the hours of 10:00 a.m. to 6:00 p.m. Sunday through Thursday and 10:00 a.m. to 10:00 p.m. Friday and Saturday.

The project site is located in the Southwest Area Plan, more specifically, at the northeasterly corner of De Portola Road and Camino Arroyo Seco.

### FURTHER PLANNING CONSIDERATIONS:

**December 1, 2010**

The project was continued at the request of the Planning Commission to allow Commissioner Petty to conduct a site visit with the appellant and applicant.

**August 9, 2010**

On August 9, 2010, an appeal to the Planning Commission was filed. The reasons for the appeal, as listed by the appellant, are as follows: 1) too much traffic is being generated on Camino Arroyo Seco by the winery. The initial subdivision creating the parcel showed access off of Cushman Circle, and; 2) the amount of drainage on the property was incorrectly calculated at 22 acres and should have been 4,000 acres.

**August 2, 2010**

The project was approved at Director's Hearing on August 2, 2010. The Planning Director reduced the number of events per year from 50 to 25.

**July 26, 2010**

On July 26, 2010, the Planning Director continued the project to review conditions regarding the hours of operation and noise that may generate from the site. This request was made as a result of complaints made by two (2) local residents in attendance at the hearing.

**ISSUE OF CONCERN:**

**Drainage - Resolved**

The drainage calculation on the property was adjusted by the Flood Control District, in condition of approval 10.FLOOD RI.1, to reflect the correct amount. Also, the Transportation Department added language requiring a culvert to mitigate nuisance water as described in condition of approval 20.TRANS.7.

**BACKGROUND:**

There is currently one open and active Code Violation case on the project site, which was issued for an illegal land use. The planning application was filed with the Riverside County Planning Department on November 28, 2008.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Agriculture: Agriculture (AG: AG) (10 Acre Minimum)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north and west, Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the east and west, and Rural: Rural Residential (R: RR) (5 Acre Minimum) to the south. |
| 3. Existing Zoning (Ex. #2):                   | Citrus Vineyard (C/V)   |
| 4. Surrounding Zoning (Ex. #2):                | Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Citrus Vineyard – 10 Acre Minimum (C/V-10) to the east and west and Residential Agricultural – 2 ½ Acre minimum (R-A-2 ½) to the south.                                     |
| 5. Existing Land Use (Ex. #1):                 | Existing winery, tasting room and special event facility  |
| 6. Surrounding Land Use (Ex. #1):              | Single family residential on large lots to the south, east and west, vacant land to the north and orchards to the west.   |
| 7. Project Data:                               | Total Acreage: 10.4 gross<br>Total Building Square Footage: 6,983<br>Total Parking: 72 standard including 3 limo spaces and 1 bus space   |
| 8. Environmental Concerns:                     | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42098**, 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 IN-PART of the APPEAL** of **PLOT PLAN NO. 23896**, relating to Flood Control drainage calculations, subject to the attached Flood Control District conditions of approval.

**DENIAL IN-PART of the APPEAL** of **PLOT PLAN NO. 23896**, relating to the appellant's request that project access be taken off of Cushman Circle.

**APPROVAL** of **PLOT PLAN NO. 23896**, 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 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Citrus Vineyard (C/V) 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 , and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Agriculture: Agriculture (AG: AG) (10 Acre Minimum) on the Southwest Area Plan.
2. The proposed use, a winery, tasting room and gift shop, is a permitted use in the Agriculture: Agriculture (AG: AG) (10 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north and west, Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the east and west, and Rural: Rural Residential (R: RR) (5 Acre Minimum) to the south.
4. The zoning for the subject site is Citrus Vineyard (C/V).
5. The proposed use, a winery, tasting room and gift shop, is a permitted use, subject to approval of a plot plan in the Citrus Vineyard (C/V) zone.
6. The proposed use, a winery, tasting room and gift shop, is consistent with the development standards set forth in the Citrus Vineyard (C/V) zone.

7. The project site is surrounded by properties which are zoned Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Citrus Vineyard (C/V) to the east and west and Residential Agricultural – 2 ½ Acre minimum (R-A-2 ½) to the south.
8. Similar uses have been constructed and are operating in the project vicinity.
9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 42098 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Noise
  - d. Recreation
  - e. Transportation/Traffic

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, two (2) letters, in opposition to the project and a list of signatures in support of the project have been received.
  - a. On July 28, 2010, an e-mail expressing concern was received from Michelle Mae Dimitro Fisher, neighbor.
  - b. On July 31, 2010, a letter of opposition was received from Richard and Diane Blass, neighbors.
  - c. At Director's Hearing on August 2, 2010, a list containing signatures in support of the project was provided to staff.
2. The project site is not located within:
  - a. A City sphere of influence;
  - b. A High Fire Area;
  - c. A WRCMSHCP Criteria Cell;
  - d. A Specific Plan;
  - e. A Fault zone;
  - f. A General Plan Overlay;
  - g. A Redevelopment area;
  - h. An Agricultural Preserve; or,
  - i. An Airport Influence Area/Zone.
3. The project site is located within:
  - a. The Community of Rancho California;
  - b. The Southwest Area Plan;
  - c. The Third Supervisorial District;
  - d. The Agriculture (AG) (10 Acre Minimum) Land Use Designation;
  - e. The Citrus Vineyard (C/V) Zoning Classification;
  - f. The Citrus Vineyard Rural Policy Area;
  - g. Ordinance 659 (DIF) Fee Area and subject to mitigation fees;
  - h. Ordinance 810 (MSHCP) Fee area and subject to mitigation fees;
  - i. Ordinance 824 (TUMF) Fee Area and subject to mitigation fees;
  - j. The Temecula Valley Unified School District;



- k. The Rancho California Water District;
  - l. The Santa Margarita Watershed;
  - m. The SKR fee area Ord. 663.10;
  - n. An area subject to moderate liquefaction;
  - o. An area susceptible to subsidence;
  - p. Lighting Ordinance 655 Zone B, 15.22 miles;
  - q. County Service Area 149; and,
  - r. An area with High Paleontological Sensitivity.
4. The subject site is currently designated as Assessor's Parcel Number 941-100-002.
  5. This project was filed with the Planning Department on November 25, 2008.
  6. This project was reviewed by the Land Development Committee three (3) times on the following dates: 1/08/09, 7/09/09 and 1/07/10.
  7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$37,402.

KH:kh

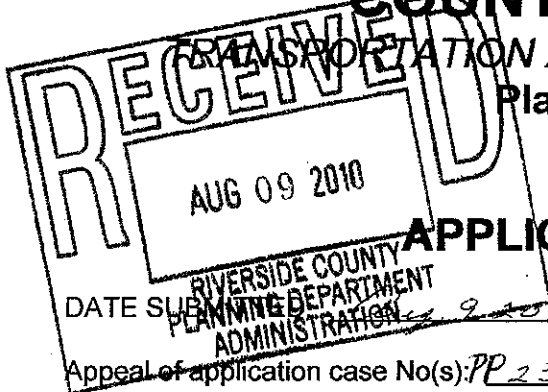
Y:\Planning Case Files-Riverside office\PP23896\Hearing Prep\1.05.11 PC\Staff Report.1.05.11.Appeal to PC.PP23896.docx  
Date Prepared: 12/06/10

# COUNTY OF RIVERSIDE

PLANNING AND LAND MANAGEMENT

**Planning Department**

Ron Goldman · Planning Director



## APPLICATION FOR APPEAL

DATE SUBMITTED: 9/20/10  
 Appeal of application case No(s): PP 23896

*List all concurrent applications*

Name of Advisory Agency: \_\_\_\_\_

Date of the decision or action: Aug 2, 2010

Appellant's Name: Corona Family Partnership E-Mail: \_\_\_\_\_

Mailing Address: 43915 Coronado Blvd, Temecula, CA 92592  
 \_\_\_\_\_  
City State ZIP

Daytime Phone No: (915) 676-4800 Fax No: ( ) \_\_\_\_\_

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> <li>• <b>Board of Supervisors</b> for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans.</li> <li>• <b>Planning Commission</b> for: all other decisions.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Clerk of The Board</b> for: Appeals before the Board of Supervisors.</li> <li>• <b>Planning Department</b> for: Appeals before the Planning Commission.</li> </ul>
Planning Commission	<b>Board of Supervisors</b>	<b>Clerk of the Board of Supervisors</b>

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> <li>• Change of Zone denied by the Planning Commission</li> <li>• Commercial WECS Permit</li> <li>• Conditional Use Permit</li> <li>• Hazardous Waste Facility Siting Permit</li> <li>• Public Use Permit</li> <li>• Variance</li> <li>• Specific Plan denied by the Planning Commission</li> <li>• Substantial Conformance Determination for WECS</li> <li>• Surface Mining and Reclamation Permit</li> </ul>	Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.

Riverside Office · 4080 Lemon Street, 9th Floor  
 P.O. Box 1409, Riverside, California 92502-1409  
 (951) 955-3200 · Fax (951) 955-3157  
 Form 295-1013 (8/27/07)

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 APPEAL**

<ul style="list-style-type: none"> <li>• Land Division (Tentative Tract Map or Tentative Parcel Map)</li> <li>• Revised Tentative Map</li> <li>• Minor Change to Tentative Map</li> <li>• Extension of Time for Land Division (not vesting map)</li> </ul>	<p>Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.</p>
<ul style="list-style-type: none"> <li>• Extension of Time for Vesting Tentative Map</li> </ul>	<p>Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> <li>• General Plan or Specific Plan Consistency Determination</li> <li>• Temporary Outdoor Event</li> </ul>	<p>Within 10 days after date of mailing or hand delivery of decision of the Planning Director.</p>
<ul style="list-style-type: none"> <li>• Environmental Impact Report</li> </ul>	<p>Within 10 days of receipt of project sponsor or Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.</p>
<ul style="list-style-type: none"> <li>• Plot Plan</li> <li>• Second Unit Permit</li> <li>• Temporary Use Permits</li> <li>• Accessory WECS</li> </ul>	<p>Within 10 calendar days after the date of mailing of the decision.</p>
<ul style="list-style-type: none"> <li>• Letter of Substantial Conformance for Specific Plan</li> </ul>	<p>Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> <li>• Revised Permit</li> </ul>	<p>Same appeal deadline as for original permit.</p>
<ul style="list-style-type: none"> <li>• Certificate of Compliance</li> <li>• Tree Removal Permit</li> </ul>	<p>Within 10 days after the date of the decision by the Planning Director.</p>
<ul style="list-style-type: none"> <li>• Revocation of Variances and Permits</li> </ul>	<p>Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.</p>

**PLEASE STATE THE REASONS FOR APPEAL.**

Please state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE, AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

**APPLICATION FOR APPEAL**

*See attached*

Use additional sheets if necessary.

Corona Family Partnership  
PRINTED NAME OF APPELLANT

Isay Corona New Place  
SIGNATURE OF APPELLANT

8-9-2010  
DATE

**THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**

1. One completed and signed application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.
3. All appropriate filing fees (the base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

PLEASE NOTE: Obtain surrounding property owners label package/instructions (Form 295-1051) from a County Public Information Services Center or download it from the Planning Department web page.

Re: Ybarra Winery - #23896

1. The proposed entrance to the above winery comes from a residential street that was granted as a public road based on the future potential residents encompassing approximately 112 acres. At the time the road was granted, there was never a discussion regarding a conversion of residential property into a quasi-commercial operation where there would be at the least, an additional 74 vehicles coming in and out of the winery. At some point this would be in addition to residents from the 112 acres. Traffic-wise, the intrusion of a quasi-commercial project on a residential street, does not mix well.

The initial subdivision gives the location address of the proposed Ybarra Winery to be on Cushman Circle.

2. The flood issue on the property was incorrectly calculated on the amount of drainage from 22 acres to 4,000 acres. This should be dealt with and conditioned according to County requirements and specifications, before the winery is allowed legal status, so that there will not be the possibility of County or taxpayer liability in the future.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PP23896

### LAND USE

Supervisor Stone  
District 3

Date Drawn: 11/08/10

Exhibit 1



Zoning Area: Rancho California  
Township/Range: T7SR1W  
Section: 20



Assessors Bk. Pg. 941-10  
Thomas Bros. Pg. 930 G7  
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>





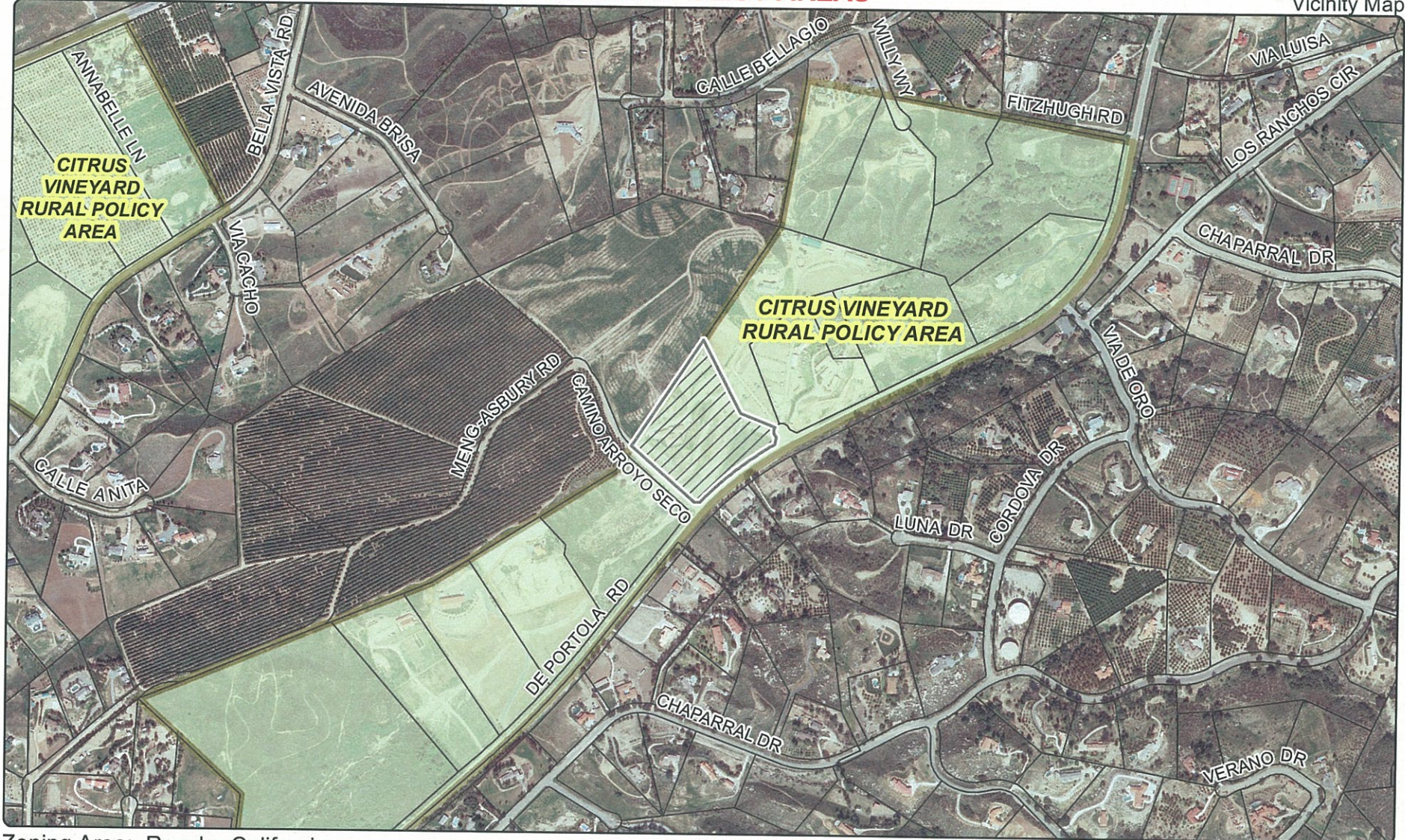
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP23896

VICINITY/POLICY AREAS

Supervisor Stone  
District 3

Date Drawn: 11/08/10  
Vicinity Map



Zoning Area: Rancho California  
Township/Range: T7SR1W  
Section: 20

Assessors Bk. Pg. 941-10  
Thomas Bros. Pg. 930 G7  
Edition 2009

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

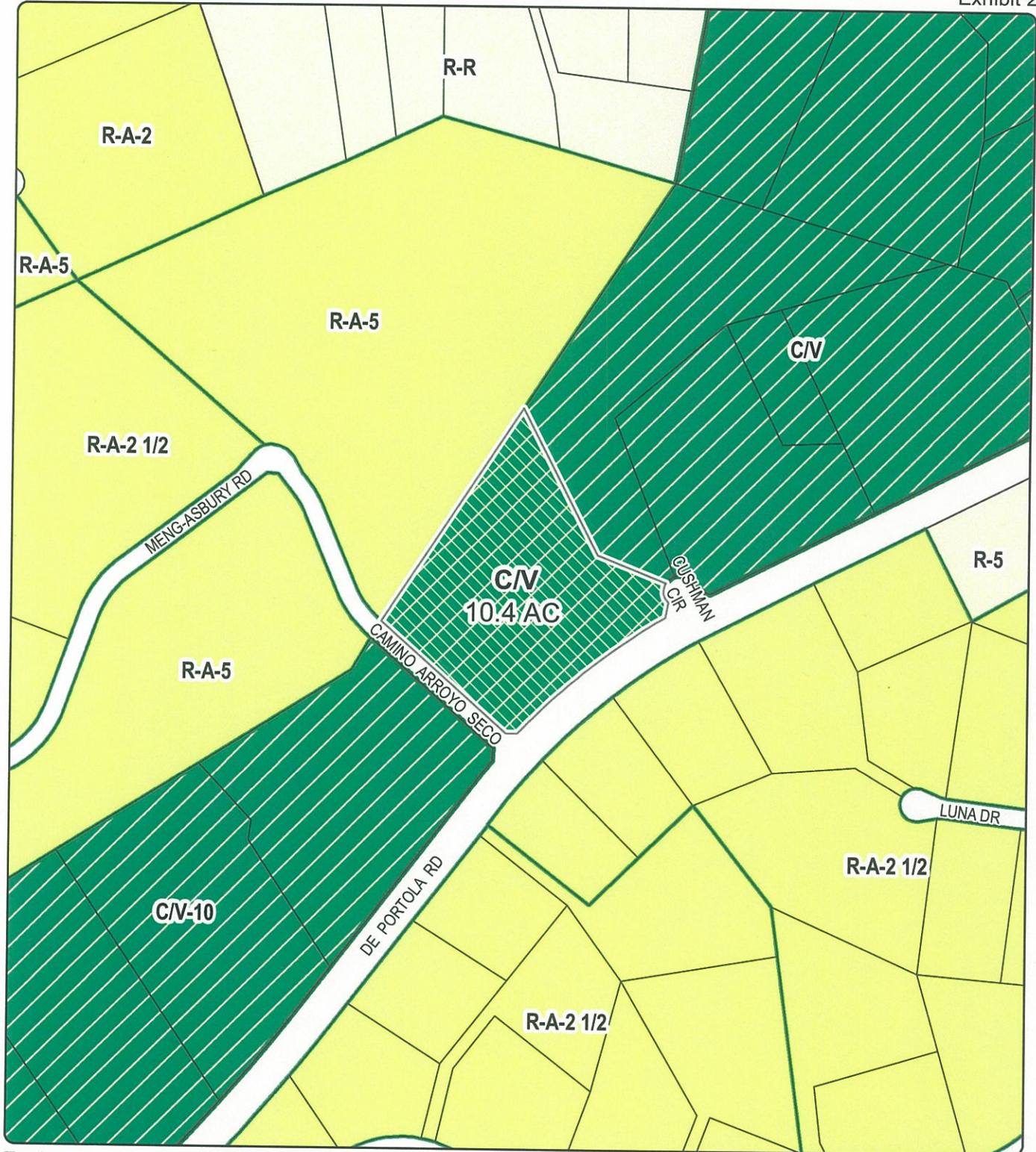
## PP23896

### EXISTING ZONING

Supervisor Stone  
District 3

Date Drawn: 11/08/10

Exhibit 2



Zoning Area: Rancho California  
Township/Range: T7SR1W  
Section: 20

Assessors Bk. Pg. 941-10  
Thomas Bros. Pg. 930 G7  
Edition 2009

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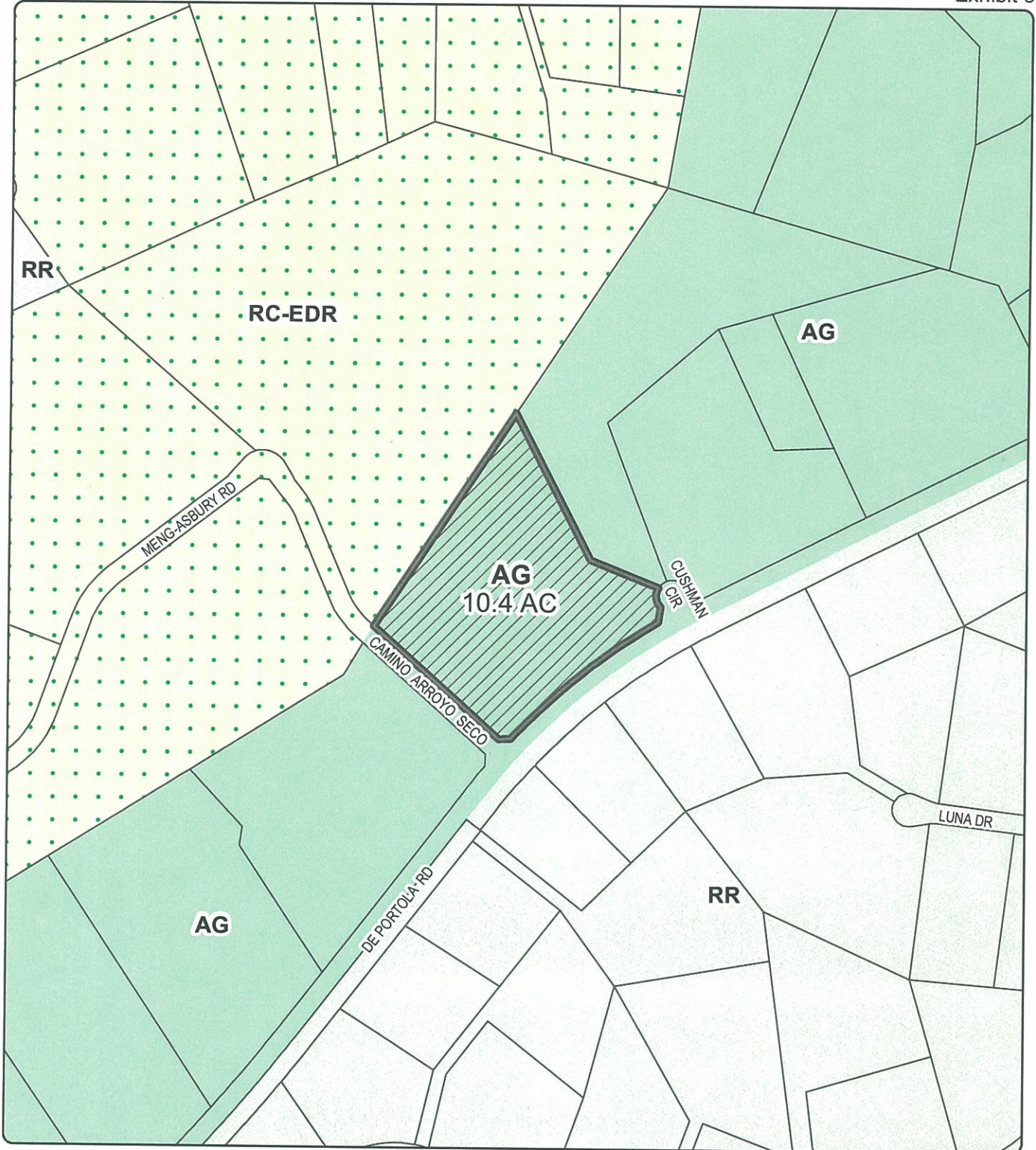
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP23896

EXISTING GENERAL PLAN

Supervisor Stone  
District: 3

Date Drawn: 11/08/10  
Exhibit 5



Zoning Area: Rancho California  
Township/Range: T7SR1W  
Section: 20

Assessors Bk. Pg. 941-10  
Thomas Bros. Pg. 930 G7  
Edition 2009



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COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1008815

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: CORONA FAMILY LTD. PARTNERSHIP \$983.28  
paid by: CK 2052  
paid towards: PP23896 NOT EXEMPT FROM CEQA  
at parcel #: 39788 CAMINO ARROYO SECO TEM  
appl type: PP03

By \_\_\_\_\_ Aug 09, 2010 14:44  
MGARDNER posting date Aug 09, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
200063130100230168	CMP TRANS PLAN	\$28.00
100001000100777520	CLERK OF THE BOARD	\$26.00
202033100200772210	LMS SURCHARGE	\$19.28
100003120100777180	PLANNING: APPEALS	\$910.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

































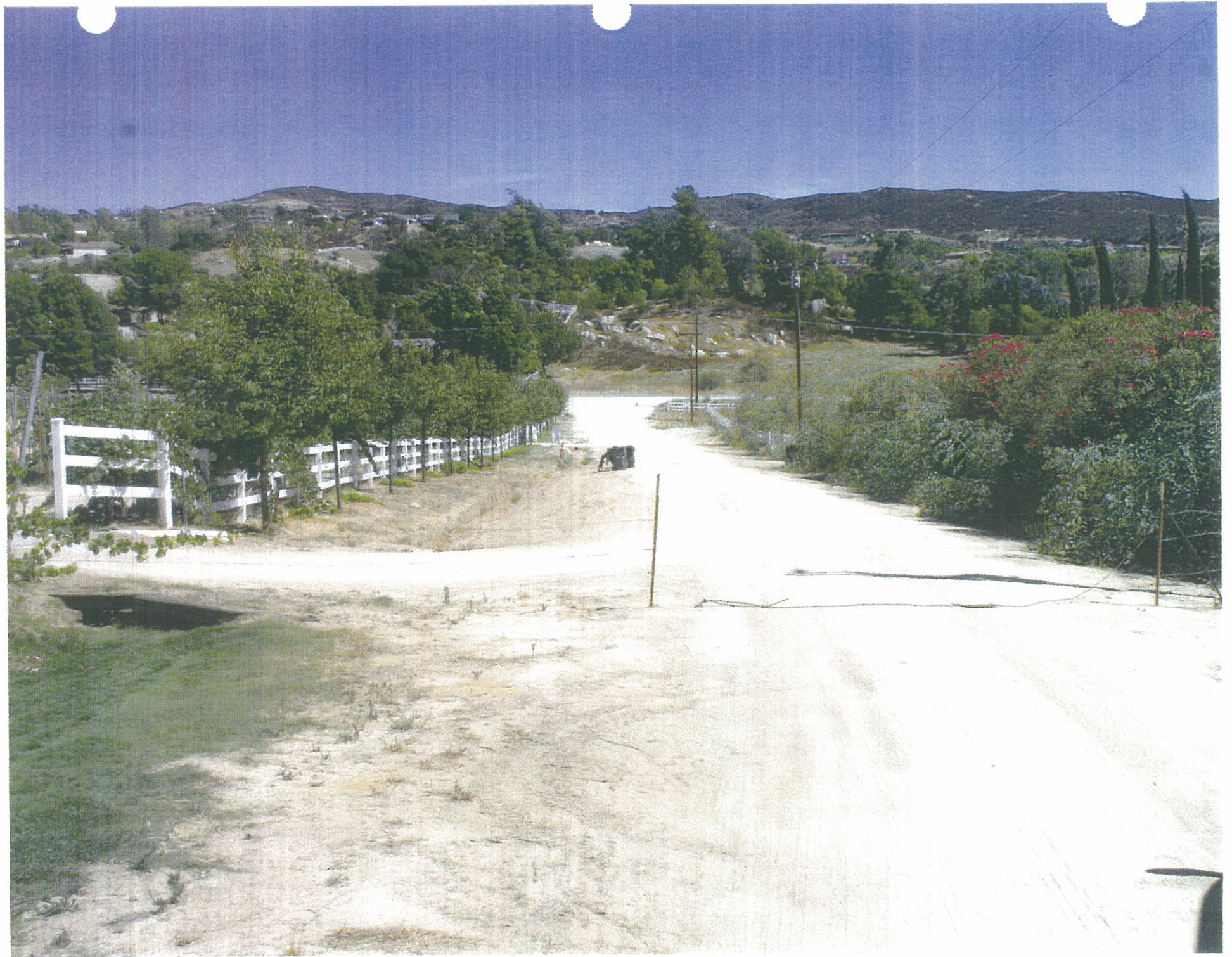






































**Agenda Item No.:**  
**Area Plan: Southwest**  
**Zoning Area: Rancho California**  
**Supervisory District: Third**  
**Project Planner: Kinika Hesterly**  
**Directors Hearing: August 2, 2010**  
**Continued From: July 26, 2010**

**Plot Plan No. 23896**  
**E.A. Number: 42098**  
**Applicant: Ron Vergilio Designs**  
**Engineer/Representative: Ron Vergilio Designs**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT** **ADDENDUM STAFF REPORT**

### **PROJECT DESCRIPTION:**

At Director's Hearing on August 2, 2010, special events for the project were reduced from 50 to 25 special events allowed per year.

### **INFORMATIONAL ITEMS:**

As of this writing, two (2) letters, in opposition to the project and a list of signatures in support of the project have been received.

- a. On July 28, 2010, an e-mail expressing concern was received from Michelle Mae Dimitro Fisher, neighbor.
- b. On July 31, 2010, a letter of opposition was received from Richard and Diane Blass, neighbors.
- c. At Director's Hearing on August 2, 2010, a list containing signatures in support of the project was provided to staff.

KH:kh

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Date Prepared: 8/03/10

## Hesterly, Kinika

---

**From:** Michelle Mae Dimitro Fisher [chellefish92260@yahoo.com]  
**Sent:** Wednesday, July 28, 2010 2:10 PM  
**To:** Hesterly, Kinika; M m dimitro Fisher  
**Cc:** Stone Veneers Installation Bill & Lori; Debbie nF; Robinson, Bob; Tem Deb Allen; TwR; DENISE TIM STROM; barley and hops Tem  
**Subject:** Fw: Plot Plan # 23896 re: 40050 De Portola Rd & 39788 Camino Arroyo Seco Temecula

Hi Danica,

**Thank you for taking the time to talk with me.** I appreciate the fact that I get to voice my opinion and I am thankful the meeting has been continued to August 2nd at 1:30 pm on the 12th floor 4080 Lemon Street Riverside.

I do have some major concerns regarding what is planned for my neighbors property which is adjacent to my home.

I have lived at my home since 1985-87; at that time my parents purchased the property because they loved the peaceful rural setting; the quietness; the solitude and the endless views of the countryside plus the ability to have a farm which they could maintain themselves.

I am impressed with what has been happening to this area; I love the fact that I do not have to drive 18 miles to the nearest grocery store or eating place.

I however have concerns and I'm troubled by what impact this increased traffic, noise, dust, and pollution will affect my quality of living and upkeep on my home and property.

**IT MAKES ME NERVOUS TO THINK, ONE OF MY ANIMALS COULD GET OUT.** It gives me anxiety to think that **SOMEONE DRIVING** on the dirt road next to my home **ISN'T GOING SLOW ENOUGH; OR** the car in-front kicked up enough dust (to blur the vision and they can't see safely) **OR** they aren't **PAYING ATTENTION** so **THAT ONE OF MY** three **MINIATURE WIENER DOGS** that **JUST WALKED OUT - ONTO THE DIRT ROAD;** gets **HIT AND/OR RUN OVER.** I have other animals as well. But that could ever happen with me turning into my own gated driveway; theirs to much dust that blurs the vision and I get rear-ended.

**Just thinking of the traffic, noise, and DUST is getting me all keyed-up!**

All of that will be destroying my views, the peacefulness, and quality of living where I will have to clean more due to the fact of more dust and traffic along a dirt road.

The sound will not be of the same tranquil setting; breathing will be affected because there will be constant dust in the air; I do have asthma and allergies; so this will not help my health. I can't even stand when the Corona's are picking their grapefruit grove behind my house because of the dust it stirs and the noise the trucks produce.

I have plans of getting a spa and pool but the upkeep would be horrendous with the more dust and dirt floating in the air.

I would like to adopt a child or if I could, have a child of my own but would hate for the child to be playing in the yard and run out into the street chasing a ball and get hit.

My site-line of what I see and notice from standing on my property will differ due to the spoiling of the dust and dirt in the air and due to the vehicles and buses that will be going up and down the dirt road besides my home. I don't want my views and quality of living encumbered.

**My thoughts are - what can be done, to solve these problems?**

For visibility, air quality, cleanliness and safety: get rid of the dust and dirt;

have extra fencing along each side of the roadway that follows the Camino Arroyo Seco road to allow for people to turn-in safely or stop safely within the two fences or so people can ride horses or walk safely within the two fences adding this fence would prevent someone from accidentally hitting you or running into you;

along the original fencing along Camino Arroyo Seco to help keep down the dust under control -&/or-help keep a well- maintain and well-manicured/groomed look; plant, a plant that has a nice green leaf, that's very hardy in hot or cold weather and can help maintain the dust and dirt from floating around; and these shrubs/trees can grow tall but can be topped nicely; for the manicured look which will help keep from view the added traffic. The shrubs would also help keep down noise. Maybe these hardy evergreen shrubs are called Privet trees/shrubs or maybe Fica tree/shrubs; I don't know the name; but I know there are hardy plants out there that can be used.

landsc  
privet

a solid-block wall along the road will help keep down the dirt, noise, dust, and keep away the distraction of buses and vehicles pulling up to the winery and driving along the roadway next to my home plus it would help keep animals and people in or out.

This would help with safety and keep the area aesthetically pleasing and easier to maintain.

**adding to the above paving the road; rather than keeping it dirt will help with the air-quality, safety, noise, dust and dirt and maintenance.**

I don't want vehicles to drive fast; so perhaps some long squared speed bumps could help with the speed issue.

This is my main residence; **I don't want the quaint, safe, and slow countryside with beautiful views to go away and be blocked forever by traffic, people, noise, speeding and the line of site being destroyed because of all the vehicles coming and going, along with pollution, dust and dirt.**

This means a lot to my emotions; my quality of living and my living conditions. **The traffic, noise, dirt and dust must be blocked-out. That is detrimental in keeping the balance between the peacefulness of living in the country with the growth of the nearby wineries** along with the economy which those wineries are supposedly helping Riverside County to produce and generate.

**I believe if you utilize my suggestions mentioned above; I anticipate everyone will be very pleased with the outcome.**

Sincerely, Michelle  
resident of 40050 De Portola Rd adjacent to 39788 Camino Arroyo Seco

PS. Please let me know if I need to be present to present these concerns or if this email will do. Thank you again for getting in touch with me.

Ppss. If I spelled your first name wrong; I am so sorry.



**Richard C. & Diane M. Blass**  
40125 De Portola Road  
Temecula, Ca. 92592  
951-302-9196

July 31, 2010

County of Riverside Planning Department  
Attn: Kinika Hesterly  
PO Box 1409  
Riverside, Ca 92502-1409

RE: Masia de Yabar Winery ( Plot Plan # 23896)

To Whom It May Concern:

My wife and I live directly across the street from the above winery. We estimate our house is about 300 yards from the winery tasting room/entertainment area. We purchased our house in January 2007, and for the last 2 years, we have seen a steady increase in traffic and noise emanating from this winery. Almost every Saturday and Sunday, from about noon until 9:00 PM music blasts from their hillside. We have actually stood inside our front gate and clearly listened to wedding vows being exchanged during nuptials. Our daughter often works an early morning shift at her place of employment and tries to take a nap when she gets home around noon. It is sometimes impossible for her to do so when the music is blasting. Last weekend, with the air conditioner on, all the windows shut, and our bedroom being in the back of the house, I was still not able to get sleep in the early afternoon after working all day and riding my horse. We have even had motorcycles and cars park in our driveway!

We really have no problem with the winery having a tasting room and cultivating their grapes. We do however, have a real problem with our inability to enjoy a quality of life we envisioned when we **purchased this house prior to the winery's existence**. We expect some peace and quite which, we believe, is our right. Many of our neighbors have called the police in the last two years because of the noise and from now on we will also be calling them. The noise problem is terrible and needs to be addressed.

Additionally, the value of our house has decreased approximately 35% during the last 3 years due to the economy and prevailing market conditions. Now, if we were to try and sell our house, we know that the noise from the winery every weekend would have an effect on any "open house" we would have and highly discourage many potential buyers from wanting to purchase this house, further increasing our losses.

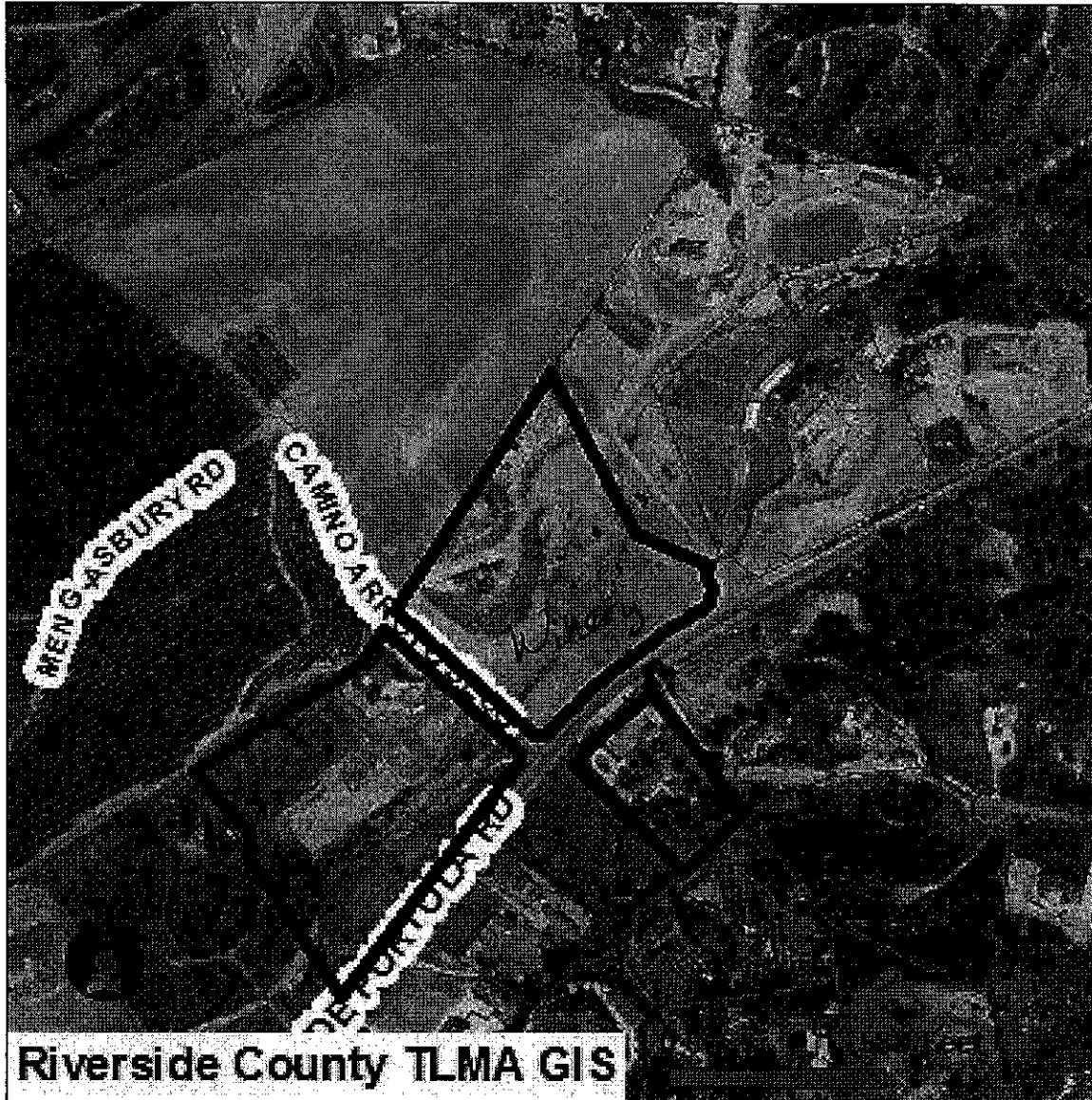
Please review this request. This winery is not permitted to have amplified music. They are violating this code and injuring my family and our community. We hope to be able to attend the August 2<sup>nd</sup> meeting at which time we will be glad to answer any questions you may have.

Thank you,

Richard C. Blass

Diane M. Blass

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
941-050-018 941-100-002 941-170-009

**\*IMPORTANT\***

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Version 100412

# *Masia de Yabar Winery*

*Monday thru Friday  
11am-5pm*

*Saturday 11am-6pm*

*Sunday 11am-5pm*

*Live Music Saturday & Sunday  
1:30pm-4:30pm*

*39788 Camino Arroyo Seco  
Temecula, CA 92592  
(951) 303-3860*

Petition for Masia de Yabar Winery to have live music on the patio on weekends

- Joe Lee 13901 Justin East Dr Apt 127 Justin CA  
Eric D Garcia 14404 La Fonda Dr, La Mirada CA 90638  
Reborah Gann 24051 Providence Rd, Tem. CA 925  
Laura Judy ~~25554 R~~ 37015 Botanica Pl, Murr. 92562  
Amanda Kentler 20379 Saddlecrest Menifee CA 92585  
DIANE KUCERA 41801 CARLETONWAY TEMECULA, CA 92591  
Shawna Nason 1113 Perpetua Hill Rd. San Bernardino, CA 92404  
Gabriel Triandis 3028 Muscupiabe Dr San Brdo Ca 92405  
Yvette Fernandez 7545 Kenklood Pl. Rancho Cuc. CA. 91739  
ANTHONY FERNANDEZ 7545 KONAWEA PL. R.C. CA 91739  
DAN SRAMIBO 22720 CANYON LAKE DR S CANYON LAKE 92597  
ANGELA ALVARADO 2750 RENAISSANCE CIR. MENIFEE CA 92584  
Christine Markner Irvine CA 92620  
Amyl Garcia Irvine / CA 92620  
Tim Pearce 23778 Silverwood St Murrieta CA 92562  
Phil Pearson 44411 Hanstead Ave Lancaster CA 93535  
Melinaei Il Linoies Newport Coast CA 92659  
Loree Leane 23778 Silverwood Mnr 92562 CA  
Carmella Walsh 6835 Teasdale St, Lancaster, CA 93536  
Melissa McKnight 45003 Silver Rose St Temecula CA 92592  
Lina Borak 1707 Aldersgate Rd Enginitas Ca 92024  
Casandra Camacho 3227 Lincoln Ave Apt 9 SD, CA 92104  
David Keogh 8415 Regents Rd, #151 San Diego CA 92122  
Lisa Edler 4280 Lerma Dr. S.D. CA 92115  
Dora Cobb 817 67th Street San Diego CA 92114  
WENDY REHRIS 41 SANBIVILLO LAGUNA RANCH, CA 92694  
Joe Stewart 13 Dominguez St Aliso Viejo, CA 92656  
Dennis Baker 13 Dominguez Aliso Viejo CA 92656  
Nicole Stewart 13 Dominguez St Aliso Viejo CA 92656  
CONCHA BAKER 15 Dominguez Aliso Viejo Ca 90656  
Carlon Fagan 37605 Via De Los Arboles Tem. CA 92592  
JOSH TREES 37645 VIA DE LOS ARBOLES 92592  
CHIZUKO DEANE 37550 AVENIDA BRAVURA 92592  
Robert Deane 37550 Avenida Bravura, GlenOak Hills, Temecula  
Dennis Kwanick 31327 McCarthey Dr., Wincheste, CA 92592  
Kara Hanzelmann 42568 Tolene St, Temecula CA 92592  
Nancy Bradler 24160 Trossa Ln Murietta, CA 92562  
Wendy Sikony 44601 Ashbury Pl Temecula 92592  
Nadina Labrean 5531 Gregory Ave Whittier, CA 90601  
Alana Tauscher 12916 E. Alameda Pocatello, ID, 83201  
Kerry Lynn Barnes 32271 Camino Nueve Temecula, CA 92592  
William C. Hurray 3875 #30 Vista Campora S O'Side, CA 92057  
Briah Di Cesari 24050 Messandro Blvd Mansu Valley Ca 92557  
Kevin Baker 11812 Paseo Lucida #2011 San Diego, CA 92121

Petition for Masia de Yabar Winery to have live music on the patio on weekends

IT IS A MUST! BIANCA N WAYNE PARDUE 13255 DUNROBIN AVE  
♥ THE MUSIC!!! DONNEY, CA. 90242 562 803-0260

Beautiful music! Vicki Theroux 12728 Glynn Downey, CA  
KEEP THE MUSIC EARL PARDUE 13255 DUNROBIN DONNEY CA. 90242

Maria Wiedt 2527 Lynda Ln Fallbrook 92028

HUGO WIED 2272 CREST HILL LN, FALLBROOK 92028

CHRISTEL WIED " " " " " "

DAN BATO 32605 PAVARA DR. TEMECULA 92592

Ama Bato " " " " "

J. L. CUSIMANO 144 AMIGOS WY FALLBROOK 92028

Jeanne Cuamano " " " " " "

Alma & Harney Lyon 31510 Champions Cir Temecula 92591

MARIA GOMEZ, 3270 WAINFIELD AVE. LA VERNE CA 91750

Ana JANGT DE YORK 3270 WAINFIELD AVE LA VERNE CA 91750 -

LAUREN NAJON 6 Port Street, CA 92679

ANTONIO ZARAZUA 8 MONTPELIER ST CA, 92677

Jeanne Kline 7206 Lindeh Terrace Ca 92008

Ramsey Naja 13075 Newport Bel Ca 92545

Zee NTA 4121 Captian Hill St. 92676

GEORGE ADAMS 3700 E. 74 St, LB, CA 90804

Barry Neph 22245 Reant Ave Hemet Pines CA 90717

Mike Adams 1475 Indian Hill Pinnacal CA 91767

EMMA PLANIS 3393 PENNYOR, RIVERSIDE, 92503 IT'S NOT THE SAME!  
BRING IT BACK OUTSIDE

George Carpo 42641 Dennox Ct. Temecula, CA 92592

Luis Sosa 2350 N Farrell Dr Palm Springs Ca 92262

Monica Sosa 2350 N Farrell Dr. Palm Springs CA 92262

William Carpo 332 West Falls Dr. E. Palm Springs Ca 92262

Lebra Belus 41490 Via Del Toronjo Temecula CA 92592

Brad Belus " " " " "

Jamie Power 33317 Via Chapparo Temecula CA 92592

Calvin Power 33317 Via Chapparo Temecula CA 92592

Jan Cullen 34880 Romulo Rd Hemet, CA 92544

Julie A. Hill 46302 Kohimoo Way Temecula CA 92592

♥ "I" MUSIC! 40293 Bullwhacker Ln, Temecula

HECTOR MIRONDA 33320 Nicholas Cyn 92592

THIS IS PART OF MY LIFE KEEP IT Elena Pantora 41770 Margarita Rd  
THIS IS WITH KEYS IT. MUSIC... rhovachelle@ gmail.com 92591

MUSIC & great - We love it... LUP102@ yahoo.com

WHAT! waha@ prof produce.com

Kuan adds so much! Becca Miller 600 S Olive Ave. La Habra, CA 90631

Amanda Cherry 13901 Tustin East Dr Apt 127 Tustin, Ca



Petition for Masia de Yabar Winery to have live music on the patio on weekends

- Michelle Cornelius 11812 Paseo Lucido #2011 San Diego 92128  
Howard Korwar 38290 High Pointe Lane Murrieta CA 92573  
DALE ALDRIDGE 31943 LEIGH LN TEMECULA CA 92591  
David CASCARINI 29060 Calle Del Buho Murrieta 92563  
JAYNE ALDRIDGE 31943 LEIGH LN. TEMECULA, CA 92591  
NANCY CASCARINI 29060 CALLE DEL BUHO, MURRIETA, 92563  
FRANCO NESSIA 38201 ANDROS TEMECULA CA. 92592  
Kanelle Wall 41766 Niblick Rd Temecula CA 92591 Kanelle Wall  
Bob Wall 41766 Niblick Rd Temecula, CA 92591 Bob Wall  
CRISTINA BOULLON 26370 Palm Tree Lane Murrieta CA. 92562 C. Boullon  
Gloria Boullon 46676 Corte Albora Murrieta, CA 92562 Gloria Boullon  
Teresa Mazurek 41929 Vardon Dr, Temecula CA 92591 Juan Nazgul  
Teri Randall 37900 Rio Rd, Tem. CA 92592 Teri Randall  
MIKE SHIRLEY 37900 RIO RD TEM 92592 Mike Shirley  
Ray Amser 33240 SINKER WAY LE CA 92530 Ray Amser  
JENNIFER FLOOD 3109 WARDEN GLEN ESCONDIDO CA 92027 Jennifer Flood  
Stephanie Sawyer 29738 WANDINA DR ESCONDIDO CA 92026 Stephanie Sawyer  
RICK PATTERSON 2350 FAULBROOK LANE ESCONDIDO CA 92027 Rick Patterson  
ARIZ ABBASI 3109 WARDEN GLEN ESCONDIDO CA 92027 Ariz Abbasi  
Michael Colba 25077 Rixemar Rd Sun City CA 92586 Michael Colba  
Kenneth Hammond 3725 Mountain Ave San Diego CA 92104 Kenneth Hammond

Agenda Item No.: 4.4  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Kinika Hesterly  
Directors Hearing: August 2, 2010  
Continued From: July 26, 2010

Plot Plan No. 23896  
E.A. Number: 42098  
Applicant: Ron Vergilio Designs  
Engineer/Representative: Ron Vergilio  
Designs

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 23896 proposes to convert an existing 6,983 square foot residence into a winery, tasting room with a gift shop and 72 parking spaces.

Special events shall consist of weddings, wine club parties/festivals, winery association events, BBQ events, barrel tastings, birthday parties, corporate events, and wine education seminars. 50 special events shall be allowed per year with a maximum of 144 guests. The events shall take place both inside and outside of the winery building. No outside amplified music will be allowed. The tasting room shall be closed during special events with over 65 guests.

Special events are allowed between the hours of 10:00 a.m. to 6:00 p.m. Sunday through Thursday and 10:00 a.m. to 10:00 p.m. Friday and Saturday.

The project site is located in the Southwest Area Plan, more specifically, at the northeasterly corner of De Portola Road and Camino Arroyo Seco.

### BACKGROUND:

There is currently one open and active Code Violation case on the project site, which was issued for an illegal land use. The planning application was filed with the Riverside County Planning Department on November 28, 2008.

### FURTHER PLANNING CONSIDERATIONS:

On July 26, 2010, the Planning Director continued the project to review conditions regarding the hours of operation and noise that may generate from the site. This request was made as a result of complaints made by two (2) local residents in attendance at the hearing.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Agriculture: Agriculture (AG: AG) (10 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north and west, Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the east and west, and Rural: Rural Residential (R: RR) (5 Acre Minimum) to the south.
3. Existing Zoning (Ex. #2): Citrus Vineyard (C/V)
4. Surrounding Zoning (Ex. #2): Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Citrus Vineyard – 10 Acre Minimum

W

- 5. Existing Land Use (Ex. #1): (C/V-10) to the east and west and Residential Agricultural – 2 ½ Acre minimum (R-A-2 ½) to the south. Existing winery, tasting room and special event facility
- 6. Surrounding Land Use (Ex. #1): Single family residential on large lots to the south, east and west, vacant land to the north and orchards to the west.
- 7. Project Data: Total Acreage: 10.4 gross  
Total Building Square Footage: 6,983  
Total Parking: 72 standard including 3 limo spaces and 1 bus space
- 8. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42098**, 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 **PLOT PLAN NO. 23896**, 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 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
- 2. The proposed project is consistent with the Citrus Vineyard (C/V) 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 , and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Agriculture: Agriculture (AG: AG) (10 Acre Minimum) on the Southwest Area Plan.
2. The proposed use, a winery, tasting room and gift shop, is a permitted use in the Agriculture: Agriculture (AG: AG) (10 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north and west, Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the east and west, and Rural: Rural Residential (R: RR) (5 Acre Minimum) to the south.
4. The zoning for the subject site is Citrus Vineyard (C/V).
5. The proposed use, a winery, tasting room and gift shop, is a permitted use, subject to approval of a plot plan in the Citrus Vineyard (C/V) zone.
6. The proposed use, a winery, tasting room and gift shop, is consistent with the development standards set forth in the Citrus Vineyard (C/V) zone.
7. The project site is surrounded by properties which are zoned Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Citrus Vineyard (C/V) to the east and west and Residential Agricultural – 2 ½ Acre minimum (R-A-2 ½) to the south.
8. Similar uses have been constructed and are operating in the project vicinity.
9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 42098 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Noise
  - d. Recreation
  - e. Transportation/Traffic

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A City sphere of influence;
  - b. A High Fire Area;
  - c. A WRCMSHCP Criteria Cell;
  - d. A Specific Plan;
  - e. A Fault zone;
  - f. A General Plan Overlay;
  - g. A Redevelopment area;

- h. An Agricultural Preserve; or,
  - i. An Airport Influence Area/Zone.
3. The project site is located within:
- a. The Community of Rancho California;
  - b. The Southwest Area Plan;
  - c. The Third Supervisorial District;
  - d. The Agriculture (AG) (10 Acre Minimum) Land Use Designation;
  - e. The Citrus Vineyard (C/V) Zoning Classification;
  - f. The Citrus Vineyard Rural Policy Area;
  - g. Ordinance 659 (DIF) Fee Area and subject to mitigation fees;
  - h. Ordinance 810 (MSHCP) Fee area and subject to mitigation fees;
  - i. Ordinance 824 (TUMF) Fee Area and subject to mitigation fees;
  - j. The Temecula Valley Unified School District;
  - k. The Rancho California Water District;
  - l. The Santa Margarita Watershed;
  - m. The SKR fee area Ord. 663.10;
  - n. An area subject to moderate liquefaction;
  - o. An area susceptible to subsidence;
  - p. Lighting Ordinance 655 Zone B, 15.22 miles;
  - q. County Service Area 149; and,
  - r. An area with High Paleontological Sensitivity.
4. The subject site is currently designated as Assessor's Parcel Number 941-100-002.
5. This project was filed with the Planning Department on November 25, 2008.
6. This project was reviewed by the Land Development Committee three (3) times on the following dates: 1/08/09, 7/09/09 and 1/07/10.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$23,955.16.



RIVERSIDE COUNTY GIS



Selected parcel(s):  
941-100-002

**\*IMPORTANT\***

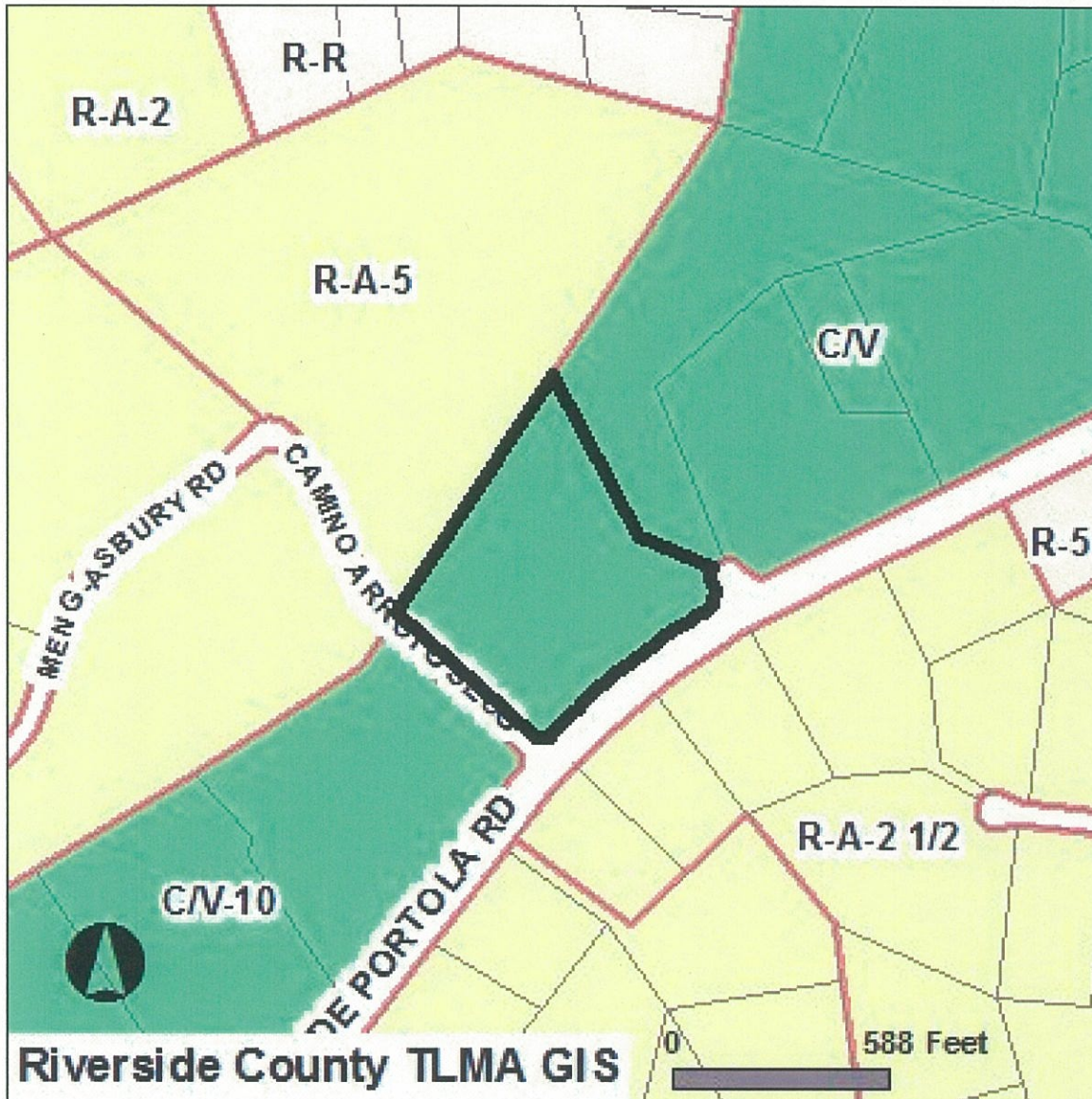
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RIVERSIDE COUNTY GIS



Selected parcel(s):  
941-100-002

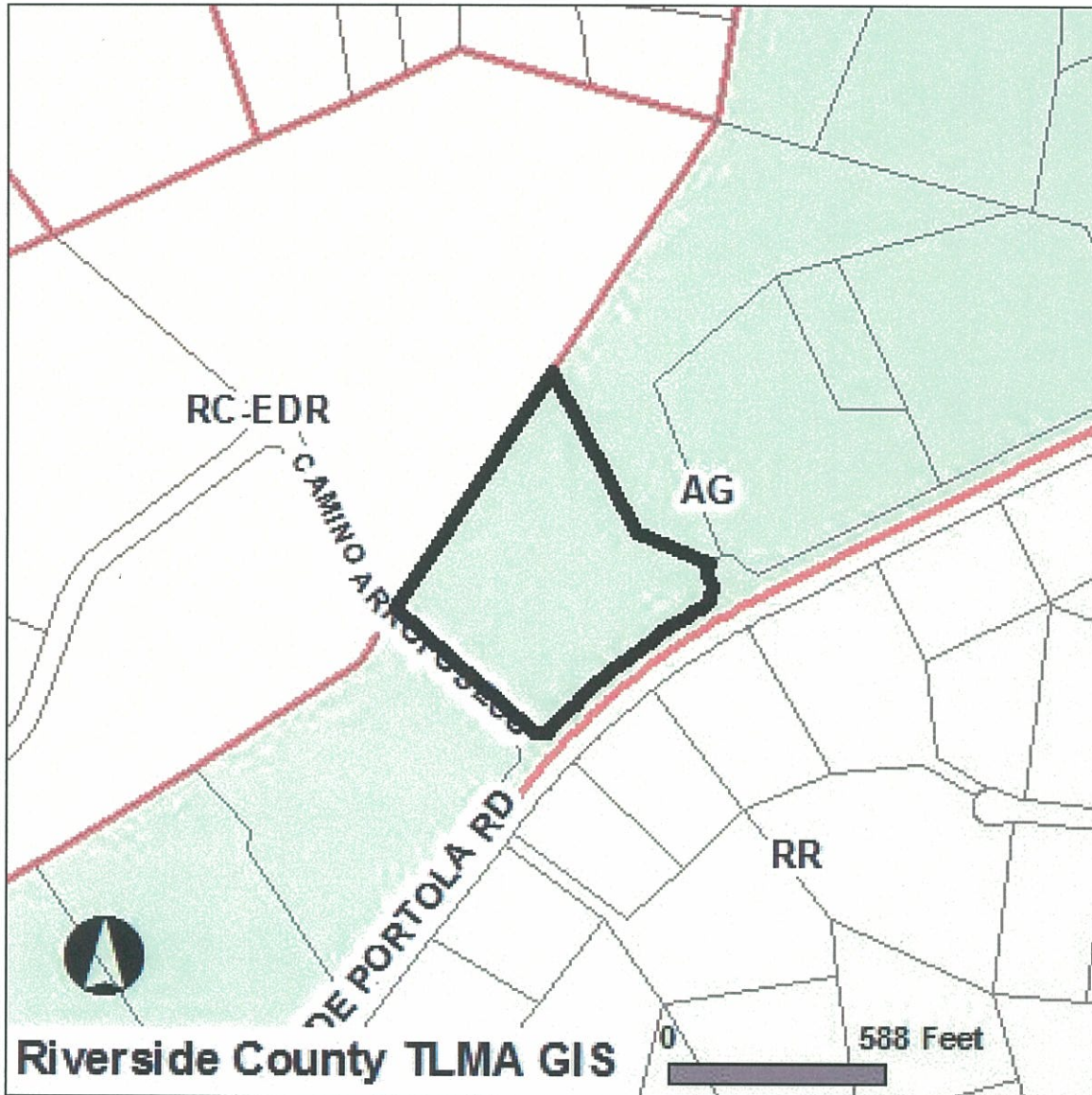
**\*IMPORTANT\***

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RIVERSIDE COUNTY GIS



Selected parcel(s):  
941-100-002

**\*IMPORTANT\***

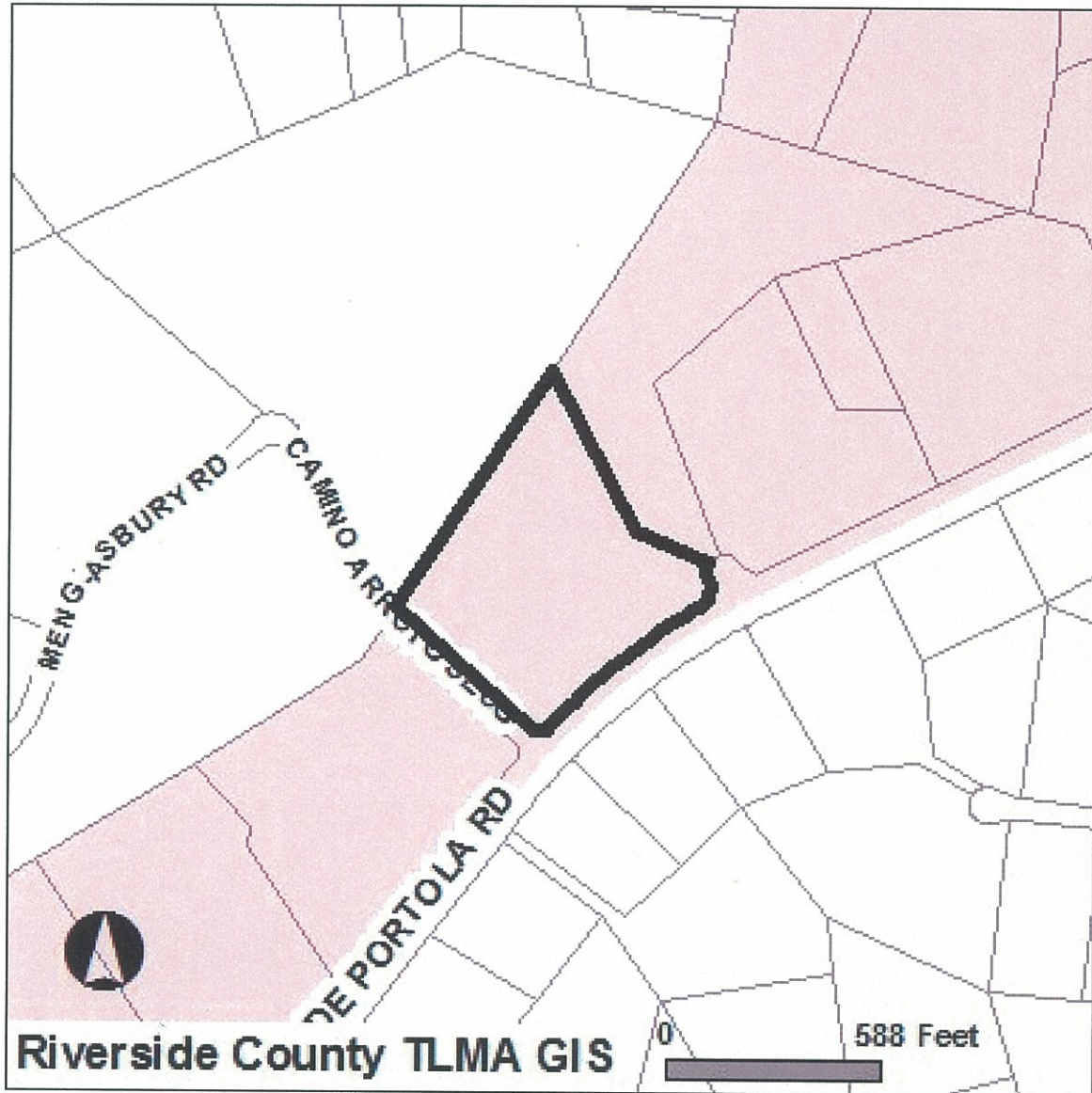
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Citrus Vineyard Rural Policy Area



**Selected parcel(s):**  
941-100-002

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Version 100412

Citrus Vineyard Rural Policy Area



**SITE PLAN**  
SCALE: T = 40'

**PROJECT DATA:**

**LEGAL DESCRIPTION:**  
PARCELS 1 OF PARCEL MAP NO. 27151, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP FILED IN BOOK 185, PAGES 1 AND 2 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**ASSESSORS PARCEL NO. 041-100-002-8**

**TOWNSHIP / RANGE: T38N14W S16E 20**

**SPECIFIC PLAN: NOT WITHIN A SPECIFIC PLAN**

**GENERAL PLAN LAND USE: AGRICULTURAL**

**ZONE: CV**

**LOT SIZE: 400,864.4 SQ. FT. (9.1 ACRES NET / 9.4 GROSS)**

**EXISTING USE: RESIDENCE**

**PROPOSED USE: VINEYARD / WINERY**

**CONSTRUCTION TYPE: V6 (NO SPRINKLED)**

**OCCUPANCY GROUP: B**

**TOTAL BUILDING AREA: 6,863 SQ. FT.**

**BUSINESS AREA: 4,068 SQ. FT.**

**TASTING RM: 1,158 SQ. FT.**

**RETAIL: 282 SQ. FT.**

**PROCESSING: 1,434 SQ. FT.**

**PARKING SPACES REQUIRED:**

- BUSINESS (1000) = 10.3 SPACES
- TASTING (1045) = 21.3 SPACES
- RETAIL (1000) = 14 SPACES
- PROCESSING (1500) = 2.8 SPACES
- TOTAL SPACES: 35.8 SPACES**

**PARKING SPACES PROVIDED:**

- STANDARD SPACES: 85 SPACES
- HANDICAP SPACE: 3 SPACE
- TOTAL SPACES: 88 SPACES**
- PLUS 11 HANDICAP SPACES AND 1 BUS SPACE
- TOTAL SPACES PROVIDED = 72 SPACES**

**SCHOOL DISTRICT: TEMECULA UNIFIED**

**WATER DISTRICT: E.M.U.D.**

**FLOOD CONTROL DISTRICT: RIVERSIDE COUNTY FLOOD CONTROL**

**FEMA FLOOD PLAIN: NOT IN A FLOOD ZONE**

**ELECTRIC: SOUTHERN CALIFORNIA EDISON**

**GAS: L.P.G. TANK**

**TELEPHONE: VERIZON**

**SEWER: SEPTIC TANK w/ LEACH FIELD**

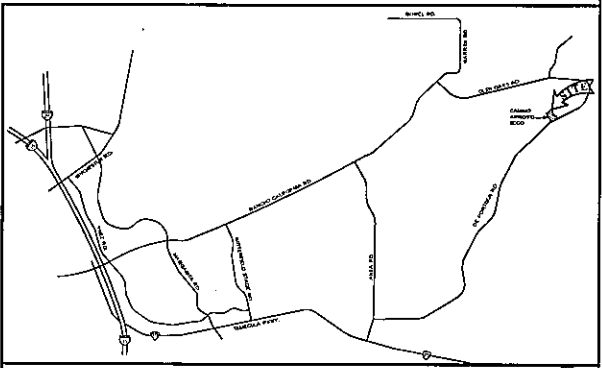
★ INDICATES OUTDOOR MUSIC LOCATIONS

**OWNER:** SILVIA FLORES YABAR & WILMER YABAR  
38788 CAMINO ARROYO SECO  
TEMECULA, CA 92582  
951-316-4714

**APPLICANT:** RON VERGILIO CONSULTANTS  
506 S. SMITH STREET  
CORONA, CA 92603  
951-272-0753

**NOTE:**

1. LAND IS NOT SUBJECT TO LIQUEFACTION, GEOLOGIC HAZARD AND IS NOT IN A SPECIAL STUDIES ZONE.
2. LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
3. GRADING PERMIT NOT REQUIRED (UNDER 50 CUBIC YARDS)
4. THERE ARE NO EASEMENTS IN SUBJECT PROPERTY.



**VICINITY MAP**  
2003 THOMAS MAP  
PAGE: 530 / G-7

REV	DATE	BY
01	08-08	RV
02	08-08	RV
03	08-08	RV
04	08-08	RV



**MASIA DE YABAR**  
38788 Camino Arroyo Seco  
Temecula, CA 92582  
951-316-4714

**SITE PLAN No. 23896**

DATE	11-17-08
SCALE	AS NOTED
DRAWN BY	REV
CHECKED BY	OB-GCH

**A-1**





GRAPHIC SCALE



1 INCH = 100 FT.

## MASIA DE YABAR WINERY SITE BREAKDOWN PLAN



**ALHAMBRA GROUP**  
 LANDSCAPE ARCHITECTURE  
 California license #2017  
 RECREATION FACILITIES PLANNING  
 41535 Enterprise Circle North, Suite C  
 Temecula, CA 92590 (951) 296-6802 FAX 296-6803

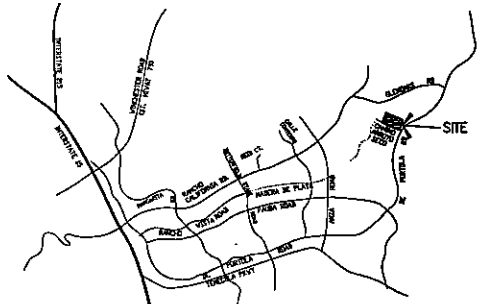
PERCENTAGE BREAKDOWN				
SYMBOL	ITEM	SQUARE FEET	ACREAGE	PERCENTAGE
	SITE GROSS	450,846 S.F.	10.35 ACS.	
	SITE NET	401,187 S.F.	9.21 ACS.	100%
	NON DISTURBANCE	13,504 S.F.	.31 ACS.	--
	ADJUSTED NET	387,684 S.F.	8.9 ACS.	--
	BUILDINGS	9,564 S.F.	.2 ACS.	2%
	PARKING & DRIVEWAYS	72,541 S.F.	1.6 ACS.	18%
	EXISTING LAWN	10,212 S.F.	.24 ACS.	3%
	PLANTING	7,443 S.F.	.17 ACS.	2%
	VINEYARDS	291,610 S.F.	6.69 ACS.	75%



Riverside County Ordinance 909 Landscape Water Use Calculations  
**MASA DE YABA WINERY**

<b>1. Maximum Annual Water Allowance (MAMA)</b>		
INPUT: Max. Irrig. Volume of Irrigation =	11,178 S.F.	
INPUT: Max. IAL, 87% for the area =	9,724 S.F.	
MAMA =	9,724 S.F.	
<b>2. Irrigated Annual Water Use (IAWU)</b>		
Hydrozone # 1 (Lawn, Irrig.)	INPUT: Plant Factor =	0.3 (10)
INPUT: Irrigation Efficiency =	0.75	
IAWU =	540 S.F./yr	
Hydrozone # 2 (Lawn, Irrig.)	INPUT: Plant Factor =	0.3 (10)
INPUT: Irrigation Efficiency =	0.75	
IAWU =	75 S.F./yr	
Subtotal IAWU =	615 S.F./yr	
Input Irrigation System Operational Factor =	0.80	
Total IAWU =	492 S.F.	
MAMA - IAWU =	9,232 S.F.	

NOTE:  
ACTIVE LAWN AREAS ARE NOT INCLUDED IN THIS WATER BUDGET. TOTAL LAWN AREA FOR SITE IS 10,273 S.F.



**VICINITY MAP**  
NOT TO SCALE

**NOTES:**

1. ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE COUNTY OF RIVERSIDE STANDARDS, ORDINANCE 909 AND THE GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING.
2. AN IRRIGATION SYSTEM SHALL BE INSTALLED FOR THIS PROJECT PER THE COUNTY OF RIVERSIDE'S WATER CONSERVATION ORDINANCE 909.
3. ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAVEL SIGN LINES.
4. ALL UTILITIES SHALL BE SCREENED BY PLANTING TYP.
5. INSTALL LANCAL ROOT BARRIERS TO TREES WITHIN 6' OF ALL HARDCORE.
6. ALL SLOPED CURB 3" IN VERTICAL RISES SHALL BE PLANTED AND APPROVED FOR THE DRAINAGE AND SAFETY REQUIREMENTS.
7. A 3" LAYER OF DARK MULCH SHALL BE INSTALLED TO ALL PLANTING AREAS AS REQUIRED.
8. ALL LANDSCAPING WILL BE MAINTAINED BY OWNER.
9. ALL LANDSCAPING SHALL BE INSTALLED IN ONE PHASE.
10. ALL FENCES ARE EXISTING AND SHALL REMAIN AND BE PROTECTED IN PLACE.

**SHADE REQUIREMENT**

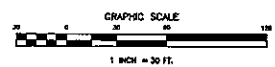
REQUIRED 60 SPACES @ 142 S.F. EA. = 11,178 S.F.  
11,178 S.F. @ 50% COVERAGE REQUIRED = 5,589 S.F.  
ACTUAL AREA SHADED = 8,965 S.F.

**INTERIOR LANDSCAPE REQUIREMENT**

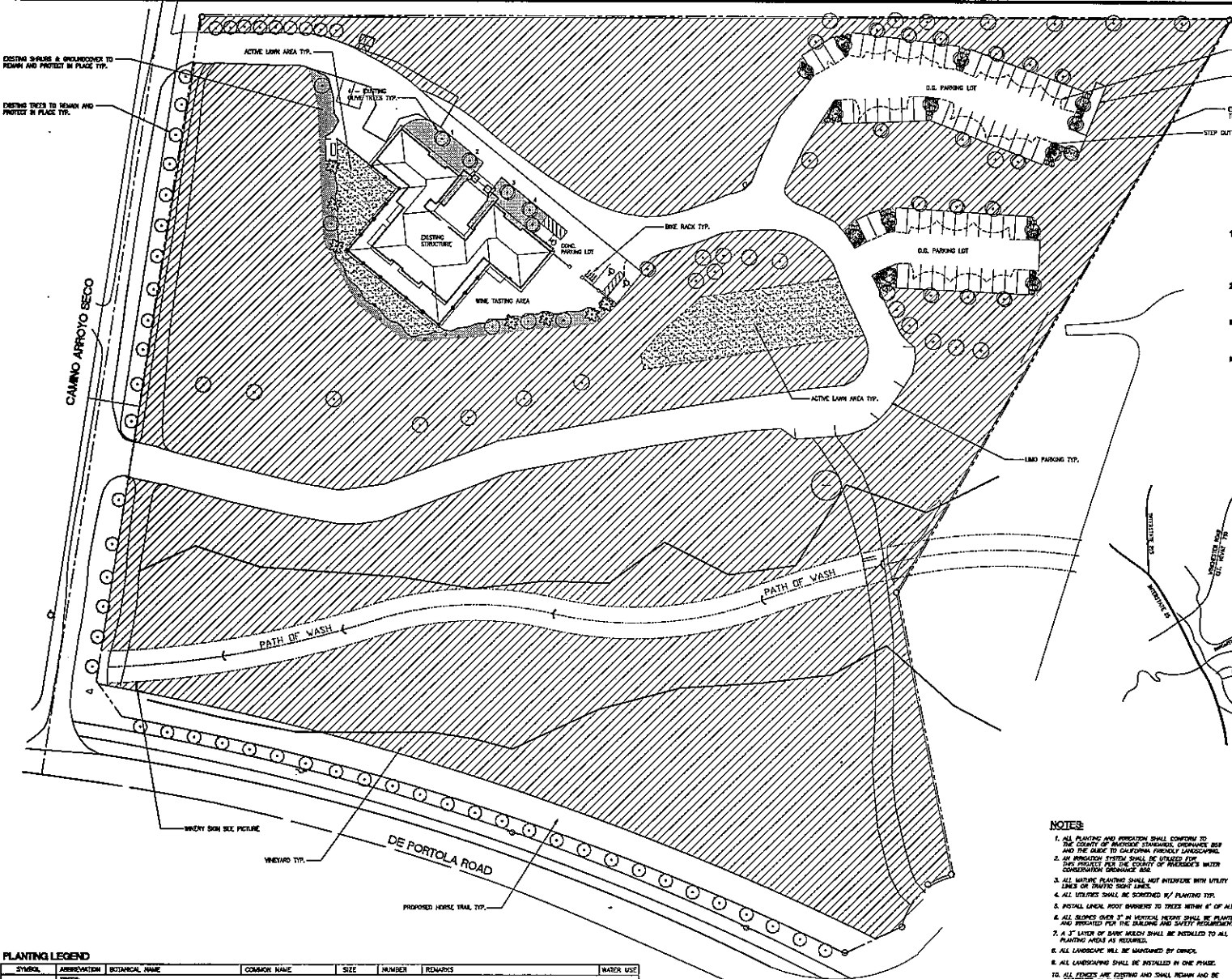
REQUIRED 60 SPACES @ 182 S.F. EA. = 11,178 S.F.  
11,178 S.F. @ 10% COVERAGE REQUIRED = 1,118 S.F.  
ACTUAL AREA = 1,831 S.F.

**SITE ADDRESS**

30708 CAMINO ARROYO SECO  
TOMECALA, CA 92582



**COMPREHENSIVE LANDSCAPE PLAN**



**PLANTING LEGEND**

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE?
<b>TREES:</b>							
(Symbol)	OLE. OLM.	OLEA EUROPEA	OLIVE	EXIST./24"Ø	4/32	DOUBLE STAKE / HEIGHT 8'-10", SPREAD 3'-4" MIN.	L
(Symbol)	PLA. A. 'B&C'	PLATANUS ACERIFOLIA 'BLOOD GOOD'	LONDON PLANE TREE	EXIST.	8	TO REMAIN AND PROTECT IN PLACE TYP.	M
(Symbol)	POP. TRE.	POPULUS FRAMICOSA	WITCHAM WOOD	EXIST.	1	TO REMAIN AND PROTECT IN PLACE TYP.	M
(Symbol)	PIPL. G. 'B'	PIRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	EXIST.	53	TO REMAIN AND PROTECT IN PLACE TYP.	M
(Symbol)	ROSA. AMBL.	ROSA AMBROIA	FLOWERING LOCUST	EXIST.	25	TO REMAIN AND PROTECT IN PLACE TYP.	L
<b>SHRUBS:</b>							
(Symbol)	LOS. PUR.	LOSTACHYUM PURPUREUM	LANCASHIRE ROSEROSIE	3 GAL.	42	FULL & BUSHY @ 4' O.C.	L
(Symbol)	LAV. DEN.	LAVANDULA DENTATA	FRENCH LAVENDER	3 GAL.	29	FULL & BUSHY @ 3' O.C.	L
<b>LAWN:</b>							
(Symbol)	FES. ANTL.	FESTUCA ANTHUSICA	WATERSNAKER 2 FESCUE	EXIST.	AS REQ'D.	TO REMAIN AND PROTECT IN PLACE TYP.	H
<b>MULCH &amp; BROADWOODEN:</b>							
(Symbol)	WOOD MULCH	MEDICAL GRIND WOOD MULCH	GROUND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP-TERRAZZO MIXTURES (649) 551-0385	

ALL TREE, SHRUBS & APPROVEDS REMOVED FROM THE PROPERTY BY ALHAMBRA GROUP LANDSCAPE ARCHITECTS & SHALL BE USED FOR THIS PROJECT ONLY EXCEPT WITH THE WRITTEN PERMISSION OF SAID ARCHITECTS. ANY CHANGE MADE BY NATURE OR OTHER CAUSE SHALL BE REPORTED TO THE ARCHITECTS BY THE CONTRACTOR. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND QUANTITIES FROM THE DRAWING BY MEASUREMENT AND SHALL REPORT ANY DISCREPANCY TO THE ARCHITECTS.

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42098  
**Project Case Type (s) and Number(s):** Plot Plan No. 23896  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street, 9<sup>th</sup> Floor, P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Kinika Hesterly, Project Planner  
**Telephone Number:** (951) 955-1888  
**Applicant's Name:** Ron Vergilio  
**Applicant's Address:** 508 S. Smith Ave, Suite 206, Corona, CA 92882  
**Engineer's Name/Address:** Same as applicant

### I. PROJECT INFORMATION

#### A. Project Description:

**Plot Plan No. 23896** proposes to convert an existing 6,983 square foot residence into a winery, tasting room with a gift shop and 72 parking spaces.

Special events shall consist of weddings, wine club parties/festivals, winery association events, BBQ events, barrel tastings, birthday parties, corporate events, and wine education seminars. 25 special events shall be allowed per year with a maximum of 144 guests. The events shall take place both inside and outside of the winery building. No outside amplified music will be allowed. The tasting room shall be closed during special events with over 65 guests.

Special events are allowed between the hours of 10:00 a.m. to 6:00 p.m. Sunday through Thursday and 10:00 a.m. to 10:00 p.m. Friday and Saturday.

The project site is located in the Rancho California Community of the Southwest Area Plan, more specifically, at the northeasterly corner of De Portola Road and Camino Arroyo Seco.

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

**C. Total Project Area:** 10.4 Gross Acres

<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> 10.4	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> 10,780	<b>Est. No. of Employees:</b> 5
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

**D. Assessor's Parcel No(s):** 941-100-002

**E. Street References:** The project site is located northeasterly of De Portola Road and Camino Arroyo Seco.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 20, Township 7 South, Range 1 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site currently consists of a winery and vineyard. Elevations range

from 1,588 to 1,664 feet above sea level. Vegetation on the project site consists of vineyards and non-native grassland between the vineyard rows; no patches of native habitats are present on the project site. Surrounding land uses include vacant land and vineyards to the north, single family residences on large lots to the east, west and south and wineries to the west.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The proposed project is consistent with the Agriculture: Agriculture (AG) (10 Acre Minimum) land use designation and the Citrus Vineyard Rural Policy Area and all other applicable land use policies within the General Plan.
2. **Circulation:** Adequate circulation facilities exist and will serve the proposed project upon approval of improvement plans. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The 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 has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project does not impact housing.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

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

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

**D. Land Use Designation(s):** Agriculture (AG) (10 Acre Minimum)

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

**F. Policy Area(s), if any:** Citrus Vineyard Rural Policy Area

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest Area Plan
2. **Foundation Component(s):** Agriculture to the east and west, Rural to the south, Rural Community to the north
3. **Land Use Designation(s):** Agriculture (AG) (10 Acre Minimum) to the east and west, Rural Residential (RR) (5 Acre Minimum) to the south, and Estate Density Residential (EDR) (2 Acre Minimum) to the north.
4. **Policy Area(s) and Overlay(s):** Citrus Vineyard Rural Policy Area to the east 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:** Citrus Vineyard (C/V)

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

**K. Adjacent and Surrounding Zoning:** zoned Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Citrus Vineyard (C/V) to the east and west and Residential Agricultural – 2 ½ Acre minimum (R-A-2 ½) 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 type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agriculture Resources           | <input type="checkbox"/> Hydrology/Water Quality       | <input checked="" type="checkbox"/> Recreation              |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use/Planning             | <input checked="" type="checkbox"/> Transportation/Traffic  |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service Systems          |
| <input checked="" type="checkbox"/> Cultural Resources   | <input checked="" type="checkbox"/> Noise              | <input type="checkbox"/> Other                              |
| <input type="checkbox"/> Geology/Soils                   | <input type="checkbox"/> Population/Housing            | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions        |  |   |

**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an



**ENVIRONMENTAL IMPACT REPORT** is required.

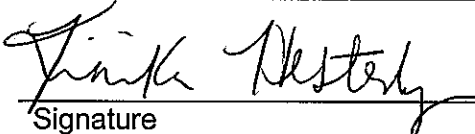
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

May 17, 2010  
Date

Kinika Hesterly, Project Planner  
Printed Name

For Ron Goldman, 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<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-9 "Scenic Highways"

Findings of Fact: The project site is located at the northeasterly corner of De Portola Road and southeasterly of Camino Arroyo Seco.

a) The project is not located within a designated scenic corridor. There will be 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, the project will not result in the creation of an aesthetically offensive site open to public view. The design of this proposed winery will be compatible with the existing environmental and surrounding setting, and will, therefore, have a less than significant impact on scenic resources. The project will be developed pursuant to the Citrus Vineyard Design Guidelines and therefore will not create an aesthetically offensive project. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>2. Mt. Palomar Observatory</b>	<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"/>

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

Findings of Fact:

a) According to the RCIP, the project site is located 15.22 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.30). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Project Application Description

Findings of Fact:

a) The project will not create substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. The impact is considered less than significant.

b) The project will introduce a new source of light in the area. In order to avoid potential impacts related to new sources of light, the project has been conditioned to hood and direct any new sources of light away from neighboring properties so as not to shine directly upon adjoining properties or public right-of-ways (COA 10.PLANNING.3). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

4. Agriculture	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on	<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
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 use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County GIS database, and Project Application Materials.

Findings of Fact:

a) The project is located within the boundaries of land designated as Farmland of Local Importance (designated farmland) - as designated by the most recent version of the Important Farmland Map. The project will not contribute to the cumulative loss of farmland in the County as the proposed winery is an agricultural use. The impact is considered less than significant.

b) The project site is not located within Rancho California Agricultural Preserve. There will be no impact.

c) The winery is an ancillary use to the vineyard, an agricultural use. Therefore, the project will not cause the development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). 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, would result in conversion of Farmland, to non-agricultural use. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>AIR QUALITY</b> Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 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 Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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are expected to be minimal from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, a winery is not considered a substantial point source emitter or a sensitive receptor.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. A winery 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

**6. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input 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, County Biologist

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. There will be no impact.

b-e) The project has the potential to cause a substantial adverse affect on biologically sensitive species that were identified at the project site during the field survey and there is a path of wash that is a part of the biologically sensitive area on site. However, with mitigation, the impact of the project is considered less than significant (COA 20.EPD.1, 20.EPD.2, 20.EPD.3, 60 EPD.1, 60.EPD.2).

g) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act or conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. There will be no impact.

Mitigation: The following conditions must be met within 90 days of project approval and prior to issuance of a grading permit: a deed restriction must be recorded to protect biologically sensitive areas, and fencing plans must be provided and installed to protect biologically sensitive areas (COA 20.EPD.1, 20.EPD.2, 20.EPD.3, 60 EPD.1, 60.EPD.2).

Monitoring: Mitigation Monitoring shall be provided by the Environmental Programs Department during the Building and Safety Plan Check Process.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**CULTURAL RESOURCES** Would the project

<b>7. Historic Resources</b>	<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: Project Application Materials, County Archaeologist

Findings of Fact:

- a) The project site has been graded for a single family residence and vineyard planting and is currently being used as a winery. According to the records search conducted for the project site, no historic properties have been recorded on the project site.
- b) The proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>8. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a-c) The project site has previously been graded for a single family residence and vineyard planting and grading that occurs will be under 50 cubic yards, which does not require a grading permit. The proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. The project will not disturb human remains, including those interred outside of formal cemeteries. The impact is considered less than significant.
- d) The proposed project will not restrict existing religious or sacred uses within the potential impact area. There will be no impact.

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

Monitoring: No monitoring measures are required.

**9. Paleontological Resources**

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County GIS, County Geologist

Findings of Fact:

a) The project site is located within a High A (Ha) paleontologically sensitive area which suggests that the potential for unearthing paleontological resources is high. The project is proposing minimal grading as the site has already been graded for the winery. Specifically, the project proposes under 50 cubic yards of grading which will not trigger a grading permit. However, in the event a grading permit is required, the project has been conditioned for a paleontologist to be retained during grading for monitoring purposes (COA 60.Planning.20). This project is considered to have a less than significant impact with mitigation.

Mitigation: The project has been conditioned for a paleontologist to be retained during grading for monitoring purposes (COA 60.Planning.20).

Monitoring: Mitigation monitoring shall occur during the Building & Safety Plan Check Process.

**GEOLOGY AND SOILS** Would the project

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Riverside County GIS, County Geologist

Findings of Fact:

a-b) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. The potential for fault ground surface rupture on the project site is unlikely. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County GIS, County Geologist

Findings of Fact: According to GIS, the potential for liquefaction is considered moderate, however the County Geologist found that the site would not likely be impacted. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Ground-shaking Zone**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Be subject to strong seismic ground shaking?

Source: Riverside County GIS, County Geologist

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site. 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. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Landslide Risk**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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: County Geologist

Findings of Fact: According to the County Geologist, the potential for a landslide is considered low. The impact is considered less than significant.

Mitigation: No mitigation measures are required.



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

**14. Ground Subsidence**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County GIS and County Geologist

Findings of Fact:

a) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Other Geologic Hazards**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: County Geologist

Findings of Fact: No other geological hazards were identified by the County Geologist. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Slopes**

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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: Building and Safety – Grading Review, Project Application Materials

Findings of Fact:

a) The southern portion of the site is relatively flat but the northern portion of the property consists of hilly terrain. The winery and tasting room are existing; although additional parking will be provided. Because the use is existing and minimal additions are proposed, the project is not anticipated to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantially change the topography or ground surface relief features. Therefore, the impact is considered less than significant.

b) The project will not create or fill slopes greater than 2:1. The project may create slopes greater than ten feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain. The impact is considered less than significant.

c) The project should not result in grading that affects or negates subsurface sewage disposal systems. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Soils**

a) Result in substantial soil erosion or the loss of topsoil?

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?

Source: Building and Safety Grading review, application materials

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading. 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.

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. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Erosion**

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

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

Source: Flood Control District review, Building and Safety – Grading Review, Project Materials

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 may temporarily change deposition, siltation, or erosion on or off site. Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

b) The project may result in any increase in water erosion either on or off site. Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

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

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

**19. Wind Erosion and Blowsand from project either on or off site.**                       

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

**Source:** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

**Findings of Fact:**

a) The project site lies within a moderate area of wind erosion. A majority of the project site has been graded and no additional construction is proposed. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant.

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

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

**GREENHOUSE GAS EMISSIONS** Would the project

**20. Greenhouse Gas Emissions**                       

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

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

**Source:**

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will produce carbon dioxide from vehicular travel to and from the facility, and use electricity to operate the winery. However, the project will not produce enough GHG emissions from its construction or operation to be deemed cumulatively significant. Also, through compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative greenhouse gas emission impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. The project will not conflict with an applicable plan, policy or regulation adopted to reduce greenhouse gas emissions. Therefore, the impact is considered less than significant.

**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
<b>21. Hazards and Hazardous Materials</b>	<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 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) This project will not create a significant hazard to the public through the routine transport, use, or disposal of hazardous materials. The storage or use of significant quantities of hazardous materials is not proposed. The maintenance of vehicles is not a proposed use on this site. If hazardous materials will be used or stored in conjunction with a particular use, established procedures will be provided for Fire Department and Hazardous Materials Department review of building plans and preparation of a business emergency plan.

b) The storage or use of significant quantities of hazardous materials is not proposed. The maintenance of vehicles is not a proposed use on this site. If hazardous materials will be used or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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stored in conjunction with a particular use, established procedures will be provided for Fire Department and Hazardous Materials Department review of building plans and preparation of a business emergency plan. Established construction inspection procedures provide verification that project construction is in accordance with the approved plans. Established Fire Department inspection programs provide a mechanism to monitor and enforce maintenance of approved materials handling improvements and procedures. As such, less than a significant impact is expected.

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 site is not located 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 it create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>22. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. There will be no impact.

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. There will be no impact.

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. There will be no impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) 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. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. Hazardous Fire Area**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) 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

**24. Water Quality Impacts**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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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"/>
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f) Place within a 100-year flood hazard area structures

<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
which would impede or redirect flood flows?				
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 and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The site is impacted by a well defined watercourse from the east with a drainage area of 22 acres that may impact the driveway during major storm event. The project will not cause 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. The existing wine tasting room is located on higher ground and should be free from ordinary flood hazard. The impact is considered less than significant.

b) The Flood Control District has required a project specific Water Quality Management Plan (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. Prior to occupancy, all structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. These are standard requirements and not considered mitigation pursuant to CEQA.

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). There will be no impact.

d) The project will not 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. The impact is considered less than significant.

e-f) The proposed project will not place housing or structures within a flood hazard area. There will be no impact.

g) The project will not otherwise substantially degrade water quality. The impact is considered less than significant.

h) This project proposes BMP facilities that will require maintenance by a public agency or commercial property owners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the Riverside County Flood Control District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. (COA 10.FLOOD RI.6) This is a standard Condition of Approval and not considered mitigation pursuant to CEQA.

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.

**25. Floodplains**

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

	NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	No Impact <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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is not located in a 100-year flood plain and shall not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the impact is considered less than significant.

b) Minimal changes to the project site will occur, therefore, because a majority of the project site will remain in its existing condition, the project will not likely increase flow rates on downstream property owners and produce changes in absorption rates or the rate and amount of surface runoff. Therefore, the impact is considered less than significant.

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, there is no impact.

d) The project will not cause changes in the amount of surface water in any water body. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>26. Land Use</b>	<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: Riverside County GIS, Project Application Materials

Findings of Fact:

a) The project site is located on a 10.4-acre site in the County of Riverside's Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The project is zoned Citrus Vineyard (C/V), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, hotels and hotels when they are secondary and directly related to the agricultural operation.

The proposed project would include a tasting room and special occasion facility, which is consistent with the existing land use designation and zoning classification. Therefore, the impact is considered less than significant.

(b) The project site is not located within a city sphere of influence. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>27. Planning</b>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 zoned Citrus Vineyard (C/V), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, and hotels when

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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they are secondary and directly related to the agricultural operation. The proposed project would include a winery and tasting room and special occasion facility which is permitted within the C/V zone; therefore, the project would be consistent with the existing zoning classification.

b) The project site is surrounded by properties which are zoned Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Citrus Vineyard – 10 Acre Minimum (C/V-10) to the east and west and Residential Agricultural – 2 ½ Acre minimum (R-A-2 ½) to the south. The properties surrounding the site are similarly zoned with the proposed project’s zoning classification. Although the surrounding properties are similarly zoned, some of these properties are currently occupied by single family homes. The project will be compatible with the surrounding properties containing residential uses through the restriction of hours of operation, number of special events and attendees and by prohibiting amplified music to be played outdoors. Therefore, the impact is considered less than significant.

c) Surrounding land uses include single family residential on large lots to the south, east and west, vacant land to the north and orchards to the west. Frangipani Winery and Cougar Winery are located further to the west of the site. The project will be compatible with the surrounding properties containing residential uses through the restriction of hours of operation, number of special events and attendees and by prohibiting amplified music to be played outdoors. Therefore, the impact is considered less than significant.

d) The project site is located on a 10.4-acre site in the County of Riverside’s Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The project is zoned Citrus Vineyard (C/V), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, hotels and hotels when they are secondary and directly related to the agricultural operation.

The proposed project would include a winery and tasting room and special occasion facility, which is consistent with the existing land use designation and zoning classification. The project is consistent with the Citrus Vineyard Rural Policy Area policies and design guidelines and all other applicable policies of the Southwest Area Plan. The project is not located within a Specific Plan. Therefore, the impact is considered less than significant.

e) Surrounding land uses include single family residential on large lots to the south, east and west, vacant land to the north and orchards to the west. Frangipani Winery and Cougar Winery are located further to the west of the site. The proposed project will not disrupt or divide any existing community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

**28. Mineral Resources**

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State



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

Source: Riverside County General Plan Figure OS-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 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

**29. Airport Noise**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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.

**30. Railroad Noise**

NA  A  B  C  D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database

Findings of Fact: The project site is not located adjacent to or near 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.

**31. Highway Noise**

NA  A  B  C  D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Findings of Fact: The project site is not located adjacent to or near any highways. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

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

**32. Other Noise**

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.

**33. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Project Application Materials

Findings of Fact:

a) Operation of the proposed winery would result in an increase in ambient noise levels as the result of increased entertainment and special event venues. The project proposes to host 25 special events per year that could include large gatherings of people and outdoor music. The impact of these events would depend on the number of attendees in a given crowd and the time of occurrence of such an event. Ordinance No. 847 prohibits sounds in excess of land use specific standards. For agriculture land uses, the maximum sound level is 45 Db L<sub>max</sub>. Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation. Furthermore, if a significant amount of complaints have been received, the project will be required to conduct noise monitoring reports. With implementation of the recommended mitigation measure, the project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) This project will cause a temporary increase in ambient noise levels in the project vicinity above levels existing without the project during construction of the road improvements and additions to the building and/or parking. To minimize ambient noise levels upon sensitive receptors during construction of the proposed project, grading and construction shall be restricted to daylight hours. Therefore, the impact is considered less than significant.

c) Operation of the proposed winery would result in an increase in ambient noise levels as the result of increased entertainment and special event venues. The project proposes to host 25 special events per year that could include large gatherings of people and outdoor music. The impact of these events would depend on the number of attendees in a given crowd and the time of occurrence of such an event. Ordinance No. 847 prohibits sounds in excess of land use specific standards. For agriculture land uses, the maximum sound level is 45 Db L<sub>max</sub>. Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation. Furthermore, if a significant amount of complaints have been received, the project will be required to conduct noise monitoring reports. With implementation of the recommended mitigation measure, the project will have a less than significant impact.

d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction of the proposed project. This type of construction will be temporary and infrequent, and would be considered a less than significant adverse impact.

Mitigation: If a significant amount of complaints are received, the project will be required to produce noise monitoring reports in order to ensure compliance (COA 10. Planning.22).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety.

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>34. Housing</b>	<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	<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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businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact: a) The project site is commercial; therefore the project will not displace any housing.

b) The project will not create a demand for additional housing.

c) The project will not displace any people.

d) The project will not affect a County Redevelopment Project Area.

e) The project will not cumulatively exceed official regional or local population projections.

f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**35. 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.29). 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.

**36. Sheriff Services**

Source: RCIP



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.29) 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. Schools**

**Source:** Temecula Valley Unified School District correspondence, GIS database

**Findings of Fact:** The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

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

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

**38. 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.29) 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. Health Services**

**Source:** RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The use of the proposed 10.4-acre parcel 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. 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**

**40. 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

**Findings of Fact:**

a-b) The proposed project does not create a substantial increase in demand for recreational facilities, as the project is a commercial winery. There will be no impact.

c) Commercial projects, such as the one proposed, are not subject to park and recreation fees (Quimby). The project is located within County Service Area No. 149A which is a maintenance district for streets and roadways within the Temecula Valley Wine Country. The project has been conditioned to annex into CSA No. 149A (COA 90.PLANNING.33). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

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

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

**41. Recreational Trails**

**Source:** Riverside County Parks, RCIP Figure C-7 “Trails and Bikeway System”

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** A twenty (20) foot wide trail is located along De Portola Road. With incorporation of the recommended mitigation measures the project will have a less than significant impact.

**Mitigation:** The applicant shall offer the dedication of the 20' regional trail easement. (COA 20.Parks.1 and 80.Parks.1)

**Monitoring:** Monitoring shall be conducted through the Building and Safety Plan Check Process and the Riverside County Regional Park and Open-Space District.

**TRANSPORTATION/TRAFFIC** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>42. Circulation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards 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"/>
g) 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"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** RCIP, Traffic Management Plan

**Findings of Fact:** The Transportation Department has not required a traffic study for the proposed project. The Transportation Department determined that the project is exempt from traffic study requirements. However, the project was required to submit a traffic management plan.

a) Access to and from the site will be via De Portola Road. There will be signs at the entrance to direct customers and vendors/deliveries in and out of the facility's roadways and parking lots. Per the traffic management plan, an independent, stand-alone turn lane at the intersection of the project driveway and De Portola Road will be constructed to facilitate acceleration/deceleration for traffic exiting and entering the winery. A left-turn lane shall be provided at the intersection of the project driveway and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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De Portola Road. (COA 90.TRANS.5) With the recommended condition of approval, the project will not negatively impact the existing traffic capacity of the street.

b) The facility is designed to provide seventy-two (72) parking spaces, including 3 accessible parking spaces, to accommodate the current and unforeseen needs. As a result, the project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The impact is considered less than significant.

c) The project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways. The impact is considered less than significant.

d) The project will not result in a change in air traffic patterns. There will be no impact.

e) The project will not alter waterborne, rail or air traffic. There will be no impact.

f) The project will not substantially increase hazards to a design feature. There will be no impact.

g) The project is located within County Service Area No. 149 which is responsible for the collection of development impact fees for the wine country beautification. (COA 90.PLANNING.33) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

i) The project will not result in inadequate emergency access or access to nearby uses. There will be no impact.

j) The project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). There will be no impact.

Mitigation: A left turn lane at the intersection of the project driveway and De Portola Road will be constructed along with an acceleration/deceleration lane for traffic exiting and entering the winery. (COA 90.TRANS.5)

Monitoring: Monitoring shall be conducted by the Transportation Department and Building and Safety Plan Check Review Process.

**43. Bike Trails**

Source: RCIP

Findings of Fact: The project is not located adjacent to or nearby any designated bike trail.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**44. Water**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will be served by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements. The project will not physically alter existing 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.

b) The project will have sufficient water supplies available to serve the project by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>45. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is proposing to utilize the existing septic tank. Prior to building permit issuance, a satisfactory detailed soils percolation test shall be completed and approved by the Department of Environmental Health. A septic disposal system review and floor plan/plumbing schedule shall be approved by the Department of Environmental Health. (COA 80.E HEALTH.1) 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.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>46. Solid Waste</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>47. Utilities</b>				
a) 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"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

a-c) The project will require utility services in the form of Electricity, Natural gas, and Telecommunications. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities. The impact is considered less than significant.

d) Storm water drainage will be handled on-site. The impact is considered less than significant.

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

e-f) Street lighting exists for the access to the project site, and the project will not require new roads. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads. The impact is considered less than significant.

g) The project will not require additional government services. The impact is considered less than significant.

h) The project design does not conflict with adopted energy conservation plans. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

48. 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 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 measures have been incorporated to protect any cultural resources that may potentially exist on the site.

49. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Both short-term and long-term environmental goals are being met through the mitigation placed on the project and the project design.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this Initial Study and the EIR prepared for the General Plan.

51. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

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

Location:                      County of Riverside Planning Department  
   4080 Lemon Street, 9th Floor  
   Riverside, CA 92505

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the conversion of an existing 6,983 square foot residence into a winery, tasting room and a gift shop, along with 72 parking spaces. In addition, up to 25 special events with 144 guests shall be allowed per year.

(CONDITION AMENDED AT DIRECTOR'S HEARING ON 8/02/10. SPECIAL EVENTS WERE REDUCED FROM 50 TO 25 PER YEAR.)

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 Plot Plan No. 23896. 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. 23896 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 23896, Exhibit A, Amended No. 2, dated 12/01/09.

APPROVED EXHIBIT B = Elevations for Plot Plan No. 23896, Exhibit B, dated 12/01/09.

APPROVED EXHIBIT C = Floor Plans for Plot Plan No. 23896, Exhibit C, dated 2/10/10.

APPROVED EXHIBIT L = Landscape Plans for Plot Plan No. 23896, Exhibit L, dated 12/01/09.

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10. GENERAL CONDITIONS

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SAN DIEGO RWQCB COMMENTS

RECOMMND

Per San Diego Regional Water Quality Control Board Letter dated January 6, 2010, it is their understanding that the proposed project will not cause the existing Onsite Wastewater Treatment System (OWTS) to exceed its design capacity of 1,500 gallons per day. Therefore, SDRWQCB has granted preliminary clearance for the proposed project to utilize an OWTS provided that the following conditions are met:

- a) The aggregate daily wastewater flow rate must not exceed 3000 gallons per day.
- b) The project proponent must prevent the direct or indirect discharge of effluent from on-site disposal systems to any surface waters of the state (including ephemeral streams and vernal pools).
- c) The effluent from on-site disposal systems must be discharged to the subsurface and cannot surface or pond.
- d) The effluent from on-site disposal systems must not adversely affect the quality or beneficial uses of underlying groundwater.
- e) The effluent from on-site disposal systems must not cause or threaten to cause a condition of contamination, pollution, or nuisance.
- f) The effluent from on-site disposal systems must be discharged at least 5 feet above the highest known historical or anticipated groundwater level.
- g) The effluent from on-site disposal systems must be discharged at least 100 feet away from any surface water body.



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10. GENERAL CONDITIONS

10.E HEALTH. 1

SAN DIEGO RWQCB COMMENTS (cont.)

RECOMMND

- h) The effluent from on-site disposal systems must not adversely impact the quality or beneficial uses of groundwater in any water wells.
- i) The project proponent must comply with local, state, and federal ordinances and regulations and obtain any required approvals, permits, certifications and/or licenses must be available on site for inspection.
- j) The project proponent must maintain and operate the system in accordance with the design approved by the County of Riverside.
- k) The San Diego Water Board and the County of Riverside must be allowed reasonable access to the site in order to perform inspections and conduct monitoring.
- l) Only domestic wastewater may be discharged to the on-site septic tank / leach field disposal system.

If for any reason these conditions cannot be met, the applicant must inform SDRWQCB and submit a Report of Waste Discharge for the OWTS. For any questions pertaining to this subject matter, please contact SDRWQCB at (858) 467-2952.

10.E HEALTH. 2

MAINTAIN ALL REQUIRED SETBACKS

RECOMMND

It is the responsibility of the developer to ensure that the proposed structure(s) maintain all required setbacks to any existing onsite wastewater treatment systems and/or advanced treatment units (ATU) as specified in the Department of Environmental Health's (DEH) Technical Guidance Manual or Uniform Plumbing Code whichever is most restrictive.

10.E HEALTH. 3

HAZMAT BUS PLAN - GEN COMMENTS

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.

Please contact the County of Riverside, Hazardous Materials Management section at (951) 358-5055 for any questions.

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10. GENERAL CONDITIONS

EPD DEPARTMENT

10.EPD. 1

- INVASIVE PLANTS

RECOMMND

The following invasive species shall not be used for landscaping on the project site.

BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia  
Achillea millefolium-var. millefolium common yarrow  
Ailanthus altissima-tree of heaven  
Aptenia cordifolia-red apple  
Arctotheca calendula-cape weed  
Arctotis spp. (all species & hybrids)-African daisy  
Arundo donax-giant reed or arundo grass  
Asphodelus fistulosus-asphodel  
Atriplex glauca-white saltbush  
Atriplex semibaccata-Australian saltbush  
Carex spp. (all species\*)-sedge  
Carpobrotus chilensis-ice plant  
Carpobrotus edulis-sea fig  
Centranthus ruber -red valerian  
Chrysanthemum coronarium-annual chrysanthemum  
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose  
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass  
Cortaderia dioica [syn. C. sellowana]-pampas grass  
Cotoneaster spp. (all species)-cotoneaster  
Cynodon dactylon-(incl. hybrids varieties) Bermuda grass  
Cyperus spp. (all species\*)-nutsedge, umbrella plant  
Cytisus spp. (all species)-broom  
Delosperma 'Alba' -white trailing ice plant  
Dimorphotheca spp. (all species)-African daisy, Cape marigold  
Drosanthemum floribundum-rosea ice plant  
Drosanthemum hispidum-purple ice plant  
Eichhornia crassipes-water hyacinth  
Elaeagnus angustifolia-Russian olive  
Eucalyptus spp. (all species)-eucalyptus or gum tree  
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower  
Festuca arundinacea-tall fescue  
Festuca rubra-creeping red fescue  
Foeniculum vulgare-sweet fennel  
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash  
Gaura (spp.) (all species)-gaura  
Gazania spp. (all species & hybrids)-gazania  
Genista spp. (all species)-broom  
Hedera canariensis-Algerian ivy  
Hedera helix-English ivy

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10. GENERAL CONDITIONS

10.EPD. 1 - INVASIVE PLANTS (cont.)

RECOMMND

Hypericum spp. (all species)-St. John's Wort  
Ipomoea acuminata-Mexican morning glory  
Lampranthus spectabilis-trailing ice plant  
Lantana camara-common garden lantana  
Lantana montevidensis [syn. L. sellowiana]-lantana  
Limonium perezii -sea lavender  
Linaria bipartita-toadflax  
Lolium multiflorum-Italian ryegrass  
Lolium perenne -perennial ryegrass  
Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle  
Lotus corniculatus-birdsfoot trefoil  
Lupinus arboreus-yellow bush lupine  
Lupinus texanus-Texas blue bonnets  
Malephora crocea-ice plant  
Malephora luteola -ice plant  
Mesembryanthemum nodiflorum-little ice plant  
Myoporum laetum-myoporum  
Myoporum pacificum-shiny myoproum  
Myoporum parvifolium-(incl. 'Prostratum') ground cover  
myoporum  
Oenothera berlandieri-Mexican evening primrose  
Olea europea-European olive tree  
Opuntia ficus-indica-Indian fig  
Osteospermum spp. (all species)-trailing African daisy,  
African daisy,  
Oxalis pes-caprae-Bermuda buttercup  
Parkinsonia aculeate-Mexican palo verde  
Pennisetum clandestinum-Kikuyu grass  
Pennisetum setaceum-fountain grass  
Phoenix canariensis-Canary Island date palm  
Phoenix dactylifera-date palm  
Plumbago auriculata-cape plumbago  
Polygonum spp. (all species)-knotweed  
Populus nigra 'italica-' Lombardy poplar  
Prosopis spp. (all species\*)-mesquite  
Ricinus communis-castorbean  
Robinia pseudoacacia-black locust  
Rubus procerus-Himalayan blackberry  
Sapium sebiferum-Chinese tallow tree  
Saponaria officinalis-bouncing bet, soapwart  
Schinus molle-Peruvian pepper tree, California pepper  
Schinus terebinthifolius-Brazilian pepper tree  
Spartium junceum-Spanish broom  
Tamarix spp. (all species)-tamarisk, salt cedar  
Trifolium tragiferum-strawberry clover  
Tropaelolum majus-garden nasturtium

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10. GENERAL CONDITIONS

10.EPD. 1 - INVASIVE PLANTS (cont.) (cont.) RECOMMND

Ulex europaeus-prickly broom  
Vinca major-periwinkle  
Yucca gloriosa -Spanish dagger  
An asterisk (\*) indicates some native species of the genera exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego-Department of Agriculture.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2007 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

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10. GENERAL CONDITIONS

10.FIRE. 4 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 5 USE-#88A-AUTO/MAN GATES RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

This is a proposal to convert an existing 6,983 sq. ft. residence into a winery, tasting room and construct a gazebo with 65 parking spaces in the Rancho California area. The site is located northeasterly corner of De Portola Road and Camino Arroyo Seco.

The site is impacted by a well defined watercourse from the east with a drainage area of approximately 6 sq. miles. Access to the project site, via Camino Arroyo Seco and the driveway would be limited during major storm events. The existing wine tasting room is located on higher ground and should be free from ordinary flood hazard. However, a storm of unusual magnitude could cause some damage.

Proposed parking and the driveway will be considered as impervious area and will need preliminary project specific Water Quality Management Plan (WQMP).

The District has reviewed the amended exhibit 2 and the additional back up calculations received on February 2, 2010.

The developer is proposing mechanical crush rock on the parking area and the driveway as water quality impact mitigation. This mitigation feature is acceptable as long as it is supported by acceptable calculations which work on



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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

the premise of infiltrating runoff.

The backup calculations submitted are incorrect; the figure 2 graph is incorrectly plotted. In final plan check stage a new soils report with the map showing the borings location shall be submitted along with the correct backup calculations. Despite the lack of supporting design calculations the District believes that there is adequate area on the site to accommodate the necessary BMP, which shall be addressed at final plan check stage. The District has advised the Engineer and developer of the above concerns.

The site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$ 1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 5

USE SUBMIT FINAL WQMP >PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed

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## 10. GENERAL CONDITIONS

10.FLOOD RI. 5                   USE SUBMIT FINAL WQMP >PRELIM (cont.)                   RECOMMND

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 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.

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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. 6 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to reduce conflict with adjacent residential land uses. Specifically, the tasting room shall be open from 10 a.m. to 6 p.m. daily and special events are permitted between the hours of 10:00 a.m. to 6:00 p.m Sunday through Thursday and 10:00 a.m. to 10:00 p.m Friday and Saturday.

The tasting room shall be closed to the public during special events when special events have 65 or more guests

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE- HOURS OF OPERATION (cont.) RECOMMND

in attendance.

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),

1,158 sq.ft. Tasting Room = 26 spaces required for tasting

Special Events 1 space/2 guests and 1 space/2 employees

Special Events 1 space/2 guests

144 guests proposed = 72 spaces required and provided

10.PLANNING. 8 USE- LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the locations signs shown on APPROVED EXHIBIT A. Signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348. No signs shall be permitted within any trail or road right of way.

10.PLANNING. 9 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. 19 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan 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 Department of Alcoholic Beverage Control, 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.

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit 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. 22 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Code Enforcement as part of a code enforcement action. Upon written notice from the Department of Code Enforcement requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Code Enforcement, unless more time is allowed through written agreement by the Department of Code Enforcement. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Services 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. 24 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 for use permits as set forth in Ordinance No. 348.

10.PLANNING. 25 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.



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10. GENERAL CONDITIONS

10.PLANNING. 30 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. 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 - C/V DESIGN GUIDELINES RECOMMND

The project shall conform to the Citrus Vineyard Rural Policy Area Design Guidelines.

10.PLANNING. 37 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 43 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until

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10. GENERAL CONDITIONS

10.PLANNING. 43 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 44 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.

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10. GENERAL CONDITIONS

10.PLANNING. 45

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 46

USE - SPECIAL EVENTS

RECOMMND

Special Events shall be limited to the following:

- Special events shall consist of weddings, wine club parties/festivals, winery association events, BBQ events, barrel tastings, birthday parties, corporate events, and wine education seminars.
- 25 special events shall be allowed per year.
- Maximum guests allowed are 144.
- The events may take place both inside and outside of the

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10. GENERAL CONDITIONS

10.PLANNING. 46 USE - SPECIAL EVENTS (cont.) RECOMMND

tasting room.

- No outside amplified music will be allowed.
- The tasting room shall be closed during special events with over 65 guests.

(AMENDED AT DIRECTOR'S HEARING ON 8/02/10. SPECIAL EVENTS WERE REDUCED FROM 50 TO 25 PER YEAR.)

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 2 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on De Portola Road and Camino Arroyo Seco since adequate right-of-way exists, per PM/95/1-2.

10.TRANS. 3 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. 4 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - COUNTY WEB SITE (cont.)

RECOMMND

Transportation Department Web site:  
<http://rctlma.org/trans/>. If you have questions, please  
call the Plan Check Section at (951) 955-6527.

10.TRANS. 5 USE - TRAFFIC MANAGEMENT PLAN

RECOMMND

The following Traffic Management Plan was prepared by the  
applicant/engineer for PP 23896.

Project Description:

Plot Plan 23896 proposes to establish a 1,158 square foot  
tasting room plus a 282 square foot retail area in an  
existing 6,983 square foot structure. This tasting room and  
retail area will be open to the public. There will also be  
two outdoor areas for special events. One is adjacent to  
the structure at 5,154 sq. ft. concrete area and the other  
is below at 8,542 sq. ft. grass area.

Location:

Masia De Yabar vineyard and winery is located at 39788  
Camino Arroyo Seco (approximately 10 miles east of the I-15  
freeway). The site is located South of Glen Oaks Road and  
West of De Portola Road. APN No. 941-100-002, Parcel 1 of  
Parcel Map No. 27151, Temecula Area, County of Riverside.

Ingress/Egress:

A main entrance will be provided off of Camino Arroyo Seco  
plus a second entrance further west for private use. An  
independent, stand alone left turn lane will be constructed  
on the north bound traffic lane of De Portola Rd.

De Portola Road will include a left turn pocket and A.C.  
pavement transition to taper between the existing road and  
Camino Arroyo Seco, in accordance with the following design  
parameters:

1. Edge of pavement returns shall be a 35 foot radius.
2. The left turn pocket shall be 12-foot wide and 100 feet  
long, with a 120-foot transition.
3. Provide 330-foot A.C. pavement transitions on each side  
of the left turn pocket.
4. Provide acceleration/deceleration lanes per County Std.  
803.

Parking:

Refer to Planning Department conditions of approval for  
parking requirements.



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10. GENERAL CONDITIONS

10.TRANS. 5

USE - TRAFFIC MANAGEMENT PLAN (cont.)

RECOMMND

Hours of operation/Average number of visitors:  
Refer to Planning Department conditions of approval.

Special events:  
Refer to Planning Department conditions of approval.

Signage:  
There will be a sign at the entrance to direct customers and vendors in and out of the parking area. A stop sign will be posted at the driveway entrance and one at De Portola Road for guests exiting the winery. There will be two winery signs on De Portola Rd. One located at Camino Arroyo Seco and one at Cushman Cir.

20. PRIOR TO A CERTAIN DATE

EPD DEPARTMENT

20.EPD. 1

- DEED RESTRICTION

RECOMMND

The following condition must be met within 90 days of final project approval. A deed restriction shall be recorded to protect biologically sensitive areas. The deed restriction shall be reviewed and approved by the Environmental Programs Department prior to recordation. The crosshatched area mapped as "PATH OF WASH" on PP23896 Amd. 2, Exhibit A, dated 12/1/09, with the exception of the existing agricultural road shown on the exhibit along the northeastern property line, shall be protected under the deed restriction as a biologically sensitive area. The deed restriction shall prohibit any disturbances including grading, fuel modification, and the planting of non-native plant species within the above mentioned biologically sensitive areas. In addition, all light shall incorporate proper shielding to prevent the spill of light into the biologically sensitive areas.

20.EPD. 2

- FENCING PLAN

RECOMMND

The following condition must be met within 90 days of final project approval. The applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The crosshatched area mapped as "PATH OF WASH" on PP23896 Amd. 2, Exhibit A, dated 12/1/09, with the exception of the existing agricultural

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20. PRIOR TO A CERTAIN DATE

20.EPD. 2 - FENCING PLAN (cont.)

RECOMMND

road shown on the exhibit along the northeastern property line, shall be permanently fenced for protection as open space. As agreed to by the applicant during the Planning Directors hearing on July 26, 2010, the proposed fence shall be two feet high. The fencing plan will be approved by the Environmental Programs Department. The final product will be inspected by the Environmental Programs Department.

20.EPD. 3 - FENCE INSTALATION

RECOMMND

The following condition must be met within 90 days of final project approval. Fencing shall be installed according to the fencing plan reviewed and approved by the Environmental Programs Department (EPD). The final product shall be inspected and signed off on by EPD staff.

PARKS DEPARTMENT

20.PARKS. 1 USE - TRAIL EASEMENT

RECOMMND

The following condition must be met within 90 days of final project approval. Applicant shall offer the dedication of the 20' Regional Trail easement shown on the map to the Riverside County Regional Park and Open-Space District.

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of

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20. PRIOR TO A CERTAIN DATE

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

the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 3 USE- REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Code Enforcement 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.

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 TWO (2) YEARS 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. 6 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 and/or the Code

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK (cont.) RECOMMND

Enforcement Director, 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.

20.PLANNING. 7 USE - APPLY FOR PRMTS 90 DAYS RECOMMND

The following condition must be met within 90 days of final project approval. The applicant shall apply for building permits to ensure the existing building is sound for commercial activity and for the trash enclosure.

TRANS DEPARTMENT

20.TRANS. 1 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 20.TRANS.4 and 7, obtain the existing street improvement plan for De Portola Road and show the revision on the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:  
[www.tlma.co.riverside.ca.us/trans/land\\_dev\\_plan\\_check\\_guide\\_lines.html](http://www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html)

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

20.TRANS. 2 USE - SIGNING & STRIPING RECOMMND

Within sixty (60) days of the effective date of this permit, a signing and striping plan is to be submitted and approved for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

20.TRANS. 3 USE - IMP PLANS RECOMMND

Within sixty (60) days of the effective date of this permit, improvement plans for the required improvements must be prepared and shall be based upon a design profile

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 3 USE - IMP PLANS (cont.)

RECOMMND

extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: [www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

20.TRANS. 4 USE - PART-WIDTH (PLAN)

RECOMMND

Within sixty (60) days of the effective date of this permit, improvement plans for Camino Arroyo Seco (privately maintained road) and De Portola Road shall be approved. Camino Arroyo Seco along project boundary is designated as a Local road (privately maintained road) and shall be designed with 30 foot part-width AC pavement (18' AC pavement on project side and 12' on the opposite side of the centerline) and 6" AC dike within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section D. (Modified for reduced AC improvement from 32' to 30'.)

NOTE: Construct PCC DIP Section with culvert to mitigate nuisance water per County Standard No. 307, Ordinance 461 or as approved by Director of Transportation.

De Portola Road is a paved County maintained road and shall be improved along and outside project boundary with AC pavement, protected shoulders, and transitions AC pavement tapering for acceleration and deceleration lanes within the existing 110' dedicated right-of-way as follows:

1. The left turn pocket shall be 12 feet wide from the northerly centerline of De Portola Road and 100 feet long with a 120 foot reverse curve and transition tapers 330 feet long.
2. No parking signs shall be installed along De Portola Road and Camino Arroyo Seco as directed by the Transportation Department.



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20. PRIOR TO A CERTAIN DATE

20.TRANS. 4 USE - PART-WIDTH (PLAN) (cont.) RECOMMND

3. Construct AC pavement for acceleration and deceleration lane at the intersection of Camino Arroyo Seco and De Portola Road per County Standard No. 803 and as approved by the Director of Transportation.

4. Edge of pavement returns shall be a 35 foot radius.

20.TRANS. 5 USE - UTILITY PLAN RECOMMND

Within sixty (60) days of the effective date of this permit, existing electrical power, telephone, communication, cable television pole(s), and Fire Hydrant(s) that are in conflict with the required street improvements shall be designed to be relocated in accordance with County Ordinance 461, Standard No. 400 and No. 820. The pole(s) shall be relocated a minimum of 8' from the edge of the traveled way or if AC dike or concrete curb improvements are required by the Transportation Department Plan Check Section, the pole(s) shall be designed per County Standard No. 400, Ordinance 461. The applicant is responsible for coordinating the work with the serving utility company.

A deposition note describing the above shall be reflected on the design improvement plans. 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.

20.TRANS. 6 USE - UTILITY INSTALL RECOMMND

Within six (6) months of the effective date of this permit, existing electrical power, telephone, communication, cable television pole(s), and Fire Hydrant(s) that are in conflict with the required street improvements shall be relocated in accordance with County Ordinance 461, Standard No. 400 and No. 820. The pole(s) shall be relocated a minimum of 8' from the edge of the traveled way or if AC dike or concrete curb improvements are required by the Transportation Department Plan Check Section, the pole(s) shall be relocated per County Standard No. 400, Ordinance 461 and as directed by the Director of Transportation.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion of the relocation of the pole(s) and

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 6 USE - UTILITY INSTALL (cont.) RECOMMND

Fire Hydrant(s) or as approved by the Director of Transportation.

20.TRANS. 7 USE - PART-WIDTH (CONSTRUCT) RECOMMND

Within six (6) months of the effective date of this permit, Camino Arroyo Seco along project boundary is designated as a Local road (privately maintained road) and shall be improved with 30 foot part-width AC pavement (18' AC pavement on project side and 12' on the opposite side of the centerline) and 6" AC dike within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section D. (Modified for reduced AC improvement from 32' to 30'.)

NOTE: Construct PCC DIP section with culvert to mitigate nuisance water per County Standard No. 307, Ordinance 461 or as approved by Director of Transportation.

De Portola Road is a paved County maintained road and shall be improved along and outside project boundary with AC pavement, protected shoulders, and transitions AC pavement tapering for acceleration and deceleration lanes within the existing 110' dedicated right-of-way as follows:

1. The left turn pocket shall be 12 feet wide from the northerly centerline of De Portola Road and 100 feet long with a 120 foot reverse curve and transition tapers 330 feet long.
2. No parking signs shall be installed along De Portola Road and Camino Arroyo Seco as directed by the Transportation Department.
3. Construct AC pavement for acceleration and deceleration lane at the intersection of Camino Arroyo Seco and De Portola Road per County Standard No. 803 and as approved by the Director of Transportation.
4. Edge of pavement returns shall be 35 foot radius.

20.TRANS. 8 USE - STREET NAME SIGN RECOMMND

Within six (6) months of the effective date of this permit, the land divider shall install two street name signs at the

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 8 USE - STREET NAME SIGN (cont.) RECOMMND

intersection of De Portola Road and Camino Arroyo Seco,  
and De Portola Road and Cushman Circle in accordance with  
County Standard No. 816 as directed by the Transportation  
Department

20.TRANS. 9 USE - SOILS SUBMITTAL RECOMMND

Within sixty (60) days of the effective date of this  
permit, the developer/owner shall submit a preliminary  
soils and pavement investigation report addressing the  
construction requirements within the road right-of-way.

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 - EPD GRADING PLAN CHECK RECOMMND

The crosshatched area mapped as "PATH OF WASH" on PP23896  
Amd. 2, Exhibit A, dated 12/1/09 will be clearly delineated  
on the Grading Plan to ensure that no disturbances are  
proposed within this area. With the exception of the  
existing agricultural road shown on the exhibit along the  
northeastern property line, no disturbance shall occur  
within the delineated area. These areas shall be mapped and  
labeled "Delineated Constraint Area (Riparian/Riverine)" on  
the Grading Plan to the satisfaction of the Environmental  
Programs Department.

60.EPD. 2 - BIOLOGICAL MONITOR RECOMMND

Prior to grading permit issuance a qualified biological  
monitor shall be contracted to provide biological  
monitoring of the grading and construction activities. A  
work plan shall be submitted to the EPD to review and  
approve, from the qualified biological monitor that may  
include but not be limited to Best Management Practices  
(BMPs), fencing of Open Space/Conserved Areas, and  
monitoring reports. The applicant must provide evidence  
that the qualified biologist had reviewed all construction  
activities to minimize impacts to any sensitive species and  
habitats. The EPD may require additional documentation in  
the form of biological reports and/or site visit(s) to  
confirm completion. Please contact EPD for further  
information.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

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.

60.FLOOD RI. 4 USE SANTA GERTRUDIS VALLEY ADP

RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP 23896 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.13 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 8 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 9.4 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. 12 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 23896, 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. 20 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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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.
- 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.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. \* The County of Riverside

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.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 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.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED RECOMMND

Based on a letter dated February 4, 2010 c/o Jim O'Malley (d.b.a O'Malley Engineering Corporation) the proposed project including modifications will produce 35 fixture units. In addition, the capacity of the existing septic and leaching system is adequately sized to accomodate the proposed project.

Therefore, the project must meet the following conditions prior to the issuance of a building permit:

- a) Provide a floor plan showing all proposed plumbing fixtures.
- b) Provide a complete C42 Certification of all existing

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Parcel: 941-100-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED (cont.) RECOMMND

septic systems along with a detailed contoured plot plan drawn to scale showing the location of all existing septic system components.

\*\*Further requirements may apply if the parameters of the proposed project change.

80.E HEALTH. 2 USE - WATER WILL SERVE RECOMMND

A "Will-Serve" letter is required from the appropriate water agency for potable water service only.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

(CHANGE IN OCCUPANCY)

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW (cont.) RECOMMND

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.

80.FLOOD RI. 4 USE SANTA GERTRUDIS VALLEY RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP 23896 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.13 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PARKS DEPARTMENT

80.PARKS. 1 USE - TRAIL EASEMENT RECOMMND

Prior to the issuance of any building permits, the applicant shall offer the dedication of the 20' Regional Trail easement shown on the map to the Riverside County Regional Park and Open-Space District.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 3 USE- CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 4 USE- CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 16 USE- WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with their requirements summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 20 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 23896, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 22 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

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

At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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



PLOT PLAN:TRANSMITTED Case #: PP23896

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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

80.PLANNING. 23

USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23                   USE - LC LANDSCAPE SECURITIES (cont.)                   RECOMMND

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. 24                   USE- VINEYARD PLANTING                   RECOMMND

Prior to the issuance of building permits, the applicant shall provide the Planning Department evidence that a minimum of 75% of the net acreage has been planted in vineyards.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1                   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.

90.E HEALTH. 2                   USE- E.HEALTH CLEARANCE REQ                   RECOMMND

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

90.FIRE. 1                   USE-#45-FIRE LANES                   RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2

USE-#12A-SPRINKLER SYSTEM

RECOMMND

(IN LIEU OF FIRE SPRINKLERS MAY CHANGE CONSTRUCTION TYPE TO TYPE V-A PER 2007 CBC AT 6983 SQ.FT. OR AREA SEPERATE BUILDING TO MITIGATE FIRE SPRINKLERS INTO 3600 SQ.FT. COMPARTMENTS PER THE 2007 CBC)

Install a complete fire sprinkler system per NFPA 13 2002 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diamter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3

USE-#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. 4

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 4 USE-#36-HOOD DUCTS (cont.)

RECOMMND

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (\* separate fire alarm plans must be submitted for connection)

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](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT (cont.) RECOMMND

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.

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of 72 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 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."

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.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.

90.PLANNING. 11 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 disallowing underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 16 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(s) shall be a minimum of six (6) feet in height and shall be made with decorative block with landscape screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 17 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. 24 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



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 24 USE - SKR FEE CONDITION (cont.)

RECOMMND

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 10.4 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. 25 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. 28 USE- ORD 810 O S FEE (2)

RECOMMND

Prior to the building permit final inspection, the applicant shall comply with the provisions of Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance.

90.PLANNING. 29 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of the building permit final inspection, the applicant shall comply with the provisions of Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance.

90.PLANNING. 30 USE - LC LNDSCP INSPECT 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 USE - LC LNDSKP INSPECT DEPOST (cont.) RECOMMND

Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 31 USE - LC COMPLY W/ LNDSKP/ 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. 32 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

12/06/10  
07:36

Riverside County LMS  
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 33

USE- ANNEX INTO CSA 149A

RECOMMND

The applicant or the successor in interest shall provide a clearance letter from the Economic Development Agency (EDA) providing proof that the project has been annexed into CSA 149A. Contact EDA at (951) 955-3212. All annexation proceedings shall be completed, including any applicable Local Agency Formation Commission (LAFCO) action needed. Contact LAFCO at (951) 369-0631.

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

DATE: December 5, 2008

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe  
P.D. Archaeology Section-L. Mouriquand  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Co. Service Area No. 149 c/o EDA  
3rd District Supervisor  
3rd District Planning Commissioner

Rancho California Water District  
Valley-Wide Recreation & Parks Dist.  
Temecula Valley Unified School Dist.  
Southern California Edison  
Southern California Gas Co.  
Eastern Information Center  
Temecula Valley Wine Growers

**PLOT PLAN NO. 23896** – EA42098 – Applicant: Ron Vergilo Designs – Engineer/Representative: Ron Vergilo Designs - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Northeasterly corner of De Portola Road and Camino Arroyo Seco – 10.4 Gross Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** The plot plan proposes to convert an existing 6,983 square foot residence into a winery, tasting room with a gift shop, construct a gazebo, and 48 parking spaces. – APN: 941-100-002 - Related Cases: CZ077582

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 8, 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 **Alisa Krizek**, at **(951) 955-9075** or email at [akrizek@rctlma.org](mailto:akrizek@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.*



**Rancho  
Water**

January 6, 2009

Alisa Krizek  
Riverside County Planning Department  
Post Office Box 1409  
Riverside, CA 92502-1409

**SUBJECT: WATER AVAILABILITY  
PLOT PLAN 23896  
PARCEL NO. 1 OF PARCEL MAP NO. 27151  
APN 941-100-002**

Dear Ms. Krizek:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD). The subject project/property fronts an existing 18-inch diameter water pipeline (1790 Pressure Zone) within Camino Arroyo Seco.

Water service to the subject project/property exists (under Account No. 0141885004). Additions or modifications to water/sewer service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Water availability is contingent upon the property owner(s) destroying all on-site wells and signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is contingent upon water supply shortage contingency measures, pursuant to RCWD's Water Shortage Contingency Plan.**

As soon as feasible, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements. Please note that separate water meters will be required for all landscape irrigation. As a result of anticipated low water service pressure to the subject project/property, property owner(s) may be required to sign an acknowledgement of low water service pressure when service arrangements are made or modified.

Board of Directors  
William E. Plummer  
President  
Ralph H. Daily  
Sr. Vice President  
Stephen J. Corona  
Ben R. Drake  
Lisa D. Herman  
John E. Hoagland  
Lawrence M. Libeu

Officers:  
Matthew G. Stone  
General Manager  
Phillip L. Forbes, CPA  
Assistant General Manager /  
Chief Financial Officer  
Perry R. Louck  
Director of Planning  
Andrew L. Webster, P.E.  
Acting District Engineer  
Jeffrey D. Armstrong  
Controller  
Kelli E. Garcia  
District Secretary  
C. Michael Cowett  
Best Best & Krieger LLP  
General Counsel

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Letter to Alisa Krizek  
January 6, 2009  
Page Two


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Sewer service to the subject project/property, if available, would be provided by Eastern Municipal Water District.

If you should have any questions or need additional information, please contact an Engineering Services Representative at this office at (951) 296-6900.

Sincerely,

**RANCHO CALIFORNIA WATER DISTRICT**

  
Corey F. Wallace  
Engineering Manager

cc: Laurie Williams, Engineering Services Supervisor  
Masia De Yabar, Owner  
Ron Vergilio Consultants

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Valley-Wide Recreation & Park District  
P.O. Box 907, San Jacinto, CA 92581  
(951) 654-1505

**ORDINANCE 460 – PARKLANDS**

**PLOT PLAN NO. 23896**

This property is not within our district boundaries.

Developer should be required to pay park fees to an appropriate agency providing park and recreation services.

A handwritten signature in cursive script, reading "Jeff Leatherman".

---

Jeffrey R. Leatherman, General Manager  
Valley-Wide Recreation and Park District

December 12, 2008

30 70 00001012

# 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: PP 23896      DATE SUBMITTED: 11-25-08

### APPLICATION INFORMATION

Applicant's Name: RON VERGILIO DESIGNS      E-Mail: VERGILIODESIGNS@AOL.COM

Mailing Address: 508 S. SMITH AVE, SUITE 206  
CORONA      CA      92882  
City      State      ZIP

Daytime Phone No: (951) 273-0753      Fax No: (951) 736-3138

Engineer/Representative's Name: RON VERGILIO      E-Mail: \_\_\_\_\_

Mailing Address: SAME  
\_\_\_\_\_  
City      State      ZIP

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

Property Owner's Name: SILVIA FLORES & WILMER YABAN      E-Mail: \_\_\_\_\_

Mailing Address: 39788 CAMINO ALVARO SECO  
TENCULA      CA      92592  
City      State      ZIP

Daytime Phone No: (951) 316-4714      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.

Ea 42098      CFG 05452

**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.

RON VERGILIO

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.

WILNER YASAN

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

SILVIA FLORES YASAN

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 941-100-002-9

Section: 20 Township: 7S Range: 1W

Approximate Gross Acreage: 10.4

General location (nearby or cross streets): North of DE BORTOLA RD., South of GLEN OAK RD., East of CAMINO ARROYO SECO West of \_\_\_\_\_

Thomas Brothers map, edition year, page number, and coordinates: 2003 930/G-7

**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):

Convert EXISTING RESIDENCE TO WINE TASTING

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) \_\_\_\_\_

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 0

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

Import 0 Export 0 Neither 0

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

PA

**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) \_\_\_\_\_ 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) Tom Vergilio Date 11-24-08

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**

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

<b>Proposed Project Consists of or Includes:</b>	<b>Yes</b>	<b>No</b>
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 <sup>1</sup> 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 <sup>2</sup> 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 <sup>3</sup> . "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 commingling 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"/>

<sup>1</sup>Land area is based on acreage disturbed.

<sup>2</sup>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](http://www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf).

<sup>3</sup>The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://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:	MOSIA DE YASAR
Project Location:	3978B CAMINO ANKOJO SE CO
Project Description	CONVERT EXISTING RESIDENCE TO WINE TASTING

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 checked="" type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Automotive repair shops. Includes facilities characterized by any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 5532, 7533, 7534, 7536, 7537, 7538, or 7539.	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs). 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
Areas "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 <a href="http://www.swrcb.ca.gov/rwqcb9/programs/basinplan.html">www.swrcb.ca.gov/rwqcb9/programs/basinplan.html</a> . The most recent CWA Section 303(d) list can be found at <a href="http://www.swrcb.ca.gov/tmdl/303d_lists.html">www.swrcb.ca.gov/tmdl/303d_lists.html</a> .		

**DETERMINATION: Circle appropriate determination.**

Any question answered "YES" Project requires a project-specific WQMP.

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**  
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:

**APPEAL OF PLOT PLAN NO. 23896** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ron Vergilo Designs – Engineer/Representative: Ron Vergilo Designs - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Northwesterly of De Portola Road and easterly of Camino Arroyo Seco – 10.4 Gross Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** An appeal of the Planning Director's decision on August 2, 2010 was filed for Plot Plan No. 23896. The appeal is based on concerns with flood drainage calculations and project access. The project proposes to convert an existing 6,983 square foot residence into a winery and tasting room with a gift shop, and proposes 72 parking spaces. The address is 39788 Camino Arroyo Seco, Temecula, CA 92592. – APN: 941-100-002. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: December 1, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Kinika Hesterly, at 951-955-1888 or email [khesterl@rctlma.org](mailto:khesterl@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](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html).

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

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

**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. 23896** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ron Vergilo Designs – Engineer/Representative: Ron Vergilo Designs - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Northeasterly corner of De Portola Road and Camino Arroyo Seco – 10.4 Gross Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** The plot plan proposes to convert an existing 6,983 square foot residence into a winery, tasting room with a gift shop, and proposes 72 parking spaces. This proposal also includes 50 special events per year with 144 guests. – APN: 941-100-002 (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: July 26, 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 Kinika Hesterly at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@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](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: Kinika Hesterly  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 11/1/2010,

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

APN (s) or case numbers PP23896 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 2<sup>nd</sup> Floor

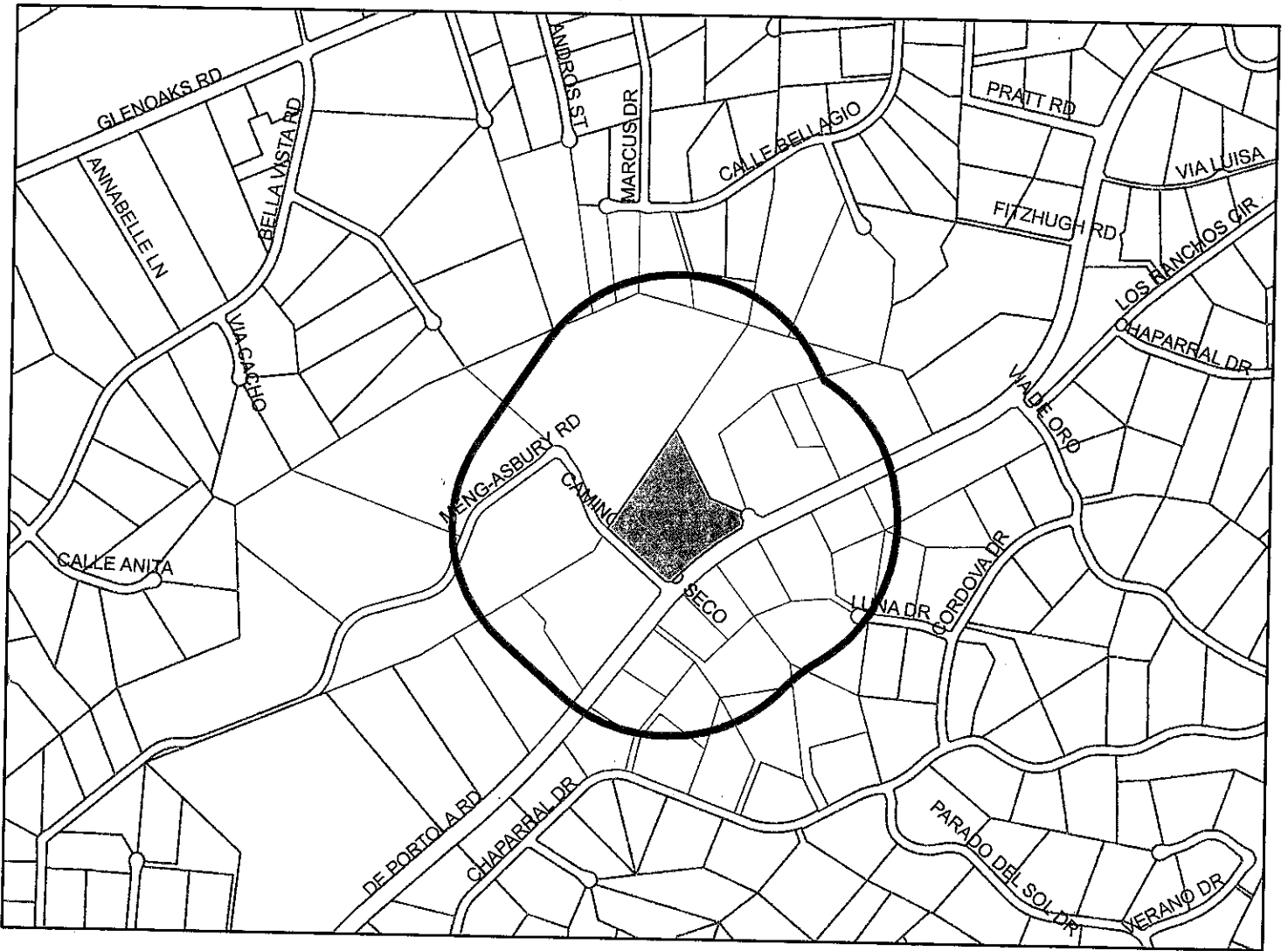
Riverside, Ca. 92502

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

✓ 11/3/10   
EXPIRES 5/3/11

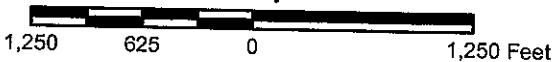


**1000 feet buffer**



**Selected Parcels**

941-120-016	941-120-017	941-100-006	941-050-017	927-190-005	927-190-002	927-190-003	941-090-004	941-050-016	941-050-007
941-160-005	941-160-006	941-160-007	941-160-004	941-070-011	927-190-004	941-100-016	941-100-015	941-120-021	941-050-013
941-170-008	941-050-005	941-090-002	941-050-004	941-050-003	941-170-009	941-100-017	941-120-013	941-120-022	941-050-019
941-050-018	927-190-008	927-190-006	941-100-002	927-190-001	941-050-006	927-190-007			



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: 941120016, ASMT: 941120016  
CHESTER GORMAN, ETAL  
39295 CALLE BELLAGIO  
TEMECULA CA. 92592

APN: 941090004, ASMT: 941090004  
GINO G CAMBEROS, ETAL  
P O BOX 892931  
TEMECULA CA 92589

APN: 941120017, ASMT: 941120017  
COASTAL ACQUISITION PARTNERS FUND 1  
C/O NICHOLAS MAGLIO  
7509 LA JOLLA BLV  
LA JOLLA CA 92037

APN: 941050016, ASMT: 941050016  
GLENOAK HILLS COMMUNITY ASSN  
GLENOAK HILLS COMMUNITY ASSN  
P O BOX 891  
TEMECULA CA 92589

APN: 941100006, ASMT: 941100006  
DANA R HOKANA  
P O BOX 893369  
TEMECULA CA 92589

APN: 941050007, ASMT: 941050007  
HARRIETT S TAFT  
37850 LUNA DR  
TEMECULA CA. 92592

APN: 941050017, ASMT: 941050017  
DEBORAH A ALLEN  
40225 DE PORTOLA RD  
TEMECULA CA. 92592

APN: 941160004, ASMT: 941160004  
JAMES CORONA, ETAL  
33320 HIGHWAY 79  
TEMECULA CA 92592

APN: 927190005, ASMT: 927190005  
DEREK T HAFF, ETAL  
39935 CHAPARRAL DR  
TEMECULA CA. 92592

APN: 941070011, ASMT: 941070011  
JAMES K WADE, ETAL  
39605 CHAPERRAL DR  
TEMECULA CA 92592

APN: 927190002, ASMT: 927190002  
DON R HODGE, ETAL  
P O BOX 892253  
TEMECULA CA 92589

APN: 927190004, ASMT: 927190004  
JOANN MACKAY, ETAL  
C/O CHARLES BRIER MACKAY  
40375 CHAPARRAL DR  
TEMECULA CA. 92592

APN: 927190003, ASMT: 927190003  
EDWARD J CARTAYA, ETAL  
39815 DE PORTOLA RD  
TEMECULA CA 92592

APN: 941100015, ASMT: 941100015  
JOHN DONALD BARBER, ETAL  
39780 CUSHMAN CIR  
TEMECULA CA. 92592





APN: 941120021, ASMT: 941120021  
JONATHAN DEBUS, ETAL  
39303 CALLE BELLAGIO  
TEMECULA CA. 92592

APN: 941100017, ASMT: 941100017  
NARONG SURAKUL  
40520 DEPORTOLA RD  
TEMECULA CA. 92592

APN: 941050013, ASMT: 941050013  
LARRY R MITCHINER  
41451 VIA CORDOVA DR  
TEMECULA CA. 92592

APN: 941120013, ASMT: 941120013  
PATRICK J JEFFRIES  
9300 CALLE BELLAGIO  
TEMECULA CA 92592

APN: 941170008, ASMT: 941170008  
LAVIGNA A DESTRA  
6530 KINGLET WAY  
CARLSBAD CA 92011

APN: 941120022, ASMT: 941120022  
PHYLLIS M HALL, ETAL  
39309 CALLE BELLAGIO  
TEMECULA CA. 92592

APN: 941050005, ASMT: 941050005  
LEIGHTON OBRIEN, ETAL  
1433 SW 344TH PL  
AUBURN WA 98023

APN: 941050019, ASMT: 941050019  
RAYMOND P TOTAH, ETAL  
3 COBALT DR  
DANA POINT CA 92629

APN: 941090002, ASMT: 941090002  
MARVIN L CLODT, ETAL  
PMB 70  
30520 RANCHO CA RD NO 107  
TEMECULA CA 92591

APN: 941050018, ASMT: 941050018  
RICHARD C BLASS, ETAL  
40125 DE PORTOLA RD  
TEMECULA CA. 92592

APN: 941050003, ASMT: 941050003  
MICHAEL MALDONADO, ETAL  
9057 LA ALBA DR  
WHITTIER CA 90603

APN: 927190008, ASMT: 927190008  
RYAN GABRIEL MOSELEY, ETAL  
952 EVANS AVE  
SUMMERLAND BC  
CANADA V0H 1Z4 0

APN: 941170009, ASMT: 941170009  
MICHELLE M FISHER  
P O BOX 771  
RANCHO MIRAGE CA 92270

APN: 927190006, ASMT: 927190006  
SCOTT A WIESE, ETAL  
40085 CHAPARRAL DR  
TEMECULA CA. 92592



APN: 941100002, ASMT: 941100002  
SILVIA PILAR FLORES YABAR, ETAL  
18465 BERRY RD  
RIVERSIDE CA 92508

APN: 927190001, ASMT: 927190001  
THOMAS PETER HARRIS  
39855 DE PORTOLA RD  
TEMECULA CA. 92592

APN: 941050006, ASMT: 941050006  
WILLIAM LEE, ETAL  
37840 LUNA DR  
TEMECULA CA. 92592

APN: 927190007, ASMT: 927190007  
WILLIAM MARLER, ETAL  
39955 CHAPARRAL DR  
TEMECULA CA. 92592

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

Rancho California Water District  
42135 Winchester Rd.  
P.O. Box 9017  
Temecula, CA 92590-4800

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Temecula Valley  
Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

Temecula Wine Growers  
P.O. Box 1601  
Temecula, CA 92593

ATTN: Jeffrey R. Leatherman  
Valley-Wide Recreation & Park District  
901 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

Applicant/Eng-Rep:  
Ron Virgilio Designs  
508 S. Smith Ave. Ste. 206  
Corona, CA 92882

Owner:  
Wilmer & Silvia Yabar  
39788 Camino Arroyo Seco  
Temecula, CA 92592

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
*George A. Johnson · Agency Director*  
**Planning Department**  
*Ron Goldman · Planning Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: "Masia De Yabar Winery" EA42098 and PP23896

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

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

COMPLETED/REVIEWED BY:

By: Kinika Hesterly Title: Project Planner Date: May 19, 2010

Applicant/Project Sponsor: Ron Vergilio – Masia De Yabar Winery Date Submitted: May 19, 2010

ADOPTED BY: Planning Director

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

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

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

For additional information, please contact Kinika Hesterly at (951) 955-1888.

Y:\Planning Case Files-Riverside office\PP23896\Hearing Prep\Mitigated Negative Declaration.PP23896.docx

Please charge deposit fee case#: ZEA42047 ZCFG05397

**FOR COUNTY CLERK'S USE ONLY**

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

*George A. Johnson - Agency Director*

**Planning Department**

*Ron Goldman - Planning Director*

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.

"Masia De Yabar Winery" EA42098 and PP23896

*Project Title/Case Numbers*

Kinika Hesterly  
*County Contact Person*

(951) 955-1888  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Ron Vergilio  
*Project Applicant*

508 S. Smith Ave, Suite 206, Corona, CA 92882  
*Address*

The project site is located in the Rancho California Community of the Southwest Area Plan, more specifically, at the northeasterly corner of De Portola Road and Camino Arroyo Seco.  
*Project Location*

Plot Plan No. 23896 proposes to convert an existing 6,983 square foot residence into a winery, tasting room with a gift shop and 72 parking spaces.  
*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 26, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. ~~DM~~ A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

  
*Signature*

Urban Regional Planner  
*Title*

June 16, 2010  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Y:\Planning Case Files-Riverside office\PP23896\Hearing Prep\NOD Form.PP23896.docx

Please charge deposit fee case#: ZEA42098 ZCFG05452 .

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R0812879

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: RON VERGILIO DESIGNS \$64.00  
paid by: CK 1136  
CALIFORNIA FISH AND GAME FOR EA42098  
paid towards: CFG05452 CALIF FISH & GAME: DOC FEE  
at parcel: 39788 CAMINO ARROYO SECO TEM  
appl type: CFG3

By \_\_\_\_\_ Nov 25, 2008 09:19  
LJOHNSOR posting date Nov 25, 2008

\*\*\*\*\*  
\*\*\*\*\*

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.: 3.3  
Area Plan: Southwest Area Plan  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Wendell Bugtai  
Planning Commission: January 5, 2011

Change of Zone No. 7421  
Parcel Map No. 33831  
Environmental Assessment No: 40692  
Applicant: David and Yolanda Robinson  
Engineer/Representative: Lakeshore  
Engineering

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

**Change of Zone No. 7421** proposes to change the existing Rural Residential (R-R) zoning classification to Residential Agricultural – 2 Acre Minimum (R-A-2)

**Parcel Map No. 33831** a schedule H subdivision of 7.41 gross acres into three (3) residential parcels with a minimum parcel size of two (2) acres.

The project is located northerly of Vino Way between Avenida Arizona to the east and Santana Drive to the west.

**SUMMARY OF FINDINGS:**

- 1. Existing General Plan Land Use (Ex. #5): Rural Community – Estate Density Residential (RC-EDR)
- 2. Surrounding General Plan Land Use (Ex. #5): Rural Community – Estate Density Residential (RC-EDR) to the east, south and west  
Open Space – Conservation Habitat (OS-CH) to the north
- 3. Proposed Zoning (Ex. #2): Residential Agricultural (R-A-2) (2 Acre Minimum)
- 4. Surrounding Zoning (Ex. #2): Rural Residential (RR)
- 5. Existing Land Use (Ex. #1): Single Family Residence
- 6. Surrounding Land Use (Ex. #1): Single Family Residence to the East, South and West and Vacant to the north
- 7. Project Data:  
Total Acreage: 7.41 Gross Acres  
Total Proposed Lots: 3  
Proposed Min. Lot Size: 2 Acres Gross  
Schedule: H
- 8. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40692**, 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,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7421**, from Rural Residential (R-R) zoning classification to Residential Agricultural – 2 Acre Minimum (R-A-2) zoning classification zone; and

**APPROVAL** of **PARCEL MAP NO. 33831**, 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 – Estate Density Residential (RC-EDR) (2 Acre Minimum), and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Community – Estate Density Residential (RC-EDR) (2 Acre Minimum) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly 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 and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Rural Community – Estate Density Residential (RC-EDR) on the Southwest Area Plan.
2. The proposed use, residential parcels with a minimum of two (2) gross acres, is permitted use in the Rural Community – Estate Density Residential (RC-EDR) (2 Acre Minimum) land use designation.
3. The project site is surrounded by properties which have a General Plan land use designation of Rural Community – Estate Density Residential (RC-EDR) to the north, south, east and west.
4. The proposed zoning for the subject site is Residential Agricultural (R-A-2) (2 Acre Minimum).
5. The proposed use, residential parcels, is consistent with the development standards set forth in the Residential Agricultural (R-A-2) (2 Acre Minimum) zone.
6. The project site is surrounded by properties which are zoned Rural Residential (R-R). Given that Rural Residential (R-R) zoning provides for a minimum ½ Acre Minimum lot size, the majority of lots surrounding the property are well above ½ acre lot sizes and have been existing prior to the previous 2003 General Plan update. The previous Parcel Map which preceded the proposed project was PM14039 and approved by the Board of Supervisors on December 4, 1979. In addition, the proposed zoning to Residential Agricultural (R-A-2) will be consistent with the Rural Community – Estate Density Residential (RC-EDR) General Plan Land Use Designation and will be more restrictive as it relates to commercial and public utility uses within the zone.

7. Single family residences have been constructed and are operating in the project vicinity.
8. This project is not located within a Criteria Area Cell Group; and as such, no conservation is required. The project fulfills the requirements of the MSHCP.
9. Environmental Assessment No. 40692 identified the following potentially significant impacts:

- a. Cultural Resources

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city sphere of influence.
  - b. An Agricultural Preserve
  - c. A Conservation Area
  - d. A Fault Zone
  - e. A 100-year flood plain, an area drainage plan, or dam inundation area.
  - f. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
  - g. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is locate within:
  - a. The Santa Margarita watershed.
  - b. Temecula Valley Unified School District
4. The subject site is currently designated as Assessor's Parcel Number 943-160-026 and 943-160-021.
5. This project was filed with the Planning Department on February 21, 2006.
6. This project was reviewed by the Land Development Committee two (2) times on the following dates December 7, 2006 and February 5, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$20,167.84.

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R0603085

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: ROBINSON DAVID & YOLANDA \$64.00  
paid by: CK 5129  
CA FISH AND GAME FOR EA40692  
paid towards: CFG04130 CALIF FISH & GAME: DOC FEE  
at parcel: 39600 AVENIDA ARIZONA TEM  
appl type: CFG3

By \_\_\_\_\_ Feb 21, 2006 16:37  
CYUHAS posting date Feb 21, 2006

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

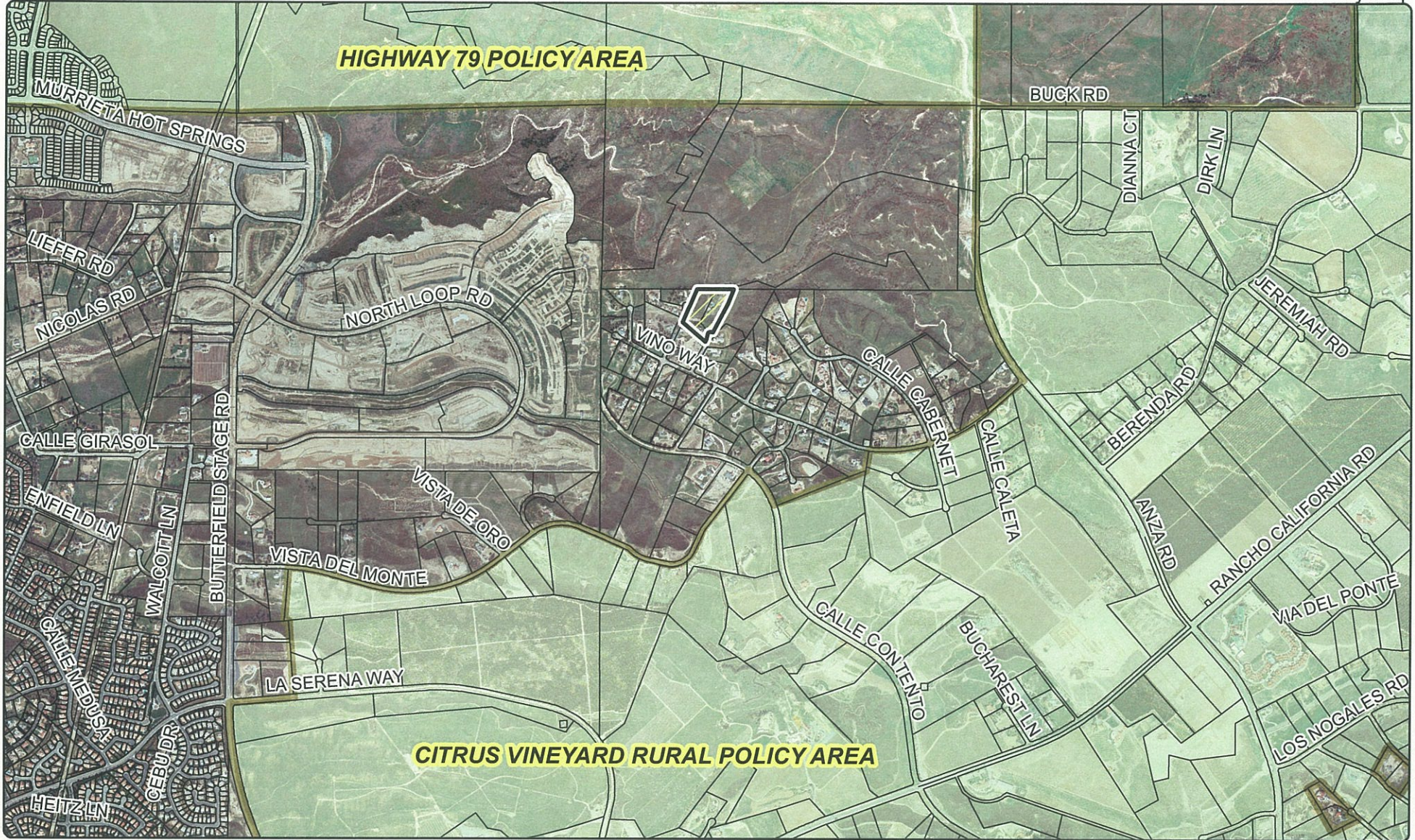
Overpayments of less than \$5.00 will not be refunded!



RIVERSIDE COUNTY PLANNING DEPARTMENT  
**CZ07421 PM33831**  
**VICINITY/POLICY AREAS**

Supervisor Stone  
 District 3

Date Drawn: 10/18/10  
 Vicinity Map



Zoning Area: Rancho California  
 Township/Range: T7SR2W  
 Section: 22

Assessors Bk. Pg. 943-16  
 Thomas Bros. Pg. 929 G7  
 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  
CZ07421 PM33831

Supervisor Stone  
District 3

Date Drawn: 10/18/10  
Exhibit 1

**LAND USE**



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 22

Assessors Bk. Pg. 943-16  
Thomas Bros. Pg. 929 G7  
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.htm>







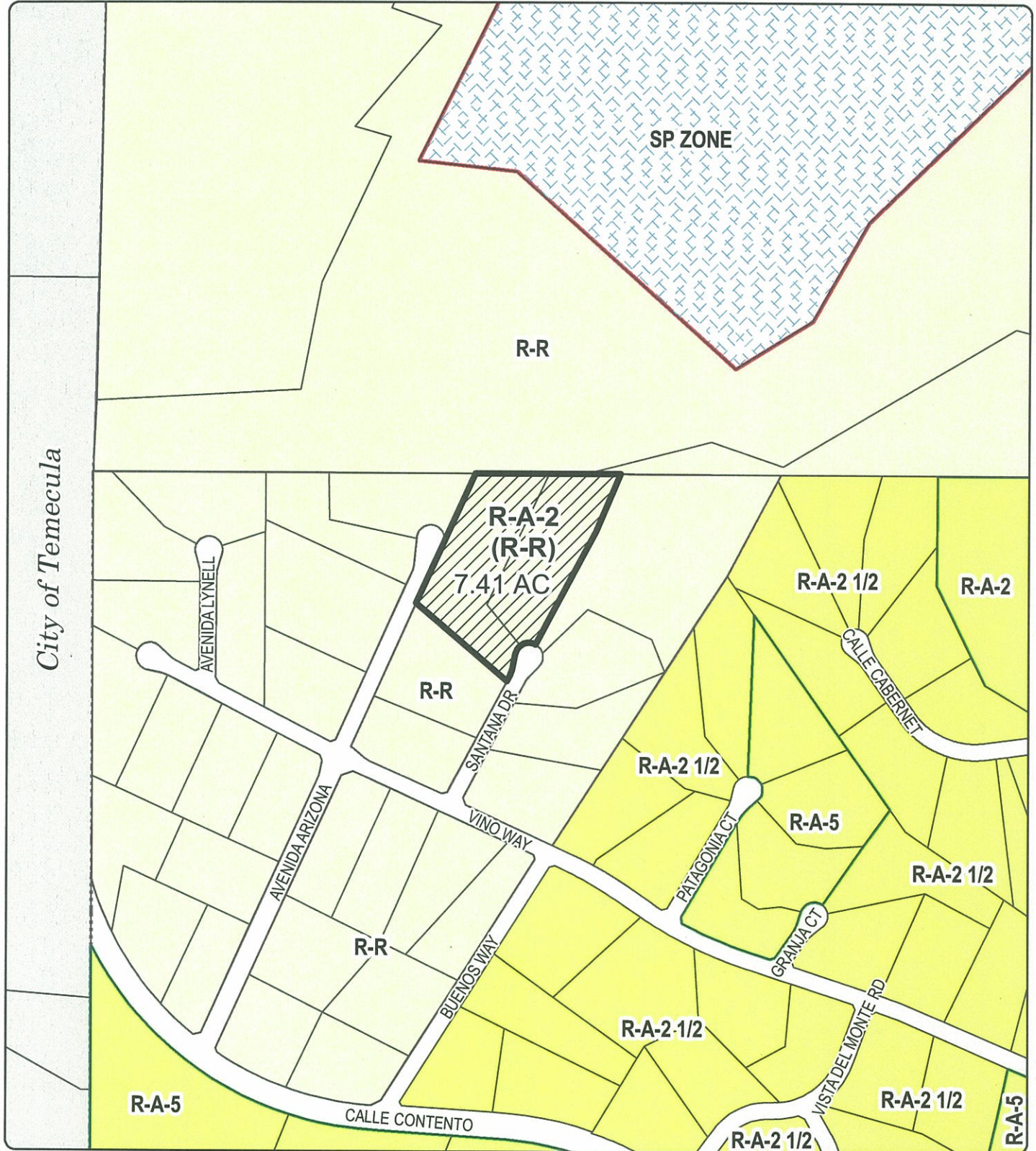
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07421 PM33831

PROPOSED ZONING

Supervisor Stone  
District 3

Date Drawn: 10/18/10  
Exhibit 3



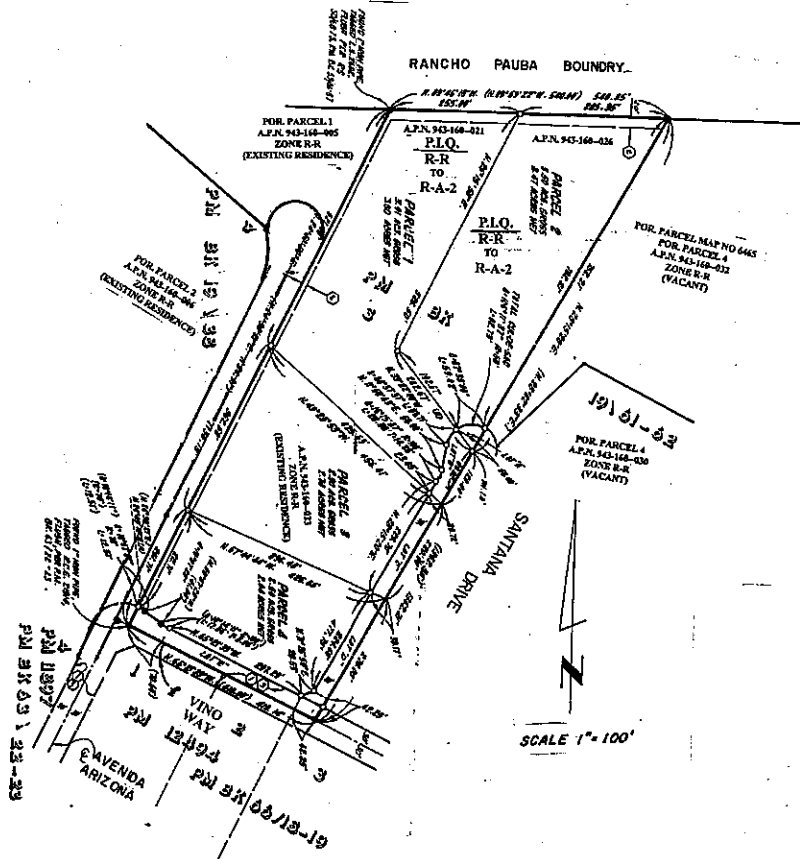
Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 22

Assessors Bk. Pg. 943-16  
Thomas Bros. Pg. 929 G7  
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>

**POR. PAUBA RANCHO  
POR. SEC. 22, T.7.S, R.2.W,  
COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA**



NOTE: PROJECT SITE IS NOT WITHIN A SPECIFIC PLAN AND/OR SPECIFIC LAND USE DESIGNATION  
PROJECT SITE IS NOT IN A FLOOD ZONE.

**UTILITIES PROVIDERS:**

**WATER:**  
RANCHO CALIFORNIA WATER DISTRICT  
42135 WENCHESTER RD.  
TEMECULA, CA. 92590  
(951) 296-6900

**SEWER:**  
SANITARY SEWER

**GAS:**  
SOUTHERN CALIFORNIA GAS CO.  
527 N. SAN JACINTO ST.  
HEMET, CA.  
(800) 427-2200

**WASTE REMOVAL:**  
WASTE MANAGEMENT OF INLAND EMPIRE  
800 SO. TEMESCAL ST. CORONA  
(800) 874-7774

**TELEPHONE:**  
VERIZON CALIFORNIA  
P.O. BOX 9688  
MISSION HILLS, CA 91346-9688  
(800) 483-4000

**SCHOOL DISTRICT:**  
TEMECULA VALLEY  
UNIFIED SCHOOL DISTRICT  
31350 RANCHO VISTA ROAD  
TEMECULA, CA 92592  
(951) 676-2661

**ASSESSOR'S PARCEL NUMBER:**  
943-160-026 / 943-160-021

**ADDRESS OF PROPERTY:**  
19660 AVENIDA ARIZONA  
TEMECULA, CA 92591

**LEGAL DESCRIPTION:**  
POR. PAUBA RANCHO  
POR. SEC. 22, T.7.S, R.2.W.  
PARCEL 1 AND PARCEL 2 OF PARCEL MAP 14039  
RECORDED IN PARCEL MAP BOOK 73 PAGES 19-20 OF MAPS  
ON FILE IN THE COUNTY OF RIVERSIDE, CA.

**LEGEND**

**APPLICANT:**

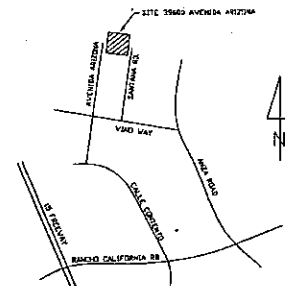
PATRICIA BELLISERI  
OO LAKESHORE ENGINEERING  
3152 RAILROAD CANYON ROAD, SUITE A  
CANYON LAKE CA 92587  
(951) 244-2913

**OWNERS:**

DAVID AND YOLAND ROBINSON  
39660 AVENIDA ARIZONA  
TEMECULA, CA 92591  
(951) 296-9449

**EXHIBIT PREPARER:**

LAKESHORE ENGINEERING  
31520 RAILROAD CANYON ROAD, SUITE A  
CANYON LAKE CA. 92587  
(951) 244-2913



**VICINITY MAP**

THOMAS GARDNER PAGE 375 0419 0-1  
DATE: 9/12/2006

**ACREAGE OF PROPERTY:**  
APN 943-160-026 / 943-160-021  
AREA 7.41 AC. GR.  
7.27 AC. NT.

**EXISTING ZONING:** R-R  
**PROPOSED ZONING:** R-A-2

**CHANGE OF OFFICIAL ZONING PLAN  
TO CONFORM TO THE COUNTY GENERAL PLAN  
IN THE UNINCORPORATED TERRITORY OF THE  
COUNTY OF RIVERSIDE, CALIFORNIA**

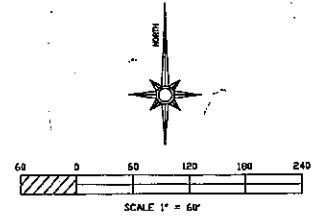
**ASSESSOR'S PARCEL NUMBERS:**  
943-160-026 / 943-160-021

**DATE EXHIBIT PREPARED:**  
SEPTEMBER 12, 2006

**SHEET 1 OF 1 SHEETS.**



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP 33831**  
 BEING A SUBDIVISION OF A PARCEL 1 AND PARCEL 2 OF PARCEL MAP NO. 14039 AS SHOWN RECORDED  
 IN PARCEL MAP BOOK 73 PAGES 19-20 OF MAPS ON FILE IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA  
 SEPTEMBER 2005



**APPLICANT / OWNER:**  
 DAVID AND YOLANDA ROBINSON  
 2900 AVENIDA ARIZONA  
 TEMECULA, CA 92591  
 (951) 296-6449

**MAP PREPARED BY:**  
 LAKESIDE ENGINEERING  
 3205 BUCKLAND CANYON ROAD  
 CANTON, CA 92527  
 (951) 844-8913

**PROPERTY DATA:**  
 APN 943-160-006 / 943-160-001  
 AREA 741 AC. GR.  
 727 AC. NT.  
 ADDRESS 2900 AVENIDA ARIZONA  
 TEMECULA, CA 92591  
 ZONING R-A-1  
 EXISTING USE RESIDENTIAL

**PROPOSED IMPROVEMENT:**  
 REDUCED 1/4  
 SETBACKS  
 FRONT 20'  
 SIDES 10'  
 REAR 10'

LEGAL DESCRIPTION IN SECTION 36 T.7N. R.6W.  
 PARCEL 1 AND PARCEL 2 OF PARCEL MAP NO. 14039 RECORDED IN PARCEL MAP BOOK 73 PAGES 19-20 OF MAPS ON FILE IN THE COUNTY OF RIVERSIDE, CALIFORNIA

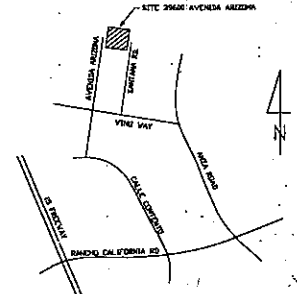
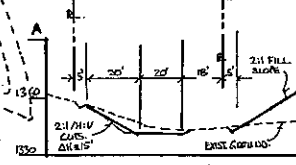
**UTILITY PROVISIONS:**  
 WATER: PUECO; SEWER: CHRYSLER; GAS: SOUTHERN CALIFORNIA GAS CO.; ELECTRICITY: SOUTHERN CALIFORNIA EDISON;  
 TELEPHONE: PACIFIC BELL; CABLE: DIRECTV; TV: SPECTRUM; DIST: IDECUELA VALLEY.

THIS TENTATIVE MAP IS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DESCRIBED.  
 THIS PROJECT IS NOT WITHIN ANY SPECIFIC PLAN.  
 THE PROJECT IS IN JOINT ZONE DISTRICT 3.  
 THERE ARE NO WELLS UPON THE PROJECT OR WITHIN FIFTY FEET.  
 FEMA FLOOD PLAIN FLOOD ZONE C.  
 THIS PROPERTY IS NOT SUBJECT TO LIQUIDATION, OR GEOLGIC HAZARD, OR IS IN A SPECIAL STUDIES ZONE.  
 THERE ARE NO CURVES OR OPEN CHANNELS UPON THE PROPERTY.  
 NO EROSION AREAS OR DRIP SPACE ARE PROPOSED.  
 EXISTING STRUCTURES TO REMAIN UNLESS OTHERWISE NOTED.  
 EXISTING FIELD ELEVATIONS UPON PROPERTY AS SHOWN.  
 NO REVISIONS PROPOSED AT THIS TIME.  
 NO ADDITIONAL BUILDINGS ARE PROPOSED.  
 PROPERTY IS WITHIN CD. SEQUENCE AREA R143.

- EASEMENTS NOTED:**
- ① - DECLARATION OF RESERVATION FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED 9/20/05 INSTRUMENT NO. 112787
  - ② - AN EASEMENT IN FAVOR OF MAINTENANCE FOR EQUESTRIAN, SANITARY SERVICE, WATERLINE, CABLE, TELEPHONE AND PUBLIC UTILITY PURPOSES, RECORDED 9/20/05 INSTRUMENT NO. 112788

Curve	Radius	Length	Area
1	100'	157.08'	1,570.80
2	100'	157.08'	1,570.80
3	100'	157.08'	1,570.80

Curve	Radius	Chord
1	100'	173.65'
2	100'	173.65'
3	100'	173.65'



**VICINITY MAP**  
 THOMAS GUIDE PAGE REF 018, 5-7  
 N15

**BUILDING AND SAFETY GRADING REQUIREMENTS**

1. ALL GRADING SHALL BE PERFORMED AS RECOMMENDED BY THE APPROVED GEOTECHNICAL REPORT ON FILE FOR THIS SITE.
2. GEOTECHNICAL CONSULTANT SHOULD REVIEW THE GRADING AND FOUNDATION PLANS AND VERIFY COMPLIANCE OF THESE DOCUMENTS WITH THEIR RECOMMENDATIONS BY SIGNING AND STAMPING PLANS.

BY:	REVISION:	DATE:
FY	ACCESS TO PARCEL NO. 2 PROVIDED	7/06
FY	ADD. REVISION LOC # TWO EXAMINER PLANS	01/08
FY	REVISED PLO PLAN, PAR. 2. A ADD. SETBACK FOOTPRINT	11/08

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 40692  
**Project Case Type (s) and Number(s):** Change of Zone No. 7421, Tentative Parcel Map No. 33831  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street, 9<sup>th</sup> Floor, P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Wendell Bugtai, Project Planner  
**Telephone Number:** (951) 955-12419  
**Applicant's Name:** David & Yolanda Robinson  
**Applicant's Address:** 29600 Avenida Arizona, Temecula, CA 92591  
**Engineer's Name:** Lakeshore Engineering  
**Engineer's Address:** 31520 Railroad Canyon Road Suite A, Canyon Lake, CA 92587

### I. PROJECT INFORMATION

#### A. Project Description:

**Change of Zone No. 7421** proposes to change the site's zoning classification from Rural Residential (R-R) to Residential Agricultural – 2 Acre Minimum (R-A-2).

**Tentative Parcel Map No. 33831** proposes a Schedule H subdivision of 7.41 gross acres into three (3) residential parcels with a minimum parcel size of 2.5 acres.

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

**C. Total Project Area:** 7.41 Gross Acres

Residential Acres: 7.41	Lots: 3	Units: 3	Projected No. of Residents: 9
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	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
Other: N/A			

**D. Assessor's Parcel No(s):** 943-160-021 and 943-160-026

**E. Street References:** The project site is located northerly of Vino Way, easterly of Santana Drive, and westerly of Avenida Arizona.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 22, Township 7 South, Range 2 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project currently has an existing single family residence located within the project site. In addition, single family residences currently surround the project site.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

**1. Land Use:** The project proposes a schedule H subdivision of 7.41 gross acres into three (3) residential parcels with a minimum lot size of two (2) acres. The project is consistent

with the General Plan land use designation. The project meets all other applicable circulation policies of the General Plan.

2. **Circulation:** Adequate circulation facilities currently exist and serve the project. The proposed project meets all other applicable land use policies of the General Plan.
  3. **Multipurpose Open Space:** The project is not located within any MSHCP criteria cells or cell groups.
  4. **Safety:** The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all applicable General Plan Safety element policies.
  5. **Noise:** The proposed project meets with all applicable Noise Element policies.
  6. **Housing:** The proposed project meets with 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):** Southwest Area Plan
- C. Foundation Component(s):** Rural Community
- D. Land Use Designation(s):** Estate Density Residential (EDR)
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** N/A
- G. Adjacent and Surrounding:**
1. **Area Plan(s):** Southwest Area Plan
  2. **Foundation Component(s):** Rural Community and Open Space
  3. **Land Use Designation(s):** Estate Density Residential (EDR) to the east, south, and west and Open Space – Conservation Habitat (OS-CH) to the north.
  4. **Overlay(s):** N/A
  5. **Policy Area(s), if any:** N/A
- 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:** Rural Residential (R-R)
- J. Proposed Zoning, if any:** Residential Agricultural – 2 Acre Minimum (R-A-2)



**K. Adjacent and Surrounding Zoning:** Rural Residential (R-R) to the north, 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 type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agriculture Resources         | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality                   | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service Systems          |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Other                              |
| <input type="checkbox"/> Geology/Soils                 | <input type="checkbox"/> Population/Housing            | <input type="checkbox"/> Mandatory Findings of Significance |

**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

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

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

12-2-10

Date

Wendell Bugtai, 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<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-9 "Scenic Highways"

Findings of Fact:

a) The project site is located northerly of Vino Way, easterly of Santana Drive, and westerly of Avenida Arizona. According to Figure C-9, the project site is not located within a scenic highway corridor.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, and unique or landmark features, open to the public, as these features do not exist on the project site. The character of the area is a mix of scattered rural residences and open space. The proposed project will include the construction of rural residences similar to the residences constructed to the south, east, and west. Furthermore, the proposed project will be developed pursuant to the Countywide Design Guidelines. Therefore, the proposed project would be consistent with the area and would not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>2. Mt. Palomar Observatory</b>	<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:** According to the RCIP, the project site is located 17.9 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 50.PLANNING.23) Any project subject to Ordinance No. 655 will be conditioned for compliance; as no unique mitigation measures are identified, no additional mitigation is required.

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

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

**3. Other Lighting Issues**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <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:** Project Application Description

**Findings of Fact:**

a) The proposed project would result in a new source of light from the addition of building lighting. Pursuant to Ordinance No. 655, the project's on-site lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. The lighting, per Ordinance No. 655, will be similar to other areas surrounding the site. Therefore, impacts would be reduced to a level of less than significant.

b) The project will not expose residential property to unacceptable light levels.

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

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

**AGRICULTURE 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 use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?   | <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
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is not mapped as 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 project will not convert Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use.

b) Currently the project site consists of a residential home with a fruit orchard. The project will result in the removal of the orchard. However, according to the GIS database, the project site is not located within an Agricultural Preserve, or subject to a Williamson Act contract.

c) The project site is surrounded by properties zoned Rural Residential (R-R) to the north, east, south, and west. Therefore, construction of the proposed project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property.

d) The project site is not directly adjacent to or near an area currently used for agricultural purposes; therefore the project will not involve changes in the environment which could result in conversion of nearby farmland to non-agricultural uses.

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
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**Findings of Fact:**

a) 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 will not result in the loss of forest land or conversion of forest land to non-forest use.

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.

<b>AIR QUALITY</b> Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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:**

a-b) 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 primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The project will consist of the addition of two (2) dwellings to the Southern California region. The additional population proposed by this project will not obstruct the implementation of the 2003 AQMP.

The South Coast Air Quality Management District (SCAQMD) has established significance thresholds for specific pollutants. These pollutants include Nitrous Oxides (NOx), Volatile Organic Chemicals, (VOC), particulate matter fewer than 10 microns (PM10) sulfur oxides (SOx), carbon monoxide (CO), and Lead.

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 residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. 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.

<b>BIOLOGICAL RESOURCES</b>	Would the project			
<b>7. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or	<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, EPD Site Visit

Findings of Fact:

a) The proposed project site is located within the Riverside County Southwest Area Plan for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The property does not occur within a Criteria Cell (i.e., the property is not a Criteria Area proposed for conservation under the MSHCP) and as such, development of the site is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. Since the project site has been disturbed with a residence and an associated fruit orchard, a habitat assessment was not required. The Riverside County Environmental Programs Department (EPD) conducted a site visit and found that the project will not conflict with the provisions of the MSHCP.

b) According to EPD, no native or special-status habitats were recorded on the project site.

c) No burrowing owls or signs of burrowing owls were identified during the site visit conducted by EPD.

d) A persistently flowing watercourse is not present on the project site; therefore, 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.

e-f) According to EPD, no natural water course or riparian habitat are present on the project site. Additionally, the project site does not support vernal pools, depressions, or any other habitats capable of supporting various fairy shrimp.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>	<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: Project Application Materials

Findings of Fact:

- a) The project will not alter or destroy an historic site.
- b) 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Archaeological Resources</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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:

The site have been reviewed by the County Archaeologist and has been determined the following:

a-b) As a result of archaeological investigation (PD-A-4590) and information provided by the Pechanga Band of Luiseno Indians, the project vicinity has been demonstrated to be sensitive for prehistoric Native American cultural resources. While no cultural resources were observed on the ground surface, the potential for subsurface cultural deposits remains. Therefore, for any grading,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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archaeological monitoring shall be required for the initial cuts into previously undisturbed area and beginning at 24 inches below current ground surface for disturbed areas within the proposed project boundaries. 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 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.
- c) The project will not disturb any human remains, including those interred outside of formal cemeteries
- d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: Potential Archeological areas of interest shall be protected through conditions of approval (60.PLANNING.19) and (60.PLANNING.20)

Monitoring: Monitoring shall occur through the building and safety plan check process, as well as, the final map 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"

Findings of Fact:

The project site is located within a paleontological zone with "high sensitivity".

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Prior to the issuance of grading permits, the land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the County Geologist and/or the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources. Potential Paleontological areas of interest shall be protected through conditions of approval and considered standard conditions. (60.PLANNING.9).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO No. 1793

Findings of Fact:

a-b) According to County Geological Report No. 1793, the potential for this site to be affected by surface fault rupture related to the possible presence of a previously mapped San Gertrudis Fault on this project site is considered low. The trenches excavated exposed relatively un-deformed Pleistocene age Pauba Formation bedrock and revealed no features indicative of faulting on this site. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>12. Liquefaction Potential Zone</b>	<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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a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GEO No. 1793

Findings of Fact: According to County Geological Report No. 1793, the potential for this site to be affected by seismically induced liquefaction is considered low.

Mitigation: No mitigation measures are 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), GEO No. 1793

Findings of Fact: Although the site appears to be free from the potential of surface fault rupture, this site lies within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the lifetime of the project. The site should be expected to experience peak horizontal ground accelerations on the order of 0.6 g. All structures shall incorporate the most recent appropriate California building Code (CBC) Seismic Design parameters for a site located about 6.5 miles from a CBC Type B Seismic source and for a site Class D per the recently adopted 2007 CBC. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Landslide Risk**

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", GEO No. 1793

Findings of Fact: a) According to County Geological Report No. 1793, there is a low potential for this site to be affected by seismically induced landsliding.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**15. Ground Subsidence**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 Fig. S-7 "Documented Subsidence Areas"

Findings of Fact: 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 residential development are applicable to all residential 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**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials, GEO No. 1793

Findings of Fact: a) There are no volcanoes in the proposed project site vicinity. According to County Geological Report No. 1793, the potential for this site to be affected by other secondary seismic hazards such as seiche is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Change topography or ground surface relief features?

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

Source: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review

Findings of Fact:

a) The development of the project site 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

b) The project may be located on expansive soil; however, 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 residential development they are not considered mitigation for CEQA implementation purposes.

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?

<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 Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, 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. 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.

b) The project may be located on expansive soil; however, 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 residential development they are not considered mitigation for CEQA implementation purposes.

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"/>
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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"/>
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Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Flood Control District review, Project Materials

a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or a bed of a lake. There is a watercourse which traverses the site. Project design avoids the watercourse. Therefore, the impact is considered less than significant.

b) The development of the project site may have the potential to increase water 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. (COA 10.BS GRADE.5)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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d) Emit hazardous emissions or handle hazardous or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Findings of Fact: a-b) The proposed project will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard.

c) The proposed project will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. The proposed project includes adequate access for emergency response vehicles and personnel, as developed in consultation with County Fire personnel.

d) This project is not located within one-quarter mile of an existing or proposed school. Therefore, this 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) This project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, it would not create a significant hazard or have any impact to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**22. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

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 (CO<sub>2</sub>e) are the threshold for which a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project must be examined for potentially significant contributions to global climate change. The 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 proposed.

Monitoring: No monitoring proposed.

<b>23. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or 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

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 not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Hazardous Fire Area**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact: According to GIS, the project site is not located within or adjacent to a hazardous wildfire area. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

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

<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
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 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 and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The 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.
- 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).
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
- e) 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 project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- g) The project will otherwise substantially degrade water quality. The development of this project adversely impacts water quality. To mitigate for these impacts, the development must, at a minimum, incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). Additional information can be found in Sections V.1 and V.2 of the WQMP template.

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).

Parcel Map No. 33831 proposes a Schedule H subdivision of 7.41 gross acres into three (3) residential parcels with a minimum size of two (2) acres. The site is located in the Rancho California area, north of Vino Way, east of Avenida Arizona, and west of Santana Drive.

The site is impacted by Santa Gertrudis Creek. The creek has a tributary drainage area of approximately 8 square miles, which enters the property from the northeast then abruptly heads to the north. A smaller watercourse, which feeds Santa Gretrudis Creek, enters the site along the east portion

The applicant's engineer has delineated a floodplain on the exhibit. However, the limits as shown on the exhibit are unacceptable. Therefore, the Flood Hazard Area through the property, as shown on the "FL-2" Exhibit dated 1/28/09, shall be delineated on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating, "The floodplain must be kept free of all buildings and obstructions including fill. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed".

Alternatively, the applicant may provide a flood study to determine the Flood Hazard Area by providing a detailed study prior to map recordation. The applicant shall hire a licensed civil engineer to prepare a detailed study to be submitted to the District for review and approval. An additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

The development of this project adversely impacts water quality. To mitigate for these impacts, the development must, at a minimum, incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). Additional information can be found in Sections V.1 and V.2 of the WQMP template.

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. 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." Based on the submitted exhibit, this would impact Parcels 1 and 2.

The property's street and pad grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

This site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

Mitigation: A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. 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." Based on the submitted exhibit, this would impact Parcels 1 and 2. (50.FLOOD. RI 1)

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District.

## 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

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 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 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 as the project is not located in a dam inundation area.
- d) The project will not cause changes in the amount of surface water in any water body.

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

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

**LAND USE/PLANNING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Land Use</b>	<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 site is located within the Southwest Area Plan. The site's land use designation is Estate Density Residential (EDR), which allows for the development of residences on lots two (2) acres or more. The project proposes three residential lots with a minimum lot size of two (2) acres; therefore, the proposed project is consistent with the land use designation.

b) The project site is not located within a city sphere of influence.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>28. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 zoned Rural Residential (R-R) and proposes to change the zoning classification from R-R to Residential Agricultural – 2 Acre Minimum (R-A-2). The R-A-2 zoning classification allows the construction of residences on lots with a minimum parcel size of two (2) acres. The project is proposing residential parcels with a minimum parcel size of two (2) acres; therefore, the project is consistent with the proposed zoning classification.

b) The project is compatible with existing and planned surrounding land uses.

c) Surrounding land uses include residences on lots of two acres or more and open space to the north. The proposed residential subdivision is compatible with the planned and existing land uses.

d) The project site is located within the Southwest Area Plan. The site's land use designation is Estate Density Residential (EDR), which allows for the development of residences on lots two (2) acres or more. The project proposes three residential lots with a minimum lot size of two (2) acres; therefore, the proposed project is consistent with the land use designation. Also, the inconsistency between the existing R-R zoning and the General Plan designation will be resolved with the proposed change of zone to R-A-2.

e) The proposed project will not disrupt or divide any existing community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

<b>29. Mineral Resources</b>	<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 in an area classified or designated by the State 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"





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

Findings of Fact:

a) 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.

<b>31. Railroad Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: 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.

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

Source: Project Application Materials

Findings of Fact: The project site is not located adjacent to or near any highways. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>33. Other Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

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.

**34. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Project Application Materials

Findings of Fact: a) The project proposes a residential subdivision; typical noise sources from a residential subdivision include vehicular traffic, gardening equipment, and other noises associated with a residence. The addition of two residential units will increase ambient noise levels. However, the increase will be fitting to the existing residential environment. Therefore, the project will have a less than significant impact.

b) This project will cause a temporary increase in ambient noise levels in the project vicinity above levels existing without the project during construction. To minimize ambient noise levels upon sensitive receptors during construction of the proposed project, grading and construction shall be restricted to daylight hours.

c) Ordinance No. 847 prohibits sounds in excess of land use specific standards. For rural community land uses, the maximum sound level is 55 Db L<sub>max</sub>. Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Without a noise ordinance exception, the project shall not exceed the maximum decibel level. Through compliance with Ordinance No. 847, potential impacts will be less than significant.

d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction phase. This type of construction will be temporary and infrequent, and would be considered a less than significant adverse impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>POPULATION AND HOUSING</b> Would the project				
<b>35. Housing</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project site does not contain any existing housing; therefore the project will not displace any housing.
- b) The project will not create a demand for additional housing.
- c) The project will not displace any people.
- d) The project will not affect a County Redevelopment Project Area because the project is not located within a Redevelopment area.
- e) Given the project is proposing three (3) lots, the project is not expected to exceed official regional or local population growths. In addition, Parcel 3 currently has an existing single family residence already existing, therefore only two residences would be constructed.
- f) The project could encourage additional residential developments in the area, but the development would have to be consistent with the General Plan; therefore, the project would not induce substantial population growth.

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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**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 10.PLANNING.15) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project 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 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 10.PLANNING.15) 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: Temecula Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to school services. (COA 80.PLANNING.8) 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**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 10.PLANNING.15) 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**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The use of the proposed 7.41-acre parcel 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. 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**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

Findings of Fact:

a-b) The proposed three-lot split will not require the construction or expansion of recreational facilities. Therefore, no impacts associated with recreational facilities are anticipated.

c) The project site is located within Valley Wide Park and Recreation District. The proposed project is subject to Quimby Fees (Section 10.35 of Ordinance No. 460) as these fees apply to all residential developments. (50.PLANNING.7) (90.PLANNING.4) As that all residential land divisions are subject to Quimby Fees, this is not unique to this project and not considered CEQA mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Parks, RCIP Figure C-7 "Trails and Bikeway System"

Findings of Fact: According to Figure 8, there are no trails designated on or near the proposed project site. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

b) Result in inadequate parking capacity?

c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

d) 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?



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards 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"/>
g) 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"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

- a) The project 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 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) The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The project will not alter waterborne, rail or air traffic.
- e) The project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).
- f) The project will not cause an effect upon, or a need for new or altered maintenance of roads.
- g) The project will not cause an effect upon circulation during the project's construction.
- h) The project will not result in inadequate emergency access or access to nearby uses.
- i) The project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

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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**44. Bike Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: According to Figure 8, there are no trails designated on or near the proposed project site. No impacts will occur as a result of the proposed project.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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, RCWD Letter dated November 30, 2006

Findings of Fact: a-b) The project site is located within the boundaries of the Rancho California Water District (RCWD). According a letter from the RCWD, proposed parcels 1 and 2 will require pipeline extension within Avenida Arizona to receive water service. Water service would be available upon completion of financial arrangements between RCWD and the property owner and any required off-site and/or onsite facility improvements.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Sewer**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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
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**Findings of Fact:** a-b) The Department of Environmental Health will permit Domestic Sewage Disposal from the individual lots of the subdivision as per a percolation report submitted by Lakeshore Engineering dated 8/1/05. For each 100 gallons of septic tank capacity, 65 square feet of leach line bottom area will be required.

**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) 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) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. 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.

**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"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** RCIP

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

**Findings of Fact:** a-g) The project is expected to create incremental impacts on the demand for the above checked facilities. However, utility services are adequate and available to serve this project. Therefore, impacts on utility services are less than significant.

h) The project design does not conflict with adopted energy conservation plans.

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

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

**OTHER**

49. Other:

**Source:** Staff review

**Findings of Fact:**

**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 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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incremental effects of a project are considerable when viewed in connection with the effects of other current 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:

Archaeological Report (PD-A-4590)

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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12/02/10  
13:31

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM33831

Parcel: 943-160-026

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 33831 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33831, Amended No. 2, dated 8/12/10.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2 MAP- PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for a schedule H subdivision of 7.41 gross acres into three (3) residential parcels with a minimum parcel size of two (2) acres.

The project is located northerly of Vino Way between Avenida Arizona to the east and Santana Drive to the west.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

The land divider 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 the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider 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 land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.



PARCEL MAP Parcel Map #: PM33831

Parcel: 943-160-026

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.

10.BS GRADE. 3                    MAP-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. 4                    MAP-G1.5 EROS CNTRL PROTECT                    RECOMMND

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

10.BS GRADE. 5                    MAP-G1.6 DUST CONTROL                    RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 6                    MAP-G2.1 GRADING BONDS                    RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building & Safety Department. Single family dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

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10. GENERAL CONDITIONS

10.BS GRADE. 7                    MAP-G2.5 2:1 MAX SLOPE RATIO                    RECOMMND

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

10.BS GRADE. 8                    MAP-G2.6SLOPE STABL'TY ANLY                    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 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9                    MAP-G2.8MINIMUM DRNAGE GRAD                    RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 10                    MAP-G2.11DR WAY XING NWC                    RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 11                    MAP-G2.12SLOPES IN FLOODWAY                    RECOMMND

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which may include Riverside County flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 12                    MAP-G2.13FIRE D'S OK ON DR.                    RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

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10. GENERAL CONDITIONS

10.BS GRADE. 13                    MAP-G2.21POST & BEAM LOT                    RECOMMND

Any lot conditioned to use post and beam design, which involves grading in excess of that required to construct the driveway, will need the Planning Department's approval prior to the issuance of a grading permit.

10.BS GRADE. 15                    MAP-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.

FIRE DEPARTMENT

10.FIRE. 1                    MAP-#50-BLUE DOT REFLECTORS                    RECOMMND

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

10.FIRE. 2                    MAP-#13-HYDRANT SPACING                    RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of any portion of the lot frontage as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 1/28/09

RECOMMND

Parcel Map No. 33831 proposes a Schedule H subdivision of 7.41 gross acres into three (3) residential parcels with a minimum size of two (2) acres. The site is located in the Rancho California area, north of Vino Way, east of Avenida Arizona, and west of Santana Drive.

The site is impacted by Santa Gertrudis Creek. The creek has a tributary drainage area of approximately 8 square miles, which enters the property from the northeast then abruptly heads to the north. A smaller watercourse, which feeds Santa Gertrudis Creek, enters the site along the east portion

The applicant's engineer has delineated a floodplain on the exhibit. However, the limits as shown on the exhibit are unacceptable. Therefore, the Flood Hazard Area through the property, as shown on the "FL-2" Exhibit dated 1/28/09, shall be delineated on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating, "The floodplain must be kept free of all buildings and obstructions including fill. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed".

Alternatively, the applicant may provide a flood study to determine the Flood Hazard Area by providing a detailed study prior to map recordation. The applicant shall hire a licensed civil engineer to prepare a detailed study to be submitted to the District for review and approval. An additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

The development of this project adversely impacts water quality. To mitigate for these impacts, the development must, at a minimum, incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 1/28/09 (cont.)

RECOMMND

and channels (structural). Additional information can be found in Sections V.1 and V.2 of the WQMP template.

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District.

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." Based on the submitted exhibit, this would impact Parcels 1 and 2.

The property's street and pad grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

This site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 3 MAP PERP DRAINAGE PATTERNS

RECOMMND

he property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm

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10. GENERAL CONDITIONS

10.FLOOD RI. 3                    MAP PERP DRAINAGE PATTERNS (cont.)                    RECOMMND

flows. A copy of the recorded drainage easement shall be submitted to the District for review.

PLANNING DEPARTMENT

10.PLANNING. 1                    MAP - GEO01793                    RECOMMND

County Geologic Report (GEO) No. 1793, submitted for this project (PM33831), was prepared by Lakeshore Engineering and is entitled: "Preliminary Geotechnical Investigation, Parcels 1 & 2 of Tentative Parcel Map No. 33831, Santa Gertrudis Creek Area, Rancho California, Temecula, Riverside County, California" dated October 25, 2005. In addition the following reports were submitted for this project.

1."Robinson Property Development, Santa Gertrudis Area, Riverside Co., CA" prepared by Frederick A. Schilling, Ph.D. and dated August 24, 2007.

2."Transfer of Responsibility as Project Geotechnical Consultant, Proposed Robinson Property Development, Parcels 1 and 2 of Tentative Map no. 33831, Santa Gertrudis Creek Area, Rancho California, Temecula, Riverside County, CA, Project No. GEO 1793" prepared by Lakeshore Engineering and dated December 1, 2007.

3."Response to Technical Review Memorandum, Dated October 3, 2007, Robinson Property Development, Santa Gertrudis Area, Tentative Parcel Map 33831, Riverside County, CA, Project No. 05-071RL" prepared by Lakeshore Engineering and dated January 20, 2008.

4."Response to Review Comments #2, Dated October 19, 2007, County Geologic Report No. 1793, Parcels 1 & 2 of Tentative Parcel Map 33831, Riverside County, CA, Project No. 05-071.R2" prepared by Lakeshore Engineering and dated January 20, 2008.

5."Response to Review Comments, Pending Geotech. Review, County Geologic Report No. 1793, Parcels 1 & 2 of Tentative Parcel Map 33831, Riverside County, CA, Project No. 05-071.R3" prepared by Lakeshore Engineering and dated May 1, 2008.

6."Response to Review Comments, Dated April 22, 2008,



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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - GEO01793 (cont.)

RECOMMND

County Geologic Report No. 1793, Parcels 1 & 2 of Tentative Parcel Map 33831, Riverside County, CA., Project No. 05-071.R3" prepared by Lakeshore Engineering and dated May 1, 2008.

These reports are now included as part of GEO No. 1793.

GEO No 1793 concluded:

1. Based on site mapping, aerial photo review and exploratory trenching, the potential for this site to be affected by surface fault rupture related to the possible presence of the previously mapped Santa Gertrudis Fault on this property is considered low. The trenches excavated exposed relatively undeformed Pleistocene age Pauba Formation bedrock and revealed no features indicative of faulting on this site. Therefore the potential for this site to be affected by surface fault rupture is considered low.

2. Based on the current depth to groundwater, the low probability of a future groundwater rise and the relative high density of the near surface soils, the potential for this site to be affected by seismically induced liquefaction is considered low.

3. Except for the possibility of strong seismic shaking, the potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced dynamic settlement, landsliding or seismically induced flooding is considered low.

GEO No 1793 recommended:

1. All vegetation, organic materials and any other deleterious materials should be removed from the areas of the site that will be graded prior to the start of grading.

2. All areas proposed to support fills or structures should be over-excavated to expose undisturbed material with an in place density of at least 85% of the maximum dry density as determined by ASTM Test Method D 1557-02. The overexcavations should extend a minimum of five feet beyond the building lines or fill limits or to a distance equal to the depth of the over-excavation, whichever is greater. All

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - GEO01793 (cont.) (cont.)

RECOMMND

fill slopes should be provided with a fill keyway at the toe of the proposed slopes. The keyway should be a minimum of an equipment width wide and extend into undisturbed native material exhibiting an in-place relative compaction of at least 85% as determined by ASTM D1557-02. After acceptance of the removal bottoms, the area should be scarified to a depth of one to two feet, moisture conditioned to near optimum moisture content and compacted to a minimum of 90% of the maximum dry density prior to placing any fill.

3.The removed soils from the overexcavations may be re-used as compacted fill provided they are cleaned of organics and any other deleterious materials. All fill soils should be placed in thin lifts, moisture conditioned to near optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D1557-02 and verified by field density testing.

4.Cut/fill transition lots should be over-excavated in the cut portion to create a minimum compacted fill section of three feet below the proposed footings. For deeper fills, the over-excavation should result in a fill depth in the shallow fill portion equal to one-half the maximum depth of fill but need not exceed 15 feet.

5.Although the site appears to be free from the potential of surface fault rupture this site does lie within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the lifetime of the proposed project. The site should be expected to experience peak horizontal ground accelerations on the order of 0.6 g. All structures should incorporate the most recent appropriate CBC Seismic Design parameters for a site located about 6.5 miles from a CBC Type B Seismic source and for a site Class D per the recently adopted 2007 CBC.

GEO No. 1793 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1793 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

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10. GENERAL CONDITIONS

10.PLANNING. 1           MAP - GEO01793 (cont.) (cont.) (cont.)           RECOMMND  
    building permits.

10.PLANNING. 2           MAP - MAP ACT COMPLIANCE           RECOMMND  
  
    This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed herein.

10.PLANNING. 3           MAP - FEES FOR REVIEW           RECOMMND  
  
    Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 5           MAP - 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 owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 9           MAP - ZONING STANDARDS           RECOMMND  
  
    Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural - 2 Acre Minimum (R-A-2) zone.

10.PLANNING. 12          MAP - OFFSITE SIGNS ORD 679.4           RECOMMND  
  
    No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - ORD 810 OPN SPACE FEE

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 15 MAP - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 18 MAP - EXISTING SECOND UNITS RECOMMND

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

Section 18.28a. d. (2) A dwelling unit originally permitted as a second unit may not later be considered a primary dwelling unit for any purpose.

Section 18.28a. f. REVOCATION OF PERMIT. A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.

10.PLANNING. 19 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

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10. GENERAL CONDITIONS

RECOMMND

10.PLANNING. 19

GEN - IF HUMAN REMAINS FOUND (cont.)

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. 20

GEN - INADVERTANT ARCHAEO FIND

RECOMMNE

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





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10. GENERAL CONDITIONS

10.TRANS. 5                      MAP - PREAMBLE 1 (cont.)                      RECOMMND

lieu thereof shall be posted in accordance with Riverside County Ordinance No. 460, Article XVII prior to recordation of the final map. The improvements are required based on the following findings:

- a) The improvements are a necessary prerequisite to the orderly development of the surrounding area.
- b) The improvements are necessary for the public health and safety.

10.TRANS. 6                      MAP - STD INTRO 3 (ORD 460/461)                      RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                      MAP - EXPIRATION DATE                      RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 3                      MAP-#64-ECS-DRIVEWAY ACCESS                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 4                      MAP-#73-ECS-DRIVEWAY REQUIR                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 6                      MAP-#59-ECS-HYDR REQUIR                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, within 250 feet of any portion of the lot frontage as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

FLOOD RI DEPARTMENT

50.FLOOD RI. 1                      MAP SUBMIT ECS & FINAL MAP                      RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 1                    MAP SUBMIT ECS & FINAL MAP (cont.)                    RECOMMND

approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District.

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." Based on the submitted exhibit, this would impact Parcels 1 and 2.

50.FLOOD RI. 2                    MAP SHOW FLOODPLAIN ECS                    RECOMMND

The 100-year floodplain limits as shown on Exhibit FL-2, dated 1/28/09, through the property shall be delineated on an environmental constraint sheet to accompany the final map. The applicant may submit a flood study with calculations and the pertinent data used to determine a floodplain different from the exhibit; These limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet.

A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

50.FLOOD RI. 3                    MAP ADP FEES                    RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/Santa Gretrudis Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 3 MAP ADP FEES (cont.)

RECOMMND

Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 2 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-2 zone, and with the Riverside County Integrated Project (RCIP).

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2                   MAP - SURVEYOR CHECK LIST (cont.)                   RECOMMND

Ordinance No. 460.

50.PLANNING. 6                   MAP- ANNEX TO CSA #149                   RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 149.

50.PLANNING. 7                   MAP- QUIMBY FEES (1)                   RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide Recreation and Park District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13                  MAP - FINAL MAP PREPARER                  RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 14                  MAP - ECS SHALL BE PREPARED                  RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 18                  MAP - COMPLY WITH ORD 457                  RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures for human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 20                  MAP - FEE BALANCE                   RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.



PARCEL MAP Parcel Map #: PM33831

Parcel: 943-160-026

50. PRIOR TO MAP RECORDATION

50.PLANNING. 23                   MAP - ECS NOTE MT PALOMAR LIGH                   RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

TRANS DEPARTMENT

50.TRANS. 1                   MAP - AGGREGATE/32'GRADED                   RECOMMND

Avenida Arizona from Vino Way to cul-de-sac shall be improved with a minimum of 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way as approved by the Transportation Department. There exists approximately 14' of A.C. pavement. Additional grading and spreading of aggregate base to be done in order to widen road as indicated above.

50.TRANS. 2                   MAP - EASEMENT/SUR                   RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 3                   MAP - 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.

50.TRANS. 4                   MAP - ACCESS RD/AGG.CONST1                   RECOMMND

An access road to the nearest road maintained for public use shall be constructed with 24 feet minimum of acceptable aggregate base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way in accordance with an approved centerline profile as approved

PARCEL MAP Parcel Map #: PM33831

Parcel: 943-160-026

50. PRIOR TO MAP RECORDATION

50.TRANS. 4                      MAP - ACCESS RD/AGG.CONST1 (cont.)                      RECOMMND

by the Transportation Department. There exists approximately 14' of A.C. pavement. Additional grading and spreading of aggregate base to be done in order to widen the road as indicated above.

Said off-site access road shall be the southwesterly extension of Avenida Arizona to Vino Way.

50.TRANS. 5                      MAP - ASSESSMENT DIST 1                      RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

50.TRANS. 6                      MAP-DEDICATIONS/ACCEPTANCE/SUR                      RECOMMND

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP-G2.4GEOTECH/SOILS RPTS                      RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

PARCEL MAP Parcel Map #: PM33831

Parcel: 943-160-026

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                    MAP-G2.4GEOTECH/SOILS RPTS (cont.)                    RECOMMND

\*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. 2                    MAP-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 and Water Conservation District.

60.BS GRADE. 3                    MAP-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. 4                    MAP-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.

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PARCEL MAP Parcel Map #: PM33831

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                    MAP-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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. 5                    MAP IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. 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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1                    MAP ADP FEES

RECOMMND

Parcel Map No. 33831 is located within the limits of the Murrieta Creek/Santa Gretrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

60.FLOOD RI. 2                    MAP SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PARCEL MAP Parcel Map #: PM33831

Parcel: 943-160-026

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4                      MAP EROS CNTRL AFTER RGH GRAD                      RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

PLANNING DEPARTMENT

60.PLANNING. 9                      MAP - PALEONTOLOGIST REQUIRED                      RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the County Geologist and/or the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 13                      MAP - SECTION 1601/1603 PERMIT                      RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with

PARCEL MAP Parcel Map #: PM33831

Parcel: 943-160-026

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13            MAP - SECTION 1601/1603 PERMIT (cont.)            RECOMMND

the notification.

60.PLANNING. 14            MAP - SECTION 404 PERMIT            RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 16            MAP - SKR FEE CONDITION            RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 7.41 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17            MAP - FEE BALANCE            RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.



PARCEL MAP Parcel Map #: PM33831

Parcel: 943-160-026

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18

MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 19

GEN -CULTURAL RESOURCES PROFE

RECOMMND

As a result of archaeological investigation (PD-A-4590) and information provided by the Pechanga Band of Luiseno Indians, the project vicinity has been demonstrated to be sensitive for prehistoric Native American cultural resources. While no cultural resources were observed on the ground surface, the potential for subsurface cultural deposits remains. Therefore, for any grading, archaeological monitoring shall be required for the initial cuts into previously undisturbed area and beginning at 24 inches below current ground surface for disturbed areas within the proposed project boundaries. 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 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.

PARCEL MAP Parcel Map #: PM33831

Parcel: 943-160-026

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 GEN -CULTURAL RESOURCES PROFE (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- SPECIAL INTEREST MONITOR RECOMMND

As a result of tribal information provided by the Pechanga Band of Luiseno Indians in their letter dated July 13, 2009, tribal monitoring shall be required in cooperation with the archaeological monitoring also required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the [PROVIDE THE NAME OF THE SPECIAL INTEREST GROUP(S) WHO WILL BE MONITORING AND DELETE THIS TEXT]. This group shall be known as the Special Interest Monitor (SI 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 SI 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 SI 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

PARCEL MAP Parcel Map #: PM33831

Parcel: 943-160-026

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20                    GEN- SPECIAL INTEREST MONITOR (cont.)                    RECOMMND

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 special interest group monitor throughout the process.

2)Special interest 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 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 special interest 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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                    MAP-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 Divisin of the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 1                    WATER WILL SERVE LETTER                    RECOMMND

A "Will-Serve" letter is required from the appropriate water agency.

PARCEL MAP Parcel Map #: PM33831

Parcel: 943-160-026

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 ENV HEALTH CLEARANCE REQUIRED

RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for Parcel#1 and Parcel#2 based on Lakeshore Engineering Soils Percolation Report Project#05-071.P dated August 1, 2005. Parcel#3 has an existing dwelling connected to its own dedicated OWTS, C42 certified by Whitehouse Sanitation.

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 Manual including the limits of the delineated floor plain. Please note that per Uniform Plumbing Code, 2006 edition, all disposal systems shall be located outside of the flood hazard areas. If there are no available suitable sites outside the flood hazard area, disposal systems may be located in flood hazard areas on sites where the effects of inundation are minimized. Further engineering and/or soils percolation testing may be required.

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 sizing.

80.E HEALTH. 3 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.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN#, as well as, ensure that all property corners are clearly staked or marked. \*\*Please note that if groundwater encroachment is observed, further engineering, as well as, Regional Water Quality Control Board Clearance may be required.\*\*

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PARCEL MAP Parcel Map #: PM33831

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1                      MAP-#50B-HYDRANT SYSTEM                      RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1                      MAP ADP FEES                      RECOMMND

Parcel Map No. 33831 is located within the limits of the Murrieta Creek/Santa Gretrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

80.FLOOD RI. 2                      MAP 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. 8                      MAP - SCHOOL MITIGATION                      RECOMMND

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

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PARCEL MAP Parcel Map #: PM33831

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 MAP - FEE BALANCE

RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ

RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 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.

PLANNING DEPARTMENT

90.PLANNING. 4 MAP- QUIMBY FEES (2)

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley Wide Recreation and Park District.

90.PLANNING. 6 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved



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PARCEL MAP Parcel Map #: PM33831

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6                   MAP - SKR FEE CONDITION (cont.)                   RECOMMND

development project which is anticipated to be 7.41 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 7                   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.

TRANS DEPARTMENT

90.TRANS. 1                   MAP - WRCOG TUMF                   RECOMMND

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

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

DATE: November 15, 2006

**TO:**

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator – J. Jolliffe  
Commissioner Petty  
Supervisor Stone  
CSA# 149 c/o EDA

Co. Waste Management Dept.  
Co. Sheriff's Office  
Temecula Unified School Dist.  
City of Temecula  
Rancho Calif. Water Dist.  
Southern Ca. Edison Co.  
Southern Ca. Gas Co.  
Pacific Bell  
Caltrans #8  
EIC "Attachment A"  
Riverside Transit Agency  
Pechanga Band of Indians

**TENTATIVE PARCEL MAP NO. 33831 – EA40692 – Applicant: David Robinson – Engineer/Representative: Lakeshore Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Vino Way, easterly of Avenida Arizona, and westerly of Santana Drive – 7.41 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** Schedule H subdivision of 7.41 acres into 3 residential lots with a minimum lot size of 2 acres - APN(s): 943-160-021 and 943-160-026**

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on December 7, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. 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 agencies, please have your comments/conditions to the Planning Department as soon as possible. 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 item, please do not hesitate to contact **Kenya Huezo**, Project Planner, at (951) 955-9075 or email at [khuezo@RCTLMA.org](mailto:khuezo@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.*

**FILE COPY**



**Rancho  
Water**

November 30, 2006

Kenya Huezo, Project Planner  
County of Riverside  
Planning Department  
Post Office Box 1409  
Riverside, CA 92502-1409

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**William E. Plummer**

**SUBJECT: WATER AVAILABILITY  
TENTATIVE PARCEL MAP NO. 33831  
PARCELS NO. 1 AND NO. 2 OF PARCEL MAP NO. 14039  
APN 943-160-021 AND APN 943-160-026; EA40692  
[DAVID AND YOLANDA ROBINSON]**

Dear Ms. Huezo:

Officers:

**Brian J. Brady**  
General Manager

**Phillip L. Forbes**  
Assistant General Manager /  
Chief Financial Officer

**E. P. "Bob" Lemons**  
Director of Engineering

**Perry R. Louck**  
Director of Planning

**Jeff D. Armstrong**  
Controller

**Kelli E. Garcia**  
District Secretary

**C. Michael Cowett**  
Best Best & Krieger LLP  
General Counsel

Please be advised that the above-referenced property is located within the boundaries of Rancho California Water District (RCWD). Water service, therefore, would be available upon completion of financial arrangements between RCWD and the property owner, and any required off-site and/or on-site facility improvements.

Please note that as proposed, Parcels No. 1 and No. 2 will require a water pipeline extension within Avenida Arizona to receive water service.

If fire protection is required, the customer will need to contact RCWD for fees and requirements.

Water availability would be contingent upon the property owner signing an Agency Agreement that assigns water management rights, if any, to RCWD.

If you should have any questions, please contact an Engineering Services Representative at this office.

Sincerely,

**RANCHO CALIFORNIA WATER DISTRICT**

**Corey F. Wallace, P.E.**  
Development Engineering Manager

cc: Laurie Williams, Engineering Services Supervisor

06CW:at11\FEG

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

CCDD-3624

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> TRACT MAP             | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP           | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: pm 33831 DATE SUBMITTED: 2/21/05

**APPLICATION INFORMATION**

Applicant's Name: DAVID & YOLANDA ROBINSON Mail: \_\_\_\_\_

Mailing Address: 39600 AVENIDA ARIZONA  
\_\_\_\_\_  
TEMECULA CA 92591  
City State ZIP

Daytime Phone No: (951) 296-9449 Fax No: ( )

Engineer/Representative's Name: LAKE SHORE ENGINEERING E-Mail: \_\_\_\_\_

Mailing Address: 31520 RAILROAD CANYON RD, SUITE A-  
\_\_\_\_\_  
CANYON LAKE CALIFORNIA 92587  
City State ZIP

Daytime Phone No: (951) 244-2913 Fax No: (951) 244-2987

Property Owner's Name: DAVID & YOLANDA ROBINSON

Mailing Address: 39600 AVENIDA ARIZONA  
\_\_\_\_\_  
TEMECULA CA 92591  
City State ZIP

Daytime Phone No: (951) 296-9449 Fax No: ( )

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those 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.

PAY 0692 1 CFG 04130

**APPLICATION FOR SUBDIVISION 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.

DAVID ROBINSON  
YOLANDA ROBINSON  
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.

DAVID ROBINSON  
PRINTED NAME OF PROPERTY OWNER(S)

YOLANDA ROBINSON  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

[Signature]  
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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 943-160-026-1 & 943-160.021-6

Section: 22 Township: 7 Range: 2 W

Approximate Gross Acreage: 7.5 1.41

General location (street address, cross streets, etc.): North of VINO WAY South of 39600 AVENIDA ARIZONA  
ANZA RD East of AVE ARIZONA West of SANTANA RD

Thomas Brothers map, edition year, page number, and coordinates: THOMAS BRO. PG. 929 G-7

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

TO SPLIT ABOVE TWO PARCELS INTO THREE PARCELS  
FOR RESIDENTIAL DWELLINGS.

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) \_\_\_\_\_

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: 4,000

Estimated amount of fill = cubic yards 4,000

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither ✓

What is the anticipated source/destination of the import/export?  
N/A



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
*George A. Johnson · Agency Director*  
**Planning Department**  
*Ron Goldman · Planning Director*

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

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

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

CZ 7421/PM 33831/ EA 40692 / CFG 4130

*Project Title/Case Numbers*

Wendell Bugtai  
*County Contact Person*

951-955-2419  
*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

David and Yolanda Robinson  
*Project Applicant*

29600 Avenida Arizona, Temecula, CA 92591  
*Address*

Northerly of Vino Way between Avenida Arizona to the east and Santana Drive to the west

*Project Location*

**Change of Zone 7421** proposes to change the existing Rural Residential (R-R) zoning classification to Residential Agricultural – 2 Acre Minimum (R-A-2)  
**Parcel Map 33831** proposes a schedule H subdivision of 7.41 gross acres into three (3) residential parcels with a minimum parcel size of two (2) acres.

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on December 1, 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 + \$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*

Wendell Bugtai, Project Planner  
*Title*

October 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#: ZEA 40692 ZCFG4130

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1010025

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: ROBINSON DAVID & YOLANDA  
paid by: CK 5387  
CA FISH AND GAME FOR EA40692  
paid towards: CFG04130 CALIF FISH & GAME: DOC FEE  
at parcel: 39600 AVENIDA ARIZONA TEM  
appl type: CFG3  
\$2,010.25

By \_\_\_\_\_ Sep 09, 2010 13:13  
MGARDNER posting date Sep 09, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**CHANGE OF ZONE NO. 7421 and TENTATIVE PARCEL MAP NO. 33831** – Intent to Adopt a Mitigated Negative Declaration – Applicant: David and Yolanda Robinson – Engineer/Representative: Lakeshore Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Vino Way, easterly of Avenida Arizona, and westerly of Santana Drive – 7.41 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST: CHANGE OF ZONE NO. 7421** proposes to change the site's zoning classification from Rural Residential (R-R) to Residential Agricultural – 2 Acre Minimum (R-A-2). **TENTATIVE PARCEL MAP NO. 33831** is a Schedule H subdivision of 7.41 acres into 3 residential lots with a minimum lot size of 2 acres - APN(s): 943-160-021 and 943-160-026. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: January 5, 2011  
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, Wendell Bugtai, at 951-955-2419 or email [wbugtai@rctlma.org](mailto:wbugtai@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](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: Wendell Bugtai  
P.O. Box 1409, Riverside, CA 92502-1409



Agenda Item No.: 3.4  
Area Plan: Western Coachella Valley  
Zoning District: Lower Berdoo District  
Supervisory District: Fourth  
Project Planner: Dave Jones  
Planning Commission: January 5, 2011

Surface Mining Permit No. 200 Revised No. 1  
E.A. Number: 40797  
Applicant: Commercial Resources LLC  
Engineer/Representative: Lilburn Corp

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Surface mining Permit No. 200 Revised No. 1** proposes three amendments. (1) combine RCL00155 and SMP200 into one surface mining plan and reclamation plan under SMP00200R1; (2) add a 25-year operational extension to September 24, 2036 as the existing SMP200 expires on September 24, 2011; and (3) to revise the site plan to include graded slopes in Phase 3 on the east side of the northern 20 acres per normal protocol of the Riverside County Flood Control District (RCFCD). On site concrete recycling, previously permitted by SMP00200, will remain for the proposed life of the project.

There are no changes in operating hours or intensity of use for proposed in SMP200R1.

### ISSUES OF POTENTIAL CONCERN:

**Background:** In 1957, the County of Riverside approved an M-3 permit for the site, which constituted a mining permit granted to Mr. Jack Hicks for the operation of a borrow pit, rock crusher, and asphalt plant on 40 acres. In 1999, the M-3 Amendment assigned a reclamation plan (RCL155) to be in compliance with Surface Mining And Reclamation Act (SMARA). In 2001, 20 acres were added immediately north of the existing site, and SMP200 was issued to govern mining and reclamation for that site. This application will combine the 2 existing permits and reclamation plans into a single reclamation plan as required by SMARA.

SMP200, issued in June 2001, required that approval from Riverside County Flood Control be obtained prior to mining in the Phase 3 area. This revised application (SMP200R1) addresses those concerns and proposes slopes consistent with current requirements.

**Operations:** Mining and processing at the site will remain unchanged from current operations. There are no changes to the amount of production, hours of operation, or truck traffic from the currently permitted use. The site has been in compliance with SCAQMD, NPDES, and MSHA/OSHA requirements during current operations, and will continue to operate in compliance for the duration of this extension.

**Reclamation:** SMP200R1 will combine elements of the existing reclamation plans (RCL155 and SMP200) and will provide the framework for reclamation of the site at the conclusion of mining. The maximum depth of the pit will be 30 feet, and no slopes will be steeper than 2:1. The reclamation plan is described in more detail in the application submitted June 2010 by Lilburn Corporation.

**City of Indio and California Fish and Game Letter (CFG):** In October of 2006 a letter was received by the City of Indio and the CFG regarding several aspects of the proposed project. In 2006, the proposed revision was requesting to expand the site and increase the intensity of the operations. Since 2006, the project description has changed, and now proposes no alterations to the intensity, except to extend the life of the permit. No increase in total mined material is proposed. In July of 2010, Planner Matt Straite contacted the City Planning Manager and the CFG to discuss the current project

W

description. A revised set of project materials was transmitted to the City and the CFG. The County has received no response.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Open Space- Mineral Resources (OS-MIN)  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Open Space- Rural (OS-RUR) to the north, south and west, Open Space- Conservation (OS-C) to the east. |
| 3. Existing Zoning (Ex. #2):                   | Watercourse, Watershed & Conservation Areas (W-1)   |
| 4. Surrounding Zoning (Ex. #2):                | Watercourse, Watershed & Conservation Areas (W-1) to the north, south, east, and west.                |
| 5. Existing Land Use (Ex. #1):                 | Mining Operations   |
| 6. Surrounding Land Use (Ex. #1):              | Vacant  |
| 7. Project Data:                               | Total Acreage: 60   |
| 8. Environmental Concerns:                     | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40797**, 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 **SURFACE MINING PERMIT NO. 200 REVISED NO. 1**, 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 Open Space- Mineral Resources (OS-MIN) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Watercourse, Watershed & Conservation Areas (W-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 clearly 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 Multi-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 Open Space- Mineral Resources (OS-MIN) on the Western Coachella Valley Area Plan.
2. The proposed use, mineral extraction, is permitted use in the Open Space- Mineral Resources (OS-MIN) designation.
3. The project site is surrounded by properties which are designated Open Space- Rural (OS-RUR) to the north, south and west, Open Space- Conservation (OS-C) to the east.
4. The zoning for the subject site is Watercourse, Watershed & Conservation Areas (W-1).
5. The proposed use, mineral extraction, is a permitted [use, subject to approval of a Surface Mining permit in the Watercourse, Watershed & Conservation Areas (W-1).
6. The project site is surrounded by properties which are zoned Watercourse, Watershed & Conservation Areas (W-1) to the north, south, east, and west.
7. Similar uses have been constructed and are operating in the general vicinity of the project.
8. This project is not located within Criteria Area of the Coachella Valley Multi-Species Habitat Conservation Plan.
9. The proposed project, including the reclamation plan and proposed draft financial assurances, was transmitted to the Director of the Department of Conservation for review and comment per the requirements of Ordinance No. 555.
10. Inspections and financial securities for reclamation have been conditioned on the project.
11. Environmental Assessment No. 40797 identified no potentially significant impacts.

**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 100-year flood plain, an area drainage plan, or dam inundation area.
  - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
  - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
  - d. A CVMSHCP criterion area.
3. The project site is located within:
  - a. The boundaries of the Western Coachella Valley Area Plan.
  - b. The City of Indio sphere of influence.
4. The subject site is currently designated as Assessor's Parcel Numbers 601-180-016 and 601-210-005.
5. This project was filed with the Planning Department on 4/7/2006.



6. This project was reviewed by the Land Development Committee three times on the following dates June 8, 2006, July 8, 2010 and March 11, 2010.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$36,595.62.

DJ:MS

Y:\Planning Case Files-Riverside office\SMP00200R1\PC Hearing\SMP00200R1 Staff Report.doc

Date Prepared: 8/24/10

Date Revised: 6/08/09 by RJuarez

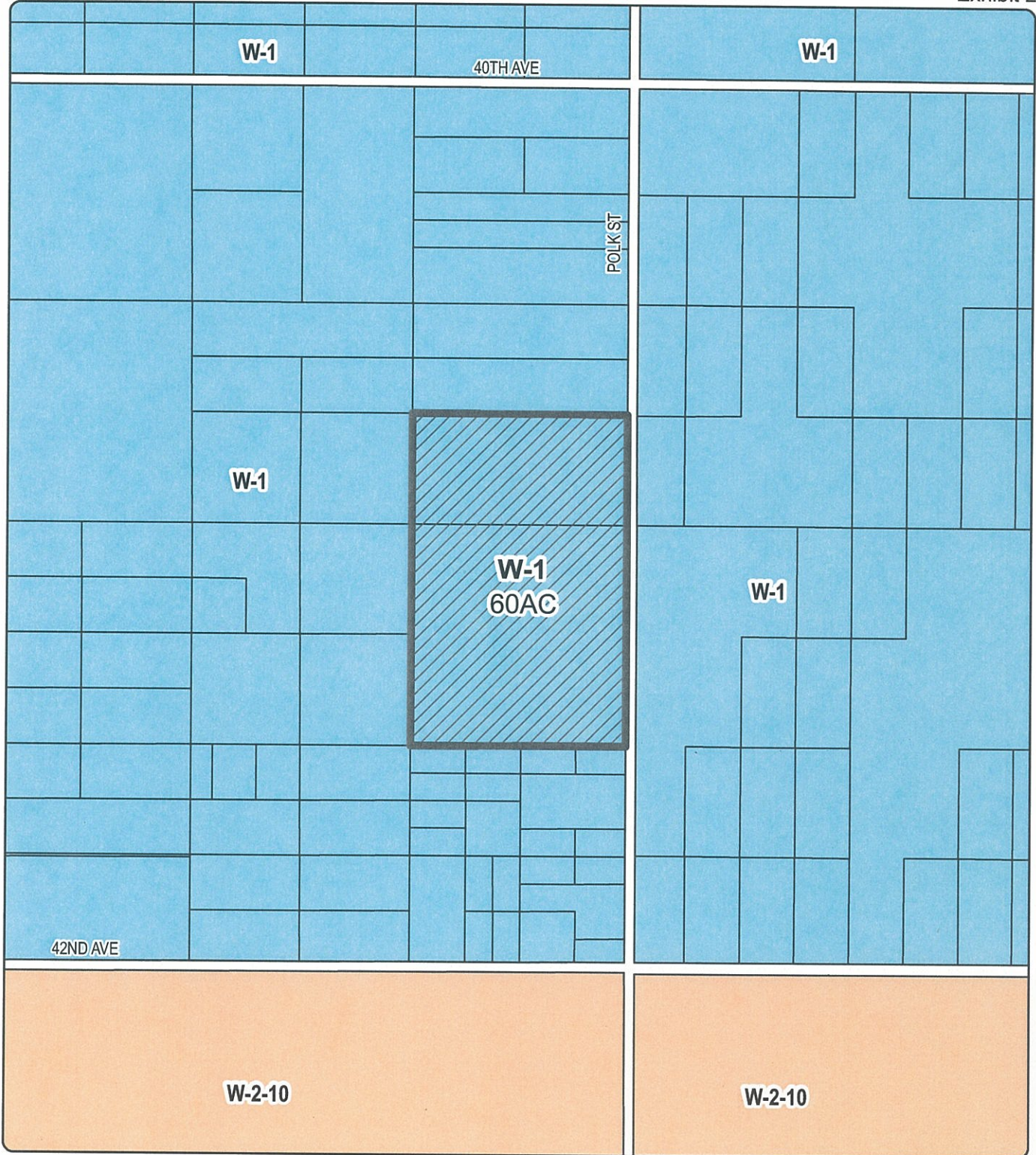
RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00200R1

EXISTING ZONING

Supervisor Benoit  
District 4

Date Drawn: 8/24/10  
Exhibit 2



Zoning District: Lower Berdoo Canyon  
Township/Range: T.5S.R.8E.  
Section: 9

Assessors Bk. Pg. 601-18,21  
Thomas Bros. Pg. 5411 F 5  
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>



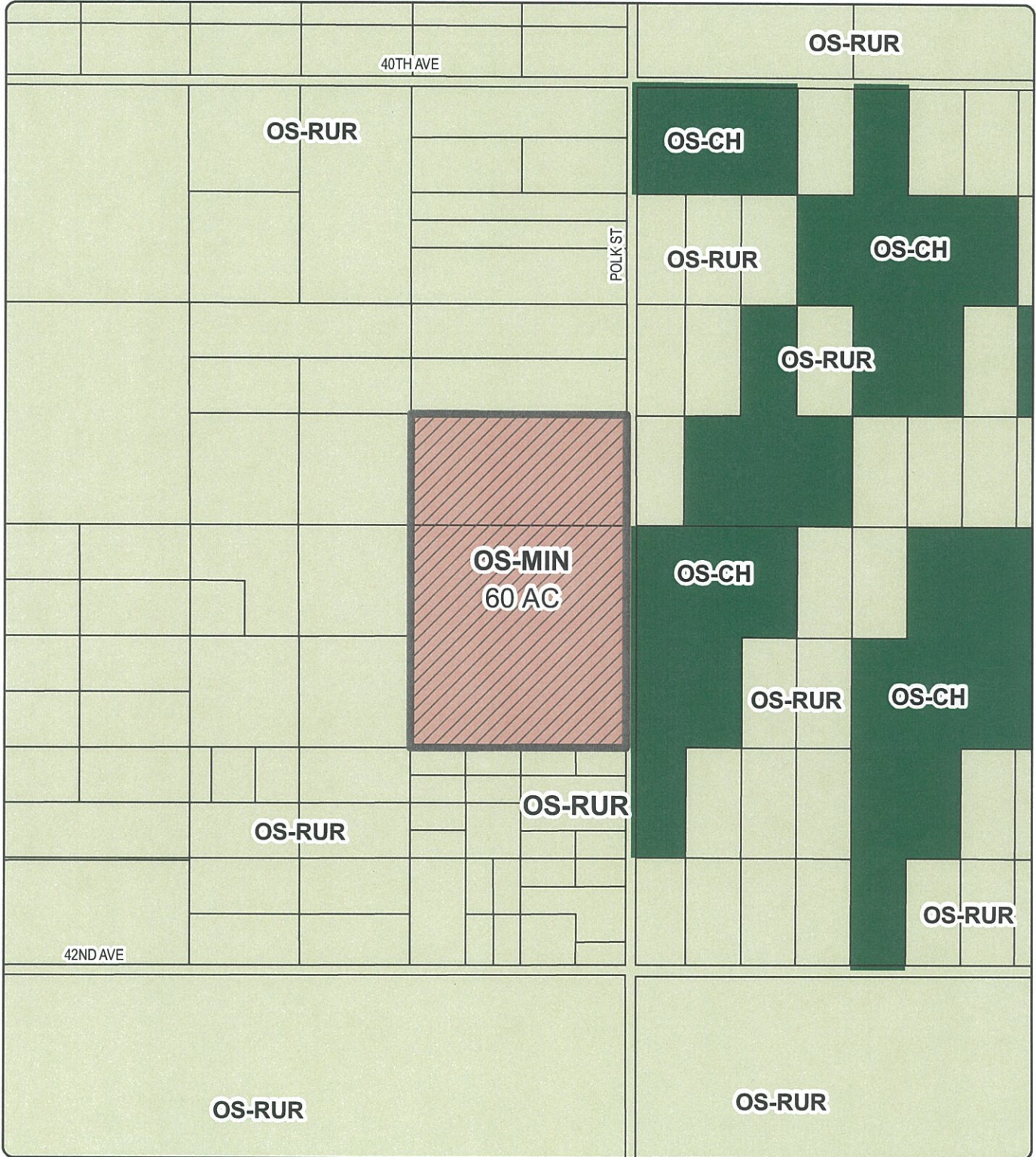
RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00200R1

EXISTING GENERAL PLAN

Supervisor Benoit  
District 4

Date Drawn: 8/24/10  
Exhibit 5



Zoning District: Lower Berdoo Canyon  
Township/Range: T.5S.R.8E.  
Section: 9

Assessors Bk. Pg. 601-18,21  
Thomas Bros. Pg. 5411 F 5  
Edition 2009



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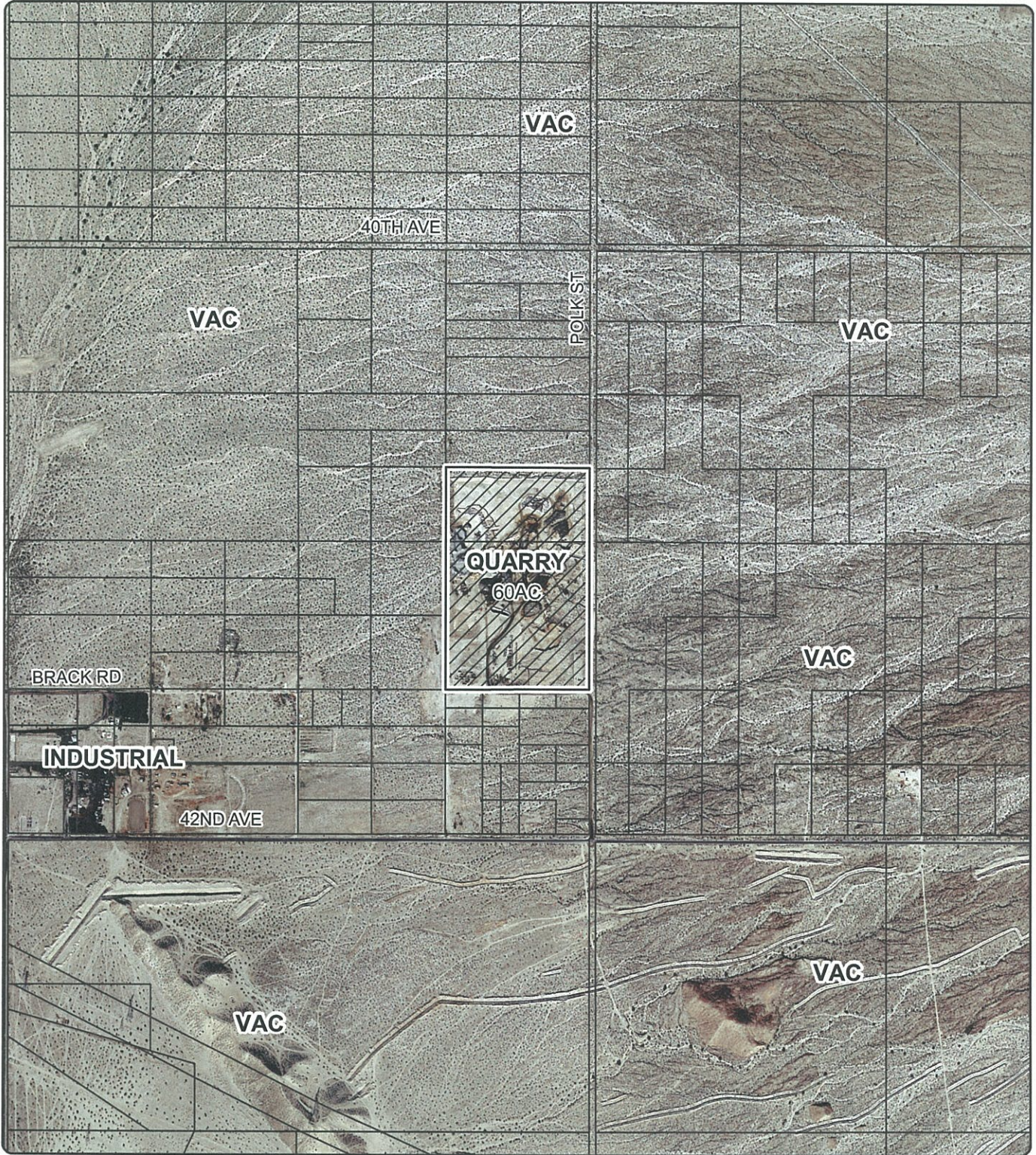
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## SMP00200R1

Supervisor Benoit  
District 4

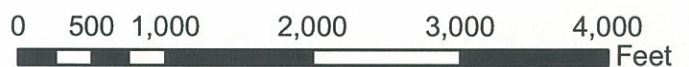
Date Drawn: 8/24/10  
Exhibit 1

### LAND USE



Zoning District: Lower Berdoo Canyon  
Township/Range: T.5S.R.8E.  
Section: 9

Assessors Bk. Pg. 601-18,21  
Thomas Bros. Pg. 5411 F 5  
Edition 2009



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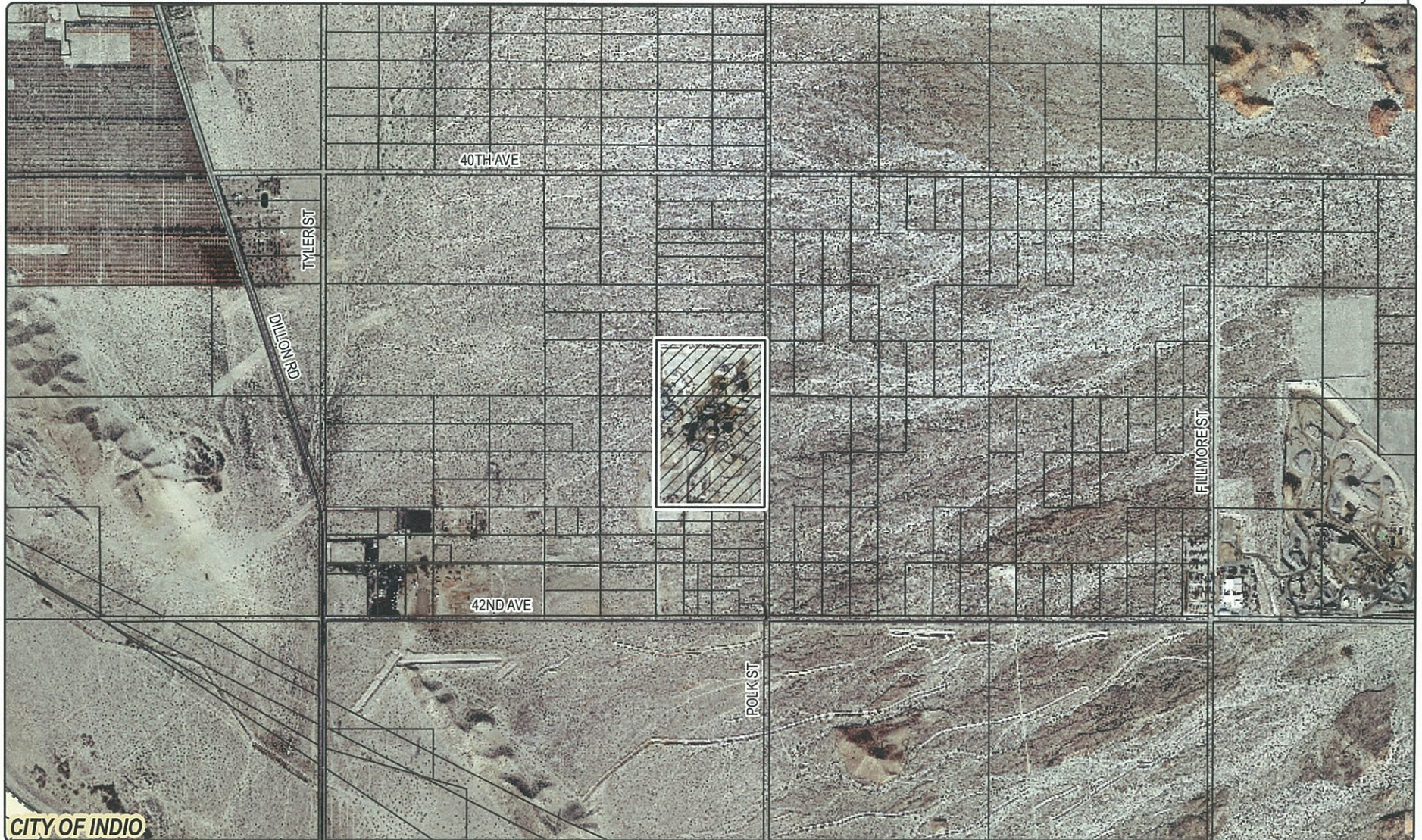
RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00200R1

VICINITY/POLICY AREAS

Supervisor Benoit  
District 4

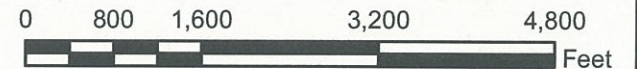
Date Drawn: 8/24/10  
Vicinity Map



Zoning District: Lower Berdoo Canyon  
Township/Range: T.5S.R.8E.  
Section: 9

Assessors Bk. Pg. 601-18,21  
Thomas Bros. Pg. 5411 F 5  
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.lima.co.riverside.ca.us/index.html>









# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 40797  
**Project Case Type (s) and Number(s):** Surface Mining Permit No. 200 Revised No.1  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Dave Jones  
**Telephone Number:** (951) 955-6863  
**Applicant's Name:** Commercial Resources, LLC  
**Applicant's Address:** P.O. Box 77850  
Corona, CA 92877  
**Engineer's Name:** Lilburn Corp.  
**Engineer's Address:** 1905 Business Center Dr  
San Bernardino, CA 92408

### I. PROJECT INFORMATION

**A. Project Description:** Surface mining Permit No. 200 Revised No. 1 proposes three amendments. (1) combine RCL00155 and SMP200 into one surface mining plan and reclamation plan under SMP00200R1; (2) add a 25-year operational extension to September 24, 2036 as the existing SMP200 expires on September 24, 2011; and (3) to revise the site plan to include graded slopes in Phase 3 on the east side of the northern 20 acres per normal protocol of the Riverside County Flood Control District (RCFCD). On site concrete recycling, previously permitted by SMP00200, will remain for the proposed life of the project.

There are no changes in operating hours or intensity of use proposed in SMP00200R1.

**Background:** In 1957, the County of Riverside approved an M-3 permit for the site, which constituted a mining permit granted to Mr. Jack Hicks for the operation of a borrow pit, rock crusher, and asphalt plant on 40 acres. In 1999, the M-3 Amendment assigned a reclamation plan (RCL155) to be in compliance with SMARA. In 2001, 20 acres were added immediately north of the existing site, and SMP200 was issued to govern mining and reclamation for that site. This application will combine the 2 existing permits and reclamation plans into a single reclamation plan as required by SMARA.

SMP200, issued in June 2001, required that approval from Riverside County Flood Control be obtained prior to mining in the Phase 3 area. This revised application (SMP200R1) addresses those concerns and proposes slopes consistent with current requirements.

**Operations:** Mining and processing at the site will remain unchanged from current operations. There are no changes to the amount of production, hours of operation, or truck traffic from the currently permitted use. The site has been in compliance with SCAQMD, NPDES, and MSHA/OSHA requirements during current operations, and will continue to operate in compliance for the duration of this extension.

**Reclamation:** SMP200R1 will combine elements of the existing reclamation plans (RCL155 and SMP200) and will provide the framework for reclamation of the site at the conclusion of mining. The maximum depth of the pit will be 30 feet, and no slopes will be steeper than 2:1 (H:V). The reclamation plan is described in more detail in the application submitted June 2010 by Lilburn Corporation.

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

**C. Total Project Area:** 60 Acres

<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> Surface Mining 60 AC	<b>Lots:</b> 2	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> 10

**D. Assessor's Parcel No(s):** 601-180-016 and 601-210-005

**E. Street References:** The site is approximately 1 mile east of Dillon Rd. north of Fargo Canyon Rd.

**F. Section, Township & Range Description or reference/attach a Legal Description:** South ½ of the southeast ¼ of the northeast ¼ and the ¼ of Section 9, Township 5 south, Range 8 east.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is an existing surface mining operation that has been permitted and in-use beginning in the late 1950's. The surrounding area is rural desert, with another surface mine to the east, and sporadic industrial uses to the west. Fargo Canyon Rd. is to the south of the site, and the north is vacant desert. The site is surrounded by Desert Sage Scrub, chaparral and sand.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Open Space- Mineral Resources General Plan Land Use Designation. The proposal meets all other applicable land use policies.
- 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 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:** The proposed project meets with all applicable Noise Element policies.
- 6. Housing:** No housing is proposed by the project, nor will the project displace any existing housing. There are no impacts to housing as a direct result of this project at this time.

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 Area Plan

C. **Foundation Component(s):** Open Space

D. **Land Use Designation(s):** Open Space – Mineral Resources

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

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

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Open Space- Rural (OS-RUR) to the north, south and west, Open Space- Conservation (OS-C) to the east.

H. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** None

2. **Specific Plan Planning Area, and Policies, if any:** None

I. **Existing Zoning:** Watercourse, Watershed & Conservation Areas (W-1)

J. **Proposed Zoning, if any:** No Proposed Change

K. **Adjacent and Surrounding Zoning:** Watercourse, Watershed & Conservation Areas (W-1) to the north, south, east, and west.

III. **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

IV. **DETERMINATION**

On the basis of this initial evaluation:

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

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.



I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

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

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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



Signature

9/16/10

Date

Matt Straite  
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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Western Coachella Valley Area Plan Figure 9 "Scenic Highways"

Findings of Fact:

a) Dillon Road is in a portion of the Upper Coachella Valley Scenic Area which is identified as an "Eligible County Scenic Highway". The proposed SMP00200R1 is approximately 1 mile easterly from Dillon Road. The intensity of the mining will not be altered with this revision to the permit and will not change the existing conditions. The time for the permit will be extended, which will continue the proposed use for an additional 25 years; however, the intensity of the existing use will not change. There will be no impacts to the corridor as designated.

b) The project will not impact any scenic resources. There are no distinctive features on the site.

Mitigation: No additional mitigation required

Monitoring: Riverside County Annual Inspections will verify compliance with conditions.

<b>2. Mt. Palomar Observatory</b>				
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
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a) The site is located beyond the limits of the Mt. Palomar Observatory Special Lighting area.

Mitigation: None required.

Monitoring: None 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 and b) The proposed project will not be creating any sources of glare; and no residential development is existing or permitted near the project site.

Mitigation: None required.

Monitoring: None 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: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-d) The site does not contain any agricultural resources, is not located on land designated Agriculture or farmland, and will not be developing within 300 feet of any land designated for agriculture.

Mitigation: None required.

Monitoring: None required.

**5. Forest**

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

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

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

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

Findings of Fact:

a-c) The project site and surrounding area is desert. There are no timber or forest lands.

Mitigation: None required.

Monitoring: None 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
source emitter?				
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:

a and b) 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. The proposed operation will continue to operate at previously permitted levels, with no increase in production or potential emissions. There has been no development near the site since the previous permitting effort in 2001, and there are no sensitive receptors within 1 mile. The impact is considered less than significant.

c) The proposed 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors). Therefore, impacts are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The 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: None required.

Monitoring: None required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection, EA37875

Findings of Fact:

a) The project will not conflict with the adopted Coachella Valley Multi Species Habitat Conservation plan or any other adopted habitat plan. Additionally, mitigation for habitat disturbance was satisfied in the conditions of SMP00200. No further mitigation will be necessary.

b) The site has been surveyed for both the previous permitting efforts of SMP00200 and RCL00155. This extension does not propose to disturb any areas not previously considered and mitigated for in EA37875. The area identified in SMP00200 as the "Phase 3 area" will be disturbed during this time extension, but the disturbance was considered previously and accommodated in the 2001 application EA37875. Mitigation for habitat disturbance was satisfied in the conditions of SMP00200. No further mitigation will be necessary.

c-e) The project site is not located within the Fringe-Toed Lizard Habitat Area (Western Coachella Valley Area Plan Figure 10), and is not within critical habitat for the desert tortoise. This re-permitting

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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effort would not impact any new, previously un-addressed habitat or species. No riparian habitat exists on the site.

f) There is a blue line stream that spans a portion of the project site. The project has previously received clearances from California Fish and Game and from U.S. Fish and Game regarding the stream. The changes in the project proposed by this permit will not impact the stream or the previous clearances issued for the project.

g) The project will not conflict with any local policies or ordinances protecting wildlife.

Mitigation: None required.

Monitoring: None 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: Cultural Resources Assessment, prepared by Archaeological Associates in August 2000, EA37875.

Findings of Fact:

a and b) No historic sites have been recorded within the project site, and the field survey was also negative.

Mitigation: None required.

Monitoring: None required.

**9. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Cultural Resources Assessment, prepared by Archaeological Associates, August 2000, EA37875.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-d) As reported in the 2001 SMP 200 application, no archaeological sites have been recorded within the project site, and the field survey was also negative. No cultural resources have been encountered during previous mining activity. 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.01 and 10.PLANNING.02 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: None required.

Monitoring: None 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" EA37875

Findings of Fact:

a) The site is not within an area known to possess significant paleontological resources. No fossils have been encountered during previous mining activity.

Mitigation: None required.

Monitoring: None required.

**GEOLOGY AND SOILS** Would the project

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

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

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or based on other substantial evidence of a known fault?

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

Findings of Fact:

a and b) The site is located within an Alquist Priolo-Special Study zone. No habitable structures are proposed, therefore, there are no impacts.

Mitigation: None required.

Monitoring: None required.

**12. Liquefaction Potential Zone**

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

Source: Western Coachella Valley Area Plan Figure 14 "Seismic Hazards"

Findings of Fact:

a) The site is not located within an area identified for potential liquefaction.

Mitigation: None required.

Monitoring: None 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: The project site is located within a ground shaking zone V. There are no structures planned on site that would be detrimental to public health and safety on site in an earthquake.

Mitigation: None required.

Monitoring: None 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Western Coachella Valley Area Plan, Figure 16 "Slope Instability".

Findings of Fact:

a) The project site is not located on a geologic unit or on soils that have been known to be unstable or pose a risk of landslides. Topographic gradient across the site is approximately 2%.

Mitigation: None required.

Monitoring: None 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: County Board of Supervisors Resolution No. 94-125

Findings of Fact:

a) The project site is not located within a zone of potential danger from subsidence.

Mitigation: None required.

Monitoring: None required.

**16. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The site is not located within an area which has a known risk of seiche, mudflow, or volcanic activity.

Mitigation: None required.

Monitoring: None 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, SMP00200R1 Mining / Reclamation application.

Findings of Fact:

a) The project will result in an excavated pit with a maximum depth of 30'. Signs are required to be installed at the top of all manufactured slopes to call attention to any open pits or mines (COA 10.BS GRADE.18). Additionally, 4 foot safety berms are required at the top of all cut slopes (COA 10.BS GRADE.20). Lastly, a 6 foot chain link fence is required around the perimeter of the mine (10.BS GRADE.25). These are considered standard conditions of approval for mines and are not considered mitigation for CEQA purposes.

b) The proposed slopes will not be steeper than 2:1, and the eastern boundary will have a finish slope of 12:1. Slopes will be revegetated as required in the Reclamation Plan.

c) The proposed project will not be expanding operations beyond that already approved, including no additional grading where sub-surface septic systems may exist.

Mitigation: None required.

Monitoring: None required.

<b>18. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Areas of topsoil were disturbed and removed during the previous operations under SMP00200 and RCL00155. No additional soil disturbances beyond that already analyzed are being proposed. Topsoil and tailings are stored onsite for future reclamation and revegetation.

b) The project is not located on expansive soils.

c) No septic systems are proposed with this project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The site is graded to minimize the potential for erosion offsite, as required in the SWPPP.

Mitigation: None required.

Monitoring: None required.

**19. Erosion**

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

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

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

Findings of Fact:

a and b) The site is graded to retain water from storms or potential run-off from adjacent properties, and then allow it to percolate at the bottom of the pit. The SWPPP for the site, as required by NPDES (National Pollutant Discharge Elimination System), identifies measures to control and contain any possible erosion.

Mitigation: None required.

Monitoring: None 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) During mining operations, all roads and active mining areas will be kept wetted, through either the use of water or approved dust control suppressants (COA 10.PLANNING.9). SCAQMD rules will be complied with during the life of the permit. In accordance with SCAQMD rule 403, all operations will be suspended when wind speeds exceed 25 MPH (COA 10.PLANNING.19). Once mining is completed and reclamation has begun, the revegetation will ensure long-term compliance with wind erosion and blowsand requirements. These conditions are standard and not considered mitigation for CEQA purposes.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Greenhouse Gas Numerical Analysis by Associates Environmental dated September 14, 2010

Findings of Fact:

a) Analysis by Associates Environmental indicates the project's annual GHG emissions will be **678.28** metric tons per year (MTY) of CO<sub>2</sub>-equivalents (CO<sub>2</sub>e). This total is below the threshold of 7,000 MTY CO<sub>2</sub>e for industrial projects established by the South Coast Air Quality Management District. This project total includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, solid waste and water usage) GHG emissions. Hence, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions. The project is an extension of time and a combination of two Reclamation Plans. There will be no operational increases in production, hours of operation, or truck traffic.

Greenhouse gasses will be reduced in time, due to compliance with the California Air Resources Board (CARB) Off-Road Diesel Rule. Compliance with this rule will result in a reduction in Particulate Matter (PM) and oxides of nitrogen (NO<sub>x</sub>).

b) The project is consistent with the Riverside County General Plan's land use designation (Open Space- Mineral Resources) for the site. Hence the project does not represent development in excess of the State's "Business As Usual" (BAU) scenario. Further, the project will be subject to a variety of measures that will reduce the project's greenhouse gas emissions to below the BAU level. These measures include the following:

- a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.
- b. Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.

As a result of implementation of, and compliance with, the above measures, the project will further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County and the State, AB 32 in particular. These measures ensure the project will not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project's affect on the attainment of these plans is less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required.

Monitoring: None 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) There was no evidence of prior industrial activity or use of hazardous materials on site before active mining operations began. The project does not propose to transport any dangerous or hazardous materials. No blasting is permitted on the site (COA 10.PLANNING.20). There will be no impact.

b and d) As noted, blasting is not permitted. The project will not release any hazardous materials into the environment. The project is located near any existing or proposed school sites. During the past 10 years of mining operations, the site has been inspected on an annual basis for any hazardous materials problems. Site visits during the last 36 months by representatives of Commercial Resources and the County of Riverside confirm that the site is active, and that there are no hazardous materials issues on site. The equipment on-site is fueled from an above-ground storage tank in secondary containment.

c) The project has not, and will not interfere with any adopted emergency response plan.

e) The project site is not located on a list of hazardous materials sites.

Mitigation: None required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None 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"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Western Coachella Valley Area Plan, Figure 5.

Findings of Fact:

a-d) The project site is located approximately 8-miles northerly of the Thermal Airport and is beyond the limits of area influenced by airport activity. No airport activity will be impacted by the proposed project.

Mitigation: None required.

Monitoring: None 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Western Coachella Valley Area Plan Figure 13 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located within a Hazardous Fire Zone as identified in the County LIS database. The Wildfire Susceptibility Map shows the site to be in an area of Low Risk.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**HYDROLOGY AND WATER QUALITY** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>25. Water Quality Impacts</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, EA37875

Findings of Fact:

a) The area of watershed to the east covers an area of approximately 24.3 acres, and is part of an alluvial fan west of the Little San Bernardino Mountains. The peak discharge along the east boundary of the site is projected to be 70 CFS in a 100-year storm (EA37875). Measures from the previous approval for the site have been incorporated in the proposed project, and have been in place at the site since 2001. The expansion into the Phase 3 mining area has been mitigated through the design of the project and reiterated by the Riverside County Flood Control in the form of permit conditions and a 12:1 slope in the NE corner (COA 10.FLOOD RI.1).

b and d) The project is required to comply with all NPDES and other drainage regulations (COA 10.PLANNING.21).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project will not alter or impact preexisting conditions, including the usage of groundwater. The permit life will be extended; however the original analyses used in EA37875 was estimated for the maximum allowed tonnage of excavated materials. The maximum amount will not change, only the length of time to extract any materials. Therefore, the impacts will not be altered.

e and f) No housing is proposed or permitted as part of the project, nor are any 100 year flood zones located on the site.

g and h) The project will not impact ground water in any way and is not proposing any new or altered BMP's.

Mitigation: No additional mitigation required.

Monitoring: None 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Riverside County General Plan Figure 12 "100- and 500-Year Flood Hazard Zones," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a-b) There is a blue line stream that spans a portion of the project site. The project has previously received clearances from California Fish and Game and from U.S. Fish and Game regarding the stream. The changes in the project proposed by this permit will not impact or alter the stream in any way and will not alter the amount of surface runoff. Impacts to the floodplain and stream alteration were considered and mitigated for in the earlier application.

c) No housing is proposed or permitted as part of the project, nor are any 100 year flood zones located on the site.

Mitigation: No additional mitigation required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None 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 mine site will not impact present or planned land use in the immediate area. The project is not changing the intensity of the use or total tonnage of mined material.

b) The project is within the sphere of influence for the City of Indio. The City of Indio General Plan Land Use Designation for the existing project site is "Specific Plan", which simply means that a Specific Plan would be required should a project process through their jurisdiction once annexed. A Specific Plan could permit any land use, so it is assumed that the proposed project would be consistent with the Indio Designation, pending the approval of a Specific Plan. The mine has been operation before the spheres was approved by the Local Area Formation Commission, so the approval of the revision to the permit will not affect any land use beyond that which was already existing. The life of the permit will be extended, for 25 years. The City has a pending residential development project, in the sphere but outside the current City limits. The development timeline of the proposed residential development may overlap the extended life of the mining permit, effectively placing the mining project in the vicinity of the residential development; however, the residential project will still be in development for some time and the exact overlap cannot be determined at this time. The mine will not present and public safety risk to the proposed residential development.

Mitigation: No additional mitigation required.

Monitoring: None 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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community)?

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

Findings of Fact:

a and d) The current zoning, Watercourse, Watershed & Conservation Areas (W-1), permits mining in accordance with the regulations found in Riverside County Ordinance 555, and is consistent with the General Plan Open Space designation of Desert Area, which permits development of mineral resources.

b and c) The mine is currently compatible with surrounding Open Space zoning and General Plan designations, and the proposed revisions will not alter the compatibility. The life of the permit will be extended; however, the uses surrounding the site are not anticipated to change.

e) There is no current or proposed development surrounding the project site.

Mitigation: None required.

Monitoring: None 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?

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?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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

Findings of Fact:

a and b) The proposed project site is within an MRZ-2 Zone as identified by the State Department of Conservation and CGP Figure VI.42. CGP policies related to MRZ-2 zones indicate that only those land uses that are either related to mineral production, or are compatible with mineral production are permitted in these zones. While the project would result in the loss of mineral resources via construction use of the resource, such activity was anticipated and is consistent with the General Plan, Zoning, and MRZ-classification. There are no impacts.

c) The proposed project is currently a permitted mine and is not located near any other mines.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not create a hazard from the resulting mine pit once the reclamation plan is complete. The plan includes provisions that address the safety of the open pit mine once all mining operations and reclamation are completed.

Mitigation: None required.

Monitoring: None 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 located approximately 8 miles northerly of the Thermal Airport and is beyond the limits of area influenced by airport activity.

Mitigation: None required.

Monitoring: None 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 more than 4 miles from the nearest railroad line.

Mitigation: None required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None required.

**32. Highway Noise**

NA     A     B     C     D                

Source: On-site Inspection, Project Application Materials

Findings of Fact: The site is approximately 4 miles from Interstate 10. The site will not be impacted by noise from the highway.

Mitigation: None required.

Monitoring: None required.

**33. Other Noise**

NA     A     B     C     D                

Source: Project Application Materials, GIS database

Findings of Fact: There are no major noise generators near the project site.

Mitigation: None required.

Monitoring: None required.

**34. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?               

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?               

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?               

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?               

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

Findings of Fact:

a-d) There are no operational changes proposed with this extension of time, and existing requirements regulating noise will continue to be effective during the new term. The ambient noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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environment, which includes another surface mine on Fargo Canyon Rd., will be unaffected by this extension.

Mitigation: No additional mitigation required.

Monitoring: Annual inspections by Riverside County will verify compliance with permit conditions.

**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-f) The proposed project is a revision to existing and operating mine. There are no residential uses on the site. The project will continue to employ approximately 10 people, who will be drawn from the local labor force. The project is not in a redevelopment area. There will be no additional or increased impact due to this extension.

Mitigation: None required.

Monitoring: none 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**

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

Findings of Fact: The project will not result in a need for increased fire protection facilities. There are no new or expanded operations as a result of this application.

Mitigation: None required.

Monitoring: None required.

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**37. Sheriff Services**

Source: RCIP

Findings of Fact: The project will not result in an increase in the amount of sheriff or law enforcement protection. This application does not propose any change in the scope of operations or number of employees, hours of operation, or truck traffic except an extension of time. The total tonnage will not change, thus the level of impact will not change. Impacts to Sheriff services based on the time extension would be minimal as the mining use has minimal impacts to Sherriff services.

Mitigation: None required.

Monitoring: None required.

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**38. Schools**

Source: Desert Sand Unified School District correspondence, GIS database

Findings of Fact: There are no schools in the vicinity of the project.

Mitigation: None required.

Monitoring: None required.

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**39. Libraries**

Source: RCIP

Findings of Fact: There will be no change in the number of employees at the site as a result of this application, and the Library System will be not be impacted.

Mitigation: None required.

Monitoring: None required.

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**40. Health Services**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP

Findings of Fact: The nearest hospital to the facility is John F Kennedy Memorial Hospital, located in Indio. There will be no change in the number of employees or activities at the site.

Mitigation: None required.

Monitoring: None 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"/>

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

Findings of Fact:

a-b) The project would not require recreational services of any kind, nor create a increase in demand of existing recreational services or facilities. The project is located approximately 7 miles south of the boundary of boundary of the Joshua Tree National Park and approximately 10 miles southeasterly of the Coachella Valley Preserve. The proposed revision to the existing permit will not change operations at the mine except to extend the life of the permit. The only possible impact to the National Park would be from windblown dust (PM10); however, conditions of approval and continuous inspections mitigate and monitor the dust, resulting in a less than significant impact to the National Park. There are smaller parks located 4-5 miles from the site. There are no new activities proposed under this application, and there will be no impacts to parks or recreation areas.

c) The project is not located within a Community Service Area, besides, the County Wide CSA152. The proposed use will not require park services, no impact park services. There will be no impact.

Mitigation: None required.

Monitoring: None required.

**42. Recreational Trails**

Source: Open Space and Conservation Map for Western County trail alignments

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The proposed extension does not include any expansion in area or activity, and would not impact any recreational trails.

Mitigation: None required.

Monitoring: None required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

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

d) Alter waterborne, rail or air traffic?

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

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

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

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

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

Source: Western Coachella Valley Area Plan, Figure 7 "Circulation", RCIP

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed revision to the existing permit will not impact the existing General Plan Circulation plan or any other ordinance or policy that contain any measures of effectiveness.

b) The proposed revision to the existing permit will not impact any congestion management programs or LOS standards for the site or surrounding area.

c and d) The proposed revision to the existing permit will not impact or change air traffic patterns or waterborne/rail traffic.

e-h) The proposed revision to the existing permit will not create any hazards based on a design feature. Access to the site, which is located on Fargo Canyon Road, is via Dillon Road. Interstate 10 is the closest freeway, and Dillon is the closest exit. There will be no change in previously approved levels of traffic as a result of this application. Mitigation was provided under the currently permitted SMP00200.

i) The proposed revision to the existing permit will not conflict with any public transit, bikeway or pedestrian facilities.

Mitigation: No further mitigation required.

Monitoring: Annual inspections by Riverside County will verify compliance with conditions.

**44. Bike Trails**

Source: Western Coachella Valley Area Plan, Figure 8., RCIP

Findings of Fact: Dillon Road is identified as a Class III bike route, which is a bike route shared with vehicular traffic on the existing roadway. There will be no change in truck traffic as a result of this application except to extend the life of the permit. The intensity y of truck usage will not change.

Mitigation: None required.

Monitoring: None required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

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

Source: Department of Environmental Health Review

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a and b) The facility uses water from an onsite well for dust control and processing. Potable water for employees is in the form of bottled water delivered to the site. There are no changes from the existing permits, and no additional impacts are anticipated.

Mitigation: None required.

Monitoring: None 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 and b) Sewage needs will be handled through the use of portable toilets brought to the site by an approved contractor. There will be no change in the number of employees, or number of portable toilets.

Mitigation: None required.

Monitoring: None 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 and b) Generation of waste from the site will not increase as a result of the new SMP00200R1 extension. Waste is stored in dumpsters on site, and hauled offsite by approved contractors.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required.

Monitoring: None required.

**48. Utilities**

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

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

Source: RCIP

Findings of Fact:

a-g) Adequate utility serve is currently provided to the site, the proposed revision to the existing permit will not impact the utilities except to extend the life of the permit.

Mitigation: None required.

Monitoring: None required.

**49. Energy Conservation**

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

Findings of Fact:

a) The site will have no increase in production, and no change in the hours of operation are proposed. The project will not create any new energy demand except to extend the life of the permit.

Mitigation: None required.

Monitoring: None 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-	<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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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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

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"/>
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Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: SMP00200, RCL00155, EA37875 and 37319

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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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SMP - PROJECT DESCRIPTION RECOMMND

This revision, is for the following:

- (1) combine RCL00155 and SMP200 into one SMP and reclamation plan under SMP00200R1;
- (2) a 25-year operational extension to September 24, 2036 as the existing SMP200 expires on September 24, 2011; and
- (3) include graded slopes in Phase 3 on the east side of the northern 20 acres per normal protocol of the Riverside County Flood Control District (RCFCD).

10. EVERY. 2 SMP - 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 SMP00200R1. 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 SMP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Surface Mining Permit No. SMP00200R1, shall be henceforth defined as follows:

APPROVED EXHIBIT NO. "A" = Mining Plan Approved Exhibit No. "A", Amended No. 2, SMP00200R1, dated 12/6/10.

APPROVED EXHIBIT NO. "B" = Reclamation Plan Approved Exhibit No. "B", Amended No. 2, SMP00200R1, dated 12/6/10.

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10. GENERAL CONDITIONS

10. EVERY. 3 SMP- DEFINITIONS (cont.) RECOMMND

APPROVED EXHIBIT NO. "C" = Project Description Approved Exhibit No. "C", Amended No. 2, SMP00200R1, Dated 12/6/10.

BS GRADE DEPARTMENT

10.BS GRADE. 1 SMP G-1 BUILDING/GRADING RECOMMND

THE PROVISIONS OF ALL RIVERSIDE COUNTY ORDINANCES SHALL APPLY DURING THE LIFE OF THIS SURFACE MINING PERMIT/RECLAMATION PLAN/SUBSTANTIAL CONFORMANCE. SPECIFICALLY, ORDINANCE 457 SHALL APPLY FOR ALL BUILDING PERMITS AND OTHER CONSTRUCTION WITHIN THE SURFACE MINING PERMIT/RECLAMATION PLAN UNLESS SPECIFICALLY REGULATED BY ANOTHER APPROVED CONDITION OF THIS CASE.

10.BS GRADE. 2 SMP G-2 ANNUAL REPORT INFO RECOMMND

The operator shall submit to the Building & Safety Department with the annual report the following information:

- 1) New topography maps detailing disturbed land and proximity to permit boundaries and property lines.
- 2) Certify maximum depth of excavated areas.
- 3) Provide quantity in cubic yards and tons of minerals mined during the reporting period.
- 4) Certify all excavated areas are within the limits of the Surface Mining Permit/Reclamation Plan.
- 5) Provide data indicating any reclaimed land during the reporting period.
- 6) A certified engineering geologist or geotechnical engineer shall inspect all excavated slopes within the permitted boundaries (active and inactive) for slope stability. The operator shall provide to B&S a copy of the inspection report.

NOTE: At least every three years of operation, the operator shall provide to B&S, aerial topography showing incremental and total changes to excavations. This will include cross-sectional maps showing berms, slope angles



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10. GENERAL CONDITIONS

10.BS GRADE. 2 SMP G-2 ANNUAL REPORT INFO (cont.) RECOMMND

and benches of all excavations.

10.BS GRADE. 3 SMP G-3 ANNUAL F.A.C.E. RECOMMND

Each year after the 1st year of land disturbed under this Surface Mining Permit, Reclamation Plan, the operator shall REVIEW & UPDATE the financial assurance on file with the County of Riverside. The operator shall submit a new cost estimate to the Building & Safety Department for review. The updated cost estimate shall include all new disturbed land, (SURFACE and SUBSURFACE), reclaimed land and allow for a yearly inflation factor.

All cost estimate shall utilize the guidelines outlined by the California Department of Conservation and the requirements of SMARA as outlined in the California Resources Code section 2773.1(a)(3), 2774(c), 3804, 3805 and 3805.5 or as amended in the future.

10.BS GRADE. 4 SMP G-4 PROPERTY LINE SETBACKS RECOMMND

There shall be a graded setback per approved plans from all property lines.

Within the setback area, the four foot vertical height safety berm can be installed.

In all other areas within the boundaries of the Reclamation Plan/Surface Mining Permit where mining will not take place, the provisions of Riverside County Grading Ordinance 457 shall be followed.

10.BS GRADE. 5 SMP G-5 NPDES/SWPPP RECOMMND

THE OPERATOR MUST SUBMIT A NOTICE OF INTENT (NOI), DEVELOP AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), A MONITORING PROGRAM AND REPORTING PLAN FOR THE SURFACE MINE/RECLAMATION PLAN SITE.

(FOR ADDITIONAL INFORMATION AND TO OBTAIN A COPY OF THE NPDES STATE CONSTRUCTION PERMIT CONTACT SWRCB AT (916) 657-1146.)

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10. GENERAL CONDITIONS

10.BS GRADE. 6 SMP G-6 PM-10 REDUCTION RECOMMND

SURFACE MINING OPERATIONS LOCATED WITHIN THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT SHALL COMPLY WITH RULE 1157 "PM-10 EMISSION REDUCTION FROM AGGEREGATE AND RELATED OPERATIONS". THE OPERATOR SHALL HAVE A COPY OF ALL INSPECTIONS CONDUCTED BY THE DISTRICT AVAILABLE FOR THE CURRENT ANNUAL SURFACE MINE INSPECTION.

10.BS GRADE. 7 SMP G-7 GENERATOR PERMI RECOMMND

Surface mining operations shall obtain from County Of Riverside, Department of Environmental Health, Hazardous Materials Management Division, a "HAZARDOUS MATERIALS GENERATOR'S PERMIT" for this specific location. The operator shall have a copy of all inspections conducted by HAZMAT, available for the current Annual Surface Mine inspection

10.BS GRADE. 8 SMP G-8 BUILDING PERMIT RECOMMND

Building permits are required for all structures as identified in Ordinance 475. Grading permits are not necessarily required, however, prior to issuance of any building permit, the operator shall obtain approval to construct from the Grading Division of the Building & Safety Department.

A Substantial Conformance may be required prior to the construction/installation of any structure/building or any temporary or portable trailers.

10.BS GRADE. 9 SMP G-9 GEOTECH/SOILS RPTS RECOMMND

Prior to the issuance of a building permit, a geotechnical soils report shall be submitted to the Building & Safety Department for review and approval. All grading for structures shall be in conformance with the recommendations of the geotechnical soils report 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.

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10. GENERAL CONDITIONS

10.BS GRADE. 10 SMP G-10 Fault Locations RECOMMND

Prior to issuance of any building permit, the operator shall have a licensed professional, clearly delineate on maps and in the field any portions of the property, which are located within the "Fault Hazard Zone".

10.BS GRADE. 11 SMP G-11 SLOPE STABL'TY Report 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 (horizontal:vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 12 SMP G-12 DRNAGE DESIGN Q-100 RECOMMND

All drainage shall be designed in accordance with Riverside County Flood Control & All MS-4 Regions requirements to accommodate 100 year storm flows.

10.BS GRADE. 13 SMP G-13 Offsite Excavation/G RECOMMND

ANY OFF SITE (outside of the Surface Mine Permit/Reclamation Plan.EXCAVATIONS OR GRADING requires a grading permit. It shall be the responsibility of the operator to obtain proposed or required easements and/or permissions necessary to perform the excavations/grading purposed.

10.BS GRADE. 14 SMP G-14 Retaining/Cribwall RECOMMND

All retaining/cribwalls require a seperate building permit.

Retaining walls shall be designed by a registered civil engineer unless they conform to the County standard Retaining wall designs.

All cribwalls shall be designed by a qualified professional and shall have detailed plans showing soil preparation and compaction requirements, method of installation and properties of materials to be used. Additionally, special inspections will be required.

A substantial conformance to the Surface Mining Permit/Reclamation Plan may be required. Consult with the Planning Department prior to obtaining a building permit.

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10. GENERAL CONDITIONS

10.BS GRADE. 15 SMP G-15 Miscellaneous Inspect RECOMMND

In addition to the Special Inspection for the Annual Report, at any time during normal business hours, persons from the Building & Safety Department may conduct a site inspection for compliance with the conditions of approval, complaints by individuals or other reasons as identified at that time.

10.BS GRADE. 16 SMP G-16 CONTRACTOR EQUIPMENT RECOMMND

All non-mining equipment must be stored in a designated area permitted for "Contractor Storage".

A "Conditional Use" Permit must be obtained from the Planning Department prior to storage of any non-mining equipment.

10.BS GRADE. 18 SMP G-18 QUARRY SIGNS RECOMMND

Signs shall be installed at the top of all manufactured slopes (cut or fill), at intervals not greater than 100 lineal feet.

Each sign shall read "DANGER" "OPEN PIT MINE" "STEEP SLOPE". Signs shall be at least 18" X 18" square with contrasting background to lettering. (ie: white background and black lettering).

Perimeter signs around the approved Reclamation Plan or Surface Mine boundaries shall be installed not greater than 250 lineal feet. Each sign shall read "DANGER" "KEEP OUT" and "MINERAL RESOURCE ZONE" or "SURFACE MINING OPERATION". All signs shall be with constrasting lettering/background.

10.BS GRADE. 19 SMP G-19 BENCHES & SLOPES RECOMMND

During the mining operation, on the working faces of the quarry wall, benches shall be installed at no more than 30 feet in vertical height intervals or not higher than the equipment being used can reach to extract material. Each bench shall be a minimum of 15' in width.

Working slopes below benches shall not be steeper than 1:1 (horizontal to vertical). Finished slopes may no exceed 2:1 or as identified in another approved condition or approved exhibit to this case.

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10. GENERAL CONDITIONS

10.BS GRADE. 20 SMP G-20 SAFETY BERMS RECOMMND

A four (4) foot, minimum vertical height, SAFETY BERM shall be installed at the top of all cut/fill slopes.

10.BS GRADE. 21 SMP G-21 VEHICLE STORAGE RECOMMND

There shall be no storage of passenger vehicles, campers, travel trailers or other personal property that is not related directly to the mining of minerals at this site.

10.BS GRADE. 22 SMP G-22 TEMPORARY/OFFICES RECOMMND

Temporary/portable office trailers are permitted providing they are installed after a building permit is obtained.

Other structures for night watchman security must be installed or constructed by building permit.

10.BS GRADE. 24 SMP G-24 IMPORTING/VEGETATION RECOMMND

There shall be no importing and/or storage of any cut vegetation without specific approval of the Planning Department and the Environmental Health Department.

10.BS GRADE. 25 SMP G-25 FENCING OF PERIMETER RECOMMND

The perimeter of the surface mine shall be fenced with at least 6 foot chain link fencing or other fencing that has been approved by another specific condition of this case and have a secure entrance gate system.

Fencing, gates and perimeter signs are required for safety and to prevent/limit unauthorized access to the site.

10.BS GRADE. 26 SMP G-26 APPROVED CONDITIONS RECOMMND

ALL PRIOR BUILDING & SAFETY DEPARTMENT CONDITIONS APPROVED UNDER SURFACE MINING PERMIT SMP00200, INCLUDING OTHER REVISIONS AND SUBSTANTIAL CONFORMANCES, SHALL REMAIN IN EFFECT DURING THE LIFE OF THIS PERMIT UNLESS SUCCEEDED HEREIN OR ON FUTURE APPROVED AMENDMENTS.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 SMP- LEA GENERAL CONDITIONS

RECOMMND

LEA has the following general conditions for this project:

- 1) There shall be no burial of any materials on-site. This includes burial of imported inerts for reclamation.
- 2) All contaminants removed from recyclable asphalt and concrete shall be removed and disposed of in an approved manner and timeframe.
- 3) Storage of recyclable stockpiles shall not exceed approved capacity.
- 4) Recycling of other materials shall require separate approvals.
- 5) All domestic garbage shall be removed from the site twice weekly unless otherwise approved by this Department.

10.E HEALTH. 2 SMP-LAND USE/ WATER

RECOMMND

LAND USE & WATER ENGINEERING conditions:

- 1) Any occupied structures at this site with restrooms or plumbing fixtures must be connected to approved water and wastewater disposal systems.
- 2) If the existing onsite well is to be used for domestic purposes, it must be approved by this Department.
- 3) Onsite sewage disposal systems are an acceptable means of sanitary waste generated at such a site.
- 4) When the site is reclaimed, any existing wells shall be properly abandoned under permit with this Department.
- 5) All wells within 200' shall be properly identified on any plot plans.

FIRE DEPARTMENT

10.FIRE. 2 SMP-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 1,500 GPM for a 2-hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 3 SMP-#84-TANK PERMIT

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. 3 SMP-#84-TANK PERMIT (cont.) RECOMMND

liquid tank(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. 4 SMP-#89-RAPID ENTRY BOX RECOMMND

Rapid entry (KNOX)key storage cabinet shall be installed on the outside of the main building,if any.

10.FIRE. 5 SMP-#88A-AUTO/MAN GATE RECOMMND

Gate(s) may be automatic or manual operated, minimum 20 feet in width. Gate access shall be equipped with a rapid entry(KNOX) systems. 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 SMP FLOOD HAZARD REPORT RECOMMND

This is a proposal for the operational extension for 25 years and amendment to the eastern slopes to an existing surface mine in the Fargo Canyon area. The site is located north of Fargo Canyon Road and west of Polk Street.

This is phase 3 of the original mining project. The site lies on an alluvial fan formed from Fargo and Little Fargo Canyons. This fan has a tributary drainage area of approximately 27 square miles from the Little San Bernardino Mountains. The alluvial fan's steep slope of about 4 percent coupled with the soft alluvial bed material subjects the fan to severe and unpredictable lateral and vertical erosion as well as flooding. Flooding from the Fargo Canyons can occur anytime of year.

The District's primary concern with this proposal is the potential for headward erosion as a result of pit capture. Major erosion can occur as a result of the increased

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SMP FLOOD HAZARD REPORT (cont.)

RECOMMND

velocity and energy of water as it flows over the edge of the pit. Headward erosion can extend far upstream and could adversely impact offsite properties. A head cutting analysis performed by the District reveals that the pit should be set back 380 ft from the eastern boundary.

Alternatively to assure long term stability, these slopes which have the potential to receive storm flows shall be no steeper than 10 percent. This slope requirement does not include temporary slopes (i.e. working faces) that may be vertical and up to 30 feet tall.

The amended 2 exhibit proposes the easternmost cut slopes 12:1 and 50 ft set back from the eastern property line.

This proposal is acceptable to the District.

PLANNING DEPARTMENT

10.PLANNING. 1

SMP - 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.

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10. GENERAL CONDITIONS

10.PLANNING. 2

SMP - 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. 3

SMP - 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:

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10. GENERAL CONDITIONS

10.PLANNING. 3

SMP - LOW PALEO (cont.)

RECOMMND

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

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

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

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

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

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum\* repository fossil

SURFACE MINING PERMIT Case #: SMP00200R1

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10. GENERAL CONDITIONS

10.PLANNING. 3 SMP - LOW PALEO (cont.) (cont.) RECOMMND

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 SMP - COMPLY W/ ORD./EXHIBITS RECOMMND

The development of these premises shall comply with the standards of Ordinance Nos. 348 and 555 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 the Mining and Reclamation Plans and Project Description (APPROVED EXHIBIT A, APPROVED EXHIBIT B, and APPROVED EXHIBIT C) unless otherwise amended by these conditions.

10.PLANNING. 5 SMP - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this surface mining permit, a) ceases operation for a period of one (1) year or more (unless an Interim Management Plan is approved in accordance with Ordinance No. 555), b) is found to be in violation of the terms and conditions of this permit, c) is found to have been obtained by fraud or perjured testimony, or d) is found to be detrimental to the public health, safety and welfare, or is a public nuisance, this permit shall be subject to the revocation procedures in Section 18.31 of Ordinance No. 348 and/or the applicable section of Ordinance No. 555.

10.PLANNING. 6 SMP - CONDITION REVIEW FEE RECOMMND

All subsequent submittals required by these conditions of approval, including but not limited to a revegetation plan or mitigation monitoring shall be reviewed, with payment therefore made on an hourly basis as a "research fee," or other such fee as may be in effect at the time of submittal, as required by Ordinance No. 671.

10.PLANNING. 7 SMP - SLOPE STABILITY RECOMMND

During the life of the permit the permittee shall comply with the recommendations concerning slope stability made in the report entitled, "SURFACE MINING AND RECLAMATION PLAN

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10. GENERAL CONDITIONS

10.PLANNING. 7 SMP - SLOPE STABILITY (cont.) RECOMMND

FOR FARGO CANYON MINE", dated "Revised December 2009". This document is on file at the Riverside County Planning Department.

10.PLANNING. 8 SMP - SPARK ARRESTOR REQUIRED RECOMMND

During the life of the permit, the permittee shall comply with spark arrestor requirements of the Public Resources Code, Section 4422, AND/OR THE MOST RECENT REQUIREMENTS FOR OFFROAD EQUIPMENT for all equipment used on the premises other than turbocharger vehicles designed and licensed for highway use.

10.PLANNING. 9 SMP - DUST PREVENTION MEASURE RECOMMND

During the life of the permit, all roads, driveways and mining areas shall be kept continuously wetted while being used, and shall be treated with EPA approved dust suppressants to prevent emission of dust. Nonhazardous soil stabilizers shall be applied to all inactive surface mining areas and/pr stockpiles (previously mined areas which remain inactive for 96 hours or more). Sorters, crushers, conveyors and other processing equipment shall be fitted with water sprayers and/or other dust control devices as necessary to control fugitive dust.

10.PLANNING. 10 SMP - COMPLY W/ SAFETY REQ. RECOMMND

During the life of the permit, mining operations and practices shall comply with the Safety requirements of MSHA, OSHA, the State Division of Industrial Safety, and California Mine Safety Orders.

10.PLANNING. 11 SMP - RUNOFF OUTLETS RECOMMND

The permitted shall, during the proposed mining operations, ensure that off-site storm runoff through the property outlets are in substantially the same location as exists under the natural conditions and that the existing watercourses do not pond or stagnate at any time during the mining except as shown on the Mining Plan, EXHIBIT "A" and the Reclamation Plan, EXHIBIT "B".



SURFACE MINING PERMIT Case #: SMP00200R1

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10. GENERAL CONDITIONS

10.PLANNING. 12 SMP - OPERATING HOURS RECOMMND

On-site operating hours, other than maintenance or emergencies, shall be limited to the hours between 6:00 A.M. and 7:00 P.M., Monday through Saturday. Operations shall be prohibited on Sundays and Federally recognized holidays.

10.PLANNING. 13 SMP - LOADED TRUCK CARE RECOMMND

All loaded trucks egressing from the subject property shall be properly trimmed with a two (2) foot freeboard height and/or covered and sprayed with water so as to minimize dust and prevent spillage onto the public roadway. In the event that spillage onto the road does occur, said spillage shall be removed immediately (within one hour of the spillage) from the road right-of-way.

10.PLANNING. 14 SMP - FIRE PREVENTION RECOMMND

All work areas and parking areas shall be maintained free of flammable vegetation and debris at all times. No open fires shall be allowed.

10.PLANNING. 15 SMP - CEASED OPERATION EFFECT 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, unless an Interim Management Plan is submitted to the Planning Director within 90 days of becoming idle, as specified in Riverside County Ordinance No. 555. The applicant shall be responsible for the submission of the Interim Management Plan and remains responsible for the implementation of the Reclamation Plan should the permit become null and void.

10.PLANNING. 16 SMP - STOCKPILE PROTECTION RECOMMND

Stockpiles shall be protected against water and wind erosion by covering with burlap or other Riverside County approved material, wetting, and/or temporary hydroseeding with native plant species.

10.PLANNING. 17 SMP - COMPLY W/ 348 STANDARDS RECOMMND

The development of the property shall comply with all provisions of Riverside County Ordinance No. 348, Article XIIb, Section 12.62 (Specific Development and Performance

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10. GENERAL CONDITIONS

10.PLANNING. 17 SMP - COMPLY W/ 348 STANDARDS (cont.) RECOMMND

Standards), except as modified by the conditions of this permit.

10.PLANNING. 18 SMP - COMPLY W/ ORD. 655 RECOMMND

Surface mining operations approved by this permit shall conform to all of the applicable requirements of Riverside County Ordinance No. 655, regulating light pollution.

10.PLANNING. 19 SMP - COMPLY W/ SCAQMD RULES RECOMMND

The permittee shall comply with all applicable South Coast Air Quality Management District (SCAQMD) rules and regulations, including but not limited to, New Source Review Regulations, Standards of Performance for Asphaltic Concrete Plants, Rule 403 for fugitive dust, and PM10 requirements.

10.PLANNING. 20 SMP - NO EXPLOSIVES RECOMMND

No blasting, dynamiting or use of explosives of any kind whatsoever on the premises is authorized.

10.PLANNING. 21 SMP - NPDES COMPLIANCE (I) RECOMMND

The permittee shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 22 SMP - SUSPEND OPER. FOR WIND RECOMMND

All surface mining operations, including excavating, crushing, screening and related material loading and hauling, shall be suspended when wind speeds (as instantaneous gusts) exceed 20 miles per hour. All surface mining operations shall be suspended during first and second stage smog alerts.

10.PLANNING. 23 SMP - SIGNS NEED PERMIT RECOMMND

No signs are approved pursuant to this use. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Riverside County Planning Department, pursuant to the

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10. GENERAL CONDITIONS

10.PLANNING. 23 SMP - SIGNS NEED PERMIT (cont.) RECOMMND

requirements of Section 18.30.a.(1) of Riverside County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), and all necessary building permits shall be obtained from the Riverside County Department of Building and Safety.

10.PLANNING. 24 SMP - RESPONSIBLE TO RECLAIM RECOMMND

The permittee (mine operator and/or land owner) shall accept responsibility for reclaiming the mine lands in accordance with the reclamation plan and within the time limits of said plan and in conformance with reclamation requirements and standards according to State of California Surface Mining and Reclamation Act and Riverside County Ordinance No. 555.

10.PLANNING. 25 SMP - ANNUAL REPORT RECOMMND

During the life of this permit, the permittee shall annually prepare and submit a written report to the Planning Director of the County of Riverside, demonstrating compliance with all the conditions of approval and mitigation for this SMP00200R1. The Planning Director and/or Building Director may require inspection or other monitoring to ensure such compliance.

10.PLANNING. 30 SMP - 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 this project.

10.PLANNING. 32 SMP - BUSINESS LICENSING RECOMMND

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

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 SMP - STD INTRO (ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced exhibit, the Transportation Department recommends that the applicant provide the following street improvements, street improvement plans and/or road dedications in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SMP - EXPIRATION DATE

RECOMMND

This approval shall be used within five (5) years of the permit's approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial surface mining operations contemplated by this approval within the five (5) years period which is thereafter diligently pursued to completion.

20.PLANNING. 2 SMP - LIFE OF PERMIT

RECOMMND

This permit shall become null and void December 31, 2036 or upon mining of a total of 1,450,000 tons\*, whichever comes first. Annual mining tonnage shall not exceed 200,000 tons. Extensions of time to the life of this permit shall require submission of a revised permit application in accordance with Riverside County's Ordinance No. 555.

\* NOTE: ALL REQUIRED RECLAMATION ACTIVITIES, REVEGETATION SUCCESS MONITORING, FINAL REPORTING, MINE CLOSURE APPROVAL, ETC. SHALL BE COMPLETED PRIOR TO DECEMBER 31, 2036. REVISION OF THIS SMP00200R1 ENTITLEMENT IS REQUIRED TO EXTEND THE LIFE OF THIS PERMIT BEYOND

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SMP - LIFE OF PERMIT (cont.)

RECOMMND

DECEMBER 31, 2036.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 5 SMP - RCL RECLAMATION PLAN

RECOMMND

The permittee shall comply with the approved Reclamation Plan, EXHIBIT B, and the Surface Mining and Reclamation Project Description, EXHIBIT C, all on file with the Riverside County Planning Department. Approval of the Reclamation Plan does not grant approval of any planned future use of the site.

60.PLANNING. 6 SMP - YR RECLAMATION REPORT

RECOMMND

The permittee shall submit a final reclamation completion report, prior to the completion of each phase of reclamation, to the Building and Safety Director and Planning Director for review and approval. This report shall indicate the completion of reclamation in accordance with the approved plan, including final contours, slope configuration of 2:1 (horizontal:vertical) maximum, resoiled areas, erosion control structures, and successful revegetation. This report shall be submitted at least 30 days prior to completion of each phase and expiration of this permit. This report shall be accompanied by a stamped and wet-signed substantial conformance letter from an independent licensed engineer, landscape architect, licensed geologist, or other appropriate professional stating that the project was reclaimed pursuant to the approved Reclamation Plan.

60.PLANNING. 15 SMP - YR ADJUST ASSURANCES

RECOMMND

The amount of reclamation financial assurance shall be adjusted annually for new lands disturbed by surface mining operations, completed reclamation in conformance with the approved Reclamation Plan, EXHIBIT B, and/or by adjustments to the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 SMP - SWPPP BMP REQD RECOMMND

The permit holder shall provide written proof of compliance with the California Regional Water Quality Control Board Watershed-wide waste discharge requirements.

TRANS DEPARTMENT

60.TRANS. 1 SMP - TUMF RECOMMND

Prior to the issuance of any grading permit and/or surface mining operation, the applicant 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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 7 SMP - YR TEMPORARY SLOPES RECOMMND

Temporary slopes created during mining operations shall be excavated no steeper than 1:1 (horizontal:vertical) and no higher than 30 feet in vertical height, or in compliance with MSHA and CALOSHA requirements.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 SMP - WATER PERMIT RECOMMND

If the project is to be served water by existing wells, pumps and water tanks, a water supply permit will be required. The requirements are as follows: 1) Satisfactory laboratory tests (bacteriological, general mineral, general physical, organic, inorganic). 2) A complete set of plans showing all details of the proposed and existing water systems.

FIRE DEPARTMENT

80.FIRE. 1 SMP-#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

SMP-#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. 2

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.

TRANS DEPARTMENT

80.TRANS. 3

SMP - TUMF

RECOMMND

Prior to the issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1

SMP - 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

SMP - 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

SURFACE MINING PERMIT Case #: SMP00200R1

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 SMP - HAZMAT REVIEW (cont.) RECOMMND

business in accordance with applicable County Ordinances.

90.E HEALTH. 3 SMP-- HAZMAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division, Doug Thompson at (951) 358-5055 for any additional requirements.

90.E HEALTH. 4 USE - HAZMAT WASTE RECOMMND

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3. The hazardous waste report and fee is due at occupancy. If further review of the site indicates additional environmental health issues, the Division reserves the right to regulate the business in accordance with applicable County Ordinances. Contact (951) 358-5055 for more information.

FIRE DEPARTMENT

90.FIRE. 1 SMP-#12-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13, 1996 edition (13D and 13R systems are not allowed) in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. (current sprinkler plan check deposit base fee is \$614.00 per riser)

Applicant/Developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor 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. (current monitoring plan check deposit base fee is \$192.00)

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2                      SMP-#45-FIRE LANES                      RECOMMND

Applicant or developer 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. 3                      SMP-#27-EXTINGUISHERS                      RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage.

90.FIRE. 4                      SMP-#66-DISPLAY BOARDS                      RECOMMND

Display boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all roads, building designators, unit members, and fire hydrant locations within the complex. These directories shall be a minimum 4'X4' in dimension and located next to the main roadway access.

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

Tony Carstens · Agency Director

**Planning Department**

Robert C. Johnson · Planning Director

DATE: **October 4, 2006**

TO: **BUILDING & SAFETY: Mine Inspector**  
**TRANSPORTATION (2)**  
**HEALTH DEPARTMENT (2)**  
**FIRE PROTECTION**  
**FLOOD CONTROL DISTRICT: RIVCO/CVWD**  
**RIV. CO. PARKS DISTRICT**  
**RIV. CO. EPD**  
**CULTURAL RESOURCES – J. Fagelson**  
**P. D. TRAILS COORDINATOR – J. Joliffe**  
**RIV. CO. SUPERVISOR WILSON**  
**RIV. CO. COMMISSIONER PORRAS**  
**RIV. CO. SHERIFFS DEPT – PD**  
**RIV. CO. WASTE MANAGEMENT DEPT**  
**IID / SCG (PS - CHATSWORTH) / CALTRANS #8**  
**CA DEPT OF FISH & GAME-BD**  
**US FISH & WILDLIFE SERVICE – CARLSBAD**  
**DSUSD / VERIZON / CITY OF COACHELLA**  
**CITY OF INDIO / INDIO HILLS ASSOC**  
**INDIO HILLS COMMUNITY COUNCIL**  
**CABAZON INDIAN TRIBE / RWQCB #7**  
**OMR / BLM / CSA-152 / CVAG / UCR-EIC**  
**DESERT FILE**

**SURFACE MINING PERMIT NO. 200 REVISED PERMIT NO. 1 –**  
EA40797 –Applicant: Coachella Valley Aggregates –  
Engineer/Representative: Justice and Associates - Fourth Supervisorial  
District – Lower Berdoo Canyon Zoning District – Western Coachella  
Valley Area Plan: Open Space: Open Space: Mineral Resources (OS-MR)  
and Rural (OS-RUR) (20 Acre Minimum) – Location: Easterly of Dillon  
Road and northerly of 42<sup>nd</sup> Avenue / Fargo Canyon Road – 188.39 Gross  
Acres - Zoning: Watercourse, Watershed and Conservation Areas (W-1) -  
**REQUEST:** Addition of 94 acres to be mined over a period of 55 years  
from original inception (2001) and will be processed in 4 phases through  
2056. The existing and permitted mine is approved (through 2011) for the  
mining of sand and gravel, an aggregate processing plant, a concrete  
batch plant, an asphalt batch plant, related offices and maintenance  
facilities. Under the current operation there are 60 acres with a projected  
volume of 1.4 million tons. The additional 94 acres will provide a projected  
additional volume of 7.6 million tons. The current rate of production is  
200,000 tons per year. The proposed revision will not increase the  
maximum permitted annual production, nor require additional processing  
equipment. – APN(s): 601-180-012, 014, 015, 016, 017, 020, 601-210-002,  
004, 005, 601-220-005, et al  
**CONCURRENT CASES: NONE**  
**RELATED CASES: SMP00200, RCL00155**

Please review the case described above, along with the attached tentative map/exhibit.

**All County Agencies and Departments, please have your conditions in the SIERRA LMS no later than November 9, 2006.**

All other agencies, please have your comments/conditions to the Planning Department as soon as possible.  
Your comments/recommendations/conditions are requested so that they may be included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact David Jones, Project Planner at (951) 955-6863.

COMMENTS:


DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

If you do not use this letter for your response, please indicate case number and project planner's name. Thank You.



**Southern  
California  
Gas Company**

A  Sempra Energy™ company

November 30, 2006

County of Riverside  
Planning Dept  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502-1409

**Southern California  
Gas Company**

*9400 Oakdale Avenue  
Chatsworth, CA  
91313*

**Re: EA 40797 - Utility Request - Riverside  
Fargo Canyon Blvd Btwn Polk St & Fillmore St**

*Mailing Address:  
P. O. Box 2300  
Chatsworth, CA  
91313-2300  
M.L.9314*

Southern California Gas Company-Transmission Department (The Gas Company) has received your request for pipeline locations within the general area of your proposed project. The Gas Company operates and maintains (36) - inch high pressure natural gas lines (2051) within the limits of your construction project. Attached are copies of our pipeline Atlas sheets (GI24B11, 12), which show the location of our pipelines. While we cannot guarantee the accuracy of these maps they are included to assist you in your planning and design.

*tel 818-701-4546  
fax 818-701-3441*

Design parameters for The Gas Company shall include:

- Consideration be given to the safety of our pipeline during the design and construction stages.
- No mechanical equipment will be permitted to operate within three horizontal feet of the pipeline, and any closer work must be done by hand.
- A representative of The Gas Company must observe the excavation around or near our facilities to insure protection and to record pertinent data necessary for our operations.

Upon request, at least two (2) working days prior to the start of construction, we will locate and mark our active underground facilities for the contractor at no cost. Please call Underground Service Alert (USA) at (800) 422-4133.

Arrangements for someone to stand-by and observe can be made by calling (951) 845-0712 two working days prior to the start of construction. We would appreciate it if you would place a note on your plans to that effect.

County of Riverside  
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**Re: EA 40797 - Utility Request - Riverside  
Fargo Canyon Blvd Btwn Polk St & Fillmore St**

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We will also require "final" grading plans and construction profiles prior to the start of construction.

Within the limits of your proposed construction, if you have not already done so, please contact the East Distribution Region of The Gas Company for information on their pipelines. You can contact them at (909) 335-7725 and they will furnish you with any information you may require.

Future correspondence pertaining to this project should be mailed to:


THE GAS COMPANY  
251-A East First St  
Beaumont, CA 92223-2903

**Attn: Tim Pearce, Mail Location 8080**

If a conflict is identified and can only be resolved by the relocation of our facilities, please be advised that the projected timetable for the completion of this relocation is one year. This includes planning, design, material procurement, cathodic protection, permits, environmental issues and construction.

Please refer to our Document Control Plan File # **275-06-2051** and any correspondence directed to this office, in connection with this project. If you have further questions or require additional assistance, please contact **Tim Pearce** at **(951) 845-0709**.

Sincerely,

  
Rosalyn Squires  
Pipeline/Planning Assistant  
Transmission Department

cc: TPearce  
FargoCynBlvd Polk Fillmore EA 40797 UReq Riv.doc





# Coachella Valley Aggregates

Since 1999

December 27, 2006

The Gas Company  
251-A East First Street  
Beaumont, CA 92223-2903

Attn: Rosalyn Squires, Pipeline Planning Assistant

Ref: EA 40797 – Utility Request – Riverside  
Fargo Canyon Road between Polk Street and Fillmore Street  
Document Control Plan File #275-06-2051

Dear Ms. Squires,

I recently received a copy of your letter to the County of Riverside Planning Department regarding the location of your 36" gas pipeline adjacent to our Surface Mining project off Fargo Canyon Road governed by Surface Mining Permit Numbers 193-RA and 200-R1.

We are very aware of the location of the Gas Company pipeline which is routed along the southerly boundary of Fargo Canyon Road, with the exception of service provided to E.L. Yeager Corp., which crosses Fargo Canyon Road to its asphalt plant site.

The expansion of our mining permits should not pose any risk to the Gas Company Line for the following reasons:

- 1) Any expanded mining operations will be conducted northerly of Fargo Canyon Road.
- 2) Our Surface Mining Permits require an additional fifty foot setback from Fargo Canyon Road to any excavations.
- 3) We are requesting expansion of our Permits, only, as to acreage and increased years of operation. There will be no increase in traffic, volume, or other factors that might affect your pipeline.

Thank you for your inquiry. For further clarification, I can be reached at (951) 277-3900 during business hours.

Yours truly,

A handwritten signature in black ink, appearing to read 'L. M. Werner', with a long horizontal flourish extending to the right.

L. M. Werner  
President

LMW/pas

CC: Dave Jones, Riverside County Geologist  
Tom Davis, Justice & Associates



# California Regional Water Quality Control Board

## Colorado River Basin Region



Linda S. Adams  
Secretary for  
Environmental Protection

73-720 Fred Waring Drive, Suite 100, Palm Desert, California 92260  
(760) 346-7491 • Fax (760) 341-6820  
<http://www.waterboards.ca.gov/coloradoriver>

Arnold Schwarzenegger  
Governor

February 1, 2010

Dave Jones  
Riverside County Planning Department  
MailStop # 1070  
Riverside, CA 92502

Subject: SURFACE MINING AND RECLAMATION PLAN FOR FARGO CANYON MINE  
SMP 200R1

Dear MR. Jones,

Following a preliminary review of this project, Regional Water Board staff has determined that the following checked items may be relevant to this project.

- Waste Discharge Requirements or a National Pollutant Discharge Elimination System Permit is required to discharge treated wastewater and/or sludge.
- A National Pollutant Discharge Elimination System (NPDES) permit for storm water discharges associated with construction activities is required for projects disturbing one or more acres. An NPDES storm water permit is also required for projects that are part of a common plan and disturb one or more acres.
- Waste Discharge Requirements may be required to discharge processed or treated wastewater. Facilities commonly requiring waste discharge requirements include: car and truck washes; sand and gravel washing operations; concentrated animal feeding operations; aquatic animal production facilities; manufacturing facilities; and facilities using reclaimed wastewater for landscaping.
- Waste Discharge Requirements may be required for new subdivisions, grouped or community septic tank/seepage pit or leach field systems, particularly in vulnerable areas.
- An NPDES permit for storm water discharges associated with industrial facilities may be required, and will be determined by the facilities Standard Industrial Code (SIC).

Environmental Document  
Comments

- General Waste Discharge Requirements may be required if the project involves:  discharges of water used for hydrostatic testing of pipelines;  a confined animal facility;  discharges of extracted and/or treated groundwater;  mobile home parks,  sanitary sewer systems,  other waste discharge facilities.
- Projects that impact "Waters of the U.S." require a Clean Water Act (CWA) Section 404 permit issued by the United States Army Corp of Engineers (Corps). A CWA Section 401 Water Quality Certification is required to obtain a Section 404 permit from the Corps.
- Projects using chemical dust control suppressants are reviewed on a case by case basis, and may require Waste Discharge Requirements.

If you have questions regarding your responsibility to protect water quality as it relates to your project, please contact the staff checked below, and obtain the appropriate permits (if any) prior to the discharge of waste.

- Storm Water, MS4.....**Jay Mirpour, WRCE**  
**(760) 776 - 8981**
- 401 Water Quality Certifications.....**Jay Mirpour, WRCE**  
**(760) 776 - 8981**
- Storm Water, CalTrans.....**Suhas Chakraborty, WRCE**  
Construction, & Industrial **(760) 776 - 8961**
- NPDES (Discharges to Waters .....**John Carmona, Senior WRCE**  
of the U.S.) **(760) 340 - 4521**
- Aquaculture, Feedlots, Dairy's.....**John Carmona, Senior WRCE**  
**(760) 340 - 4521**
- Discharges to Land, Landfills,.....**Jenny Snyder, WRCE**  
Biosolids **(760) 776 - 8962**
- New Development in Un-sewered .....**Jenny Snyder, WRCE**  
Communities (Septic Systems) **(760) 776 - 8962**
- Chemical Dust Suppressants.....**Jenny Snyder, WRCE**  
**(760) 776-8962**
- Geothermal Power.....**Herbert Jackson, Engineering**  
**Geologist (760) 776-8947**



# DEPARTMENT OF CONSERVATION

*Managing California's Working Lands*

## OFFICE OF MINE RECLAMATION

801 K STREET • MS 09-06 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 323-9198 • FAX 916 / 445-6066 • TDD 916 / 324-2555 • WEB SITE [conservation.ca.gov](http://conservation.ca.gov)

March 25, 2010

**VIA email: [dlijones@rctlma.org](mailto:dlijones@rctlma.org)**

**VIA CERTIFIED MAIL: 7009 0960 0000 4467 3966**

Mr. David Jones  
Chief Engineering Geologist  
Planning Department  
4080 Lemon Street  
Riverside CA 92502-1629

**15-DAY NOTICE - FARGO CANYON MINE, PALM DESERT ROCK  
CA MINE ID # 91-33-0092 AND # 91-33-0028**

Dear Mr. Jones,

The Department of Conservation's Office of Mine Reclamation (OMR) has reviewed a proposed permit extension for the Fargo Canyon Mine, ID #91-33-0092. OMR's records indicate:

- No reclamation plan has been approved for Fargo Canyon Mine;
- Fargo Canyon Mine and Palm Desert Rock (ID #91-33-0028) are one surface mining operation with one and the same mine operator; and,
- The reclamation plan for Palm Desert Rock was never amended to incorporate Fargo Canyon Mine.

Fargo Canyon Mine is in violation of SMARA for not having an approved reclamation plan. Pursuant to California Public Resources Code Section 2773.1(d), this letter serves as official notice that the Department of Conservation will initiate enforcement actions pursuant to SMARA section 2774.1 unless:

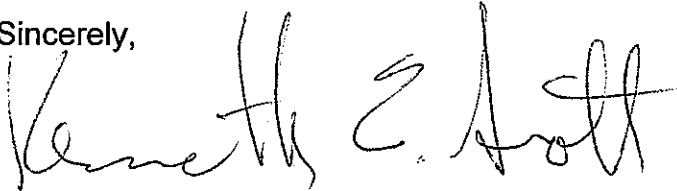
1. On or before April 9, 2010, Riverside County issues a Notice of Violation to Fargo Canyon Mine for operating without an approved reclamation plan; and,

David Jones  
March 25, 2010  
Page 2

2. On or before June 1, 2010, an amended reclamation plan incorporating both Palm Desert Rock and Fargo Canyon Mine has been submitted to Riverside County and determined by OMR to meet the requirements of a reclamation plan pursuant to SMARA and its implementing regulations.

If you have any questions regarding this notice, please contact me at (916) 323-9198.

Sincerely,

A handwritten signature in black ink that reads "Kenneth E. Trott". The signature is written in a cursive style with a large, prominent "K" and "T".

Kenneth E. Trott  
Environmental Program Manager  
Reporting and Compliance Unit

cc: Coronet Concrete Products, Inc.  
50-305 Highway 111  
Coachella, CA 92236





Established in 1918 as a public agency

# Coachella Valley Water District

**Directors:**

Patricia A. Larson, President  
Peter Nelson, Vice President  
Tellis Codekas  
Franz W. De Klotz  
Russell Kitahara

**Officers:**

Steven B. Robbins, General Manager-Chief Engineer  
Julia Fernandez, Board Secretary

March 16, 2010

Redwine and Sherrill, Attorneys

File: 0163.1  
0421.1  
0721.1

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

Dear Mr. Jones:

Subject: Surface Mining Permit No. 200, Revised Permit No. 1 (Amended No. 1)

This area is not within the boundaries of the stormwater unit of this District.

The District will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by the District and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

The District may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include lift stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by the District's Board of Directors including reductions in or suspensions of service.

Dave Jones  
Riverside County  
Planning Department


2

March 16, 2010

Plans for grading, landscaping and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

If you have any questions, please call Tesfaye Demissie, Stormwater Engineer, extension 2605.

Yours very truly,



Mark L. Johnson  
Director of Engineering

cc: Commercial Resources, LLC  
Post Office Box 77850  
Corona, CA 92877

Alan French  
Riverside County Transportation Department  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Majeed Farshad  
Riverside County Department of Transportation  
38-686 El Cerrito Road  
Palm Desert, CA 92211

Michael Mistica  
Department of Environmental Health  
Post Office Box 1280  
Riverside, CA 92502

TD:ch/eng/sw/2010/march/Surface Mining Permit No. 200

050809-1  
050809-4

SMP200 R1



# CITY OF INDIO

100 CIVIC CENTER MALL • INDIO, CA 92201  
760.342.6500 • FAX 760.342.6556 • WWW.INDIO.ORG

October 26, 2006

County of Riverside Planning Department  
4080 Lemon Street, Ninth Floor  
Riverside, CA 92502

Attention: Robert Johnson, Director of Community Development  
Subject: Commercial Resources, LLC, Fargo Canyon Mine I.D. # 91-33-0092

Dear Mr. Johnson:

Thank you for the opportunity to review the subject mining application. The location of the site and proposed expansion are within the City's proposed Northeast Sphere of Influence (SOI) project area. The City has circulated a Notice of Intent to Adopt a Negative Declaration for the SOI project. The location and potential impacts associated with the Fargo Canyon Mine expansion would have major influences on our ability to plan for this area.

We have examined the content of the application and its associated mine and reclamation plans, but have not reviewed the Environmental Assessment (EA) and related background reports because the EA was not a part of the materials sent to the City. Nor were the technical appendices cited in the Application, included in the document we received for review. In addition, we made several phone calls to the Planning Department in an attempt to have a copy of the EA sent, but have not received a return phone call to date.

After looking over the details of the proposed project, we find we have issues and unresolved questions related to the potential environmental impacts likely to occur as a result of implementation of the proposed mine expansion. The scope and magnitude of the proposed expansion warrants additional study in the form of an Environmental Impact Report (EIR).

The subject application (as re-submitted on August 18, 2006) is to expand the approximate gross acreage and extend the life of the mining operation. The proposed project consists of aggregate surface mining on 154 acres (60 existing and 94 proposed), located on the north side of Fargo Canyon Road, two miles east of Dillon Road in Section 9, Township 5 South, Range 8 East, in Riverside County and just east of the proposed Northeast SOI project area of the City of Indio. Under the current operation, there are 1.4 million tons to be mined through 2011 at a rate of 200,000 tons per year. According to the application, the

estimated volume of material in the 96 acre expansion is 7.6 million tons, for a combined total of 9.0 million tons. At an unchanged permitted removal rate of 200,000 tons per year, the duration of the proposed permit would be approximately 55 years (2001-2056).

The net result of this expansion would be a 160 percent expansion of the land area, a 543 percent expansion of the volume of mined material and a 550 percent extension of the duration of mining activity. Although most of the acreage is owned by the applicant, approximately 5 acres is identified as not a part of the existing plan and must be acquired (APN 601-220-005).

### **General Comments**

The City of Indio believes that the environmental evaluation of the proposed project should be conducted in the form of an EIR and that an Environmental Assessment would not adequately address major issues of concern to the City such as air quality, traffic and impacts on roads, and water supply, nor does it adequately address potential issues concerning biological and cultural resources.

The Application for the Fargo Canyon Mine mischaracterizes the location of the project site by stating that the City of Indio is about four miles to the southwest. In fact, the City of Indio corporate boundary is less than two miles away. In addition, the City is currently processing an application from Suncal to develop the Citrus Ranch Specific Plan project site which includes a request for annexation. If approved, this project would adjust the City's corporate boundary to within approximately ½ mile to the west of the project site, and would place over 3,000 dwelling units within proximity to the proposed mine expansion site. The EIR for the proposed Citrus Ranch project is currently in public circulation with a closing date of November 15, 2006. Therefore, it should be considered a reasonably foreseeable project that would be directly affected by the expansion of the Fargo Canyon Mine.

### **Specific Comments**

The County should prepare an EIR for the following reasons:

#### **Aesthetics**

Dillon Road is listed in the County's East Coachella Valley Area Plan as eligible for County status as a scenic highway. Further, as a remnant of old U.S. Highway 60, Dillon Road may achieve historic status. Impacts of heavy trucks on the scenic quality and potentially historic status of this road should be reported and impacts of the expanded mining activity on the scenic viewshed as seen from Dillon Road should be further analyzed.

### **Air Quality**

Any assertion that there would be no impacts on Air Quality because the existing process plant has air permits, and that the annual production would not increase is to evaluate the project in a vacuum. Two issues should be addressed here: first, under the existing permit, the applicant will run out of material in 2011, but by expanding, an additional 45 years is added to the life of the project and the duration of discharge of pollutants. Second, the reason for expanding the mine is because of the tremendous amount of growth in the Coachella Valley which is projected to continue for the foreseeable future. As such, expansion of the project could result in a cumulatively considerable net increase in criteria pollutants when considered with other proposed projects in the area.

An Environmental Impact Report should be prepared that addresses the cumulative impacts associated with this and other reasonably foreseeable projects, including the proposed expansion of the nearby Coachella Valley Aggregates Indio Mine I.D. # 91-33-0084.

Finally, another air quality issue that should be addressed in the EIR is the site's proximity to the Joshua Tree National Park and the potential for the continued generation of PM<sub>10</sub> to have an adverse effect on visibility of this Class 1 Land Use (federal Clean Air Act designation).

### **Biological Resources**

Previous habitat assessments in the area identify five sensitive species as having the potential to occur in the vicinity (black-tailed gnatcatcher, glandular ditaxis, LeConte's thrasher, burrowing owl, and desert tortoise). In addition, there is no discussion of the potential for wildlife corridors to be affected by the expansion of the mine site.

### **Cultural Resources**

It does not appear that a Cultural Resources survey was conducted for the proposed project. Although we are unaware of any cultural or paleontological resources or remains on the site, Cultural Resources were found on the Citrus Ranch site located on the west side of Dillon Road, directly west of the proposed project site. A Cultural Resources survey should be conducted for the project that includes a literature review and pedestrian survey of the site. The Environmental Impact Report should discuss several actions if such resources or remains are present or discovered. The information presented offers no guarantee that significant impacts would not occur to potential resources.

### **Land Use**

As discussed above, the City of Indio is proposing to expand its Sphere of Influence to include the area on both sides of Dillon Road, including the existing Fargo Canyon Mine site and the proposed expansion area. The Notice of Intent to Adopt a Negative Declaration for this project has circulated for public review

and should thus be considered in an evaluation of land use in an EIR for the proposed mine expansion.

### **Noise, Fugitive Dust and Transportation/Traffic**

Activity at the project site is expected to last for 45 years. The mine is expected to yield 200,000 tons per year of sand and gravel. All of this material is transported via trucks to off-site consumers. All of this traffic must travel along Dillon Road and almost all of it is or will be routed south toward more populated areas in the cities of Indio and Coachella.

While the impacts from trucking activities are not as significant in the immediate unpopulated area, as the population of Indio expands into the area (as has already begun with the proposed Citrus Ranch project), the impacts of noise, dust and truck traffic created by this project and other mining projects could significantly affect this new population. The Citrus Ranch project is a reasonable foreseeable project with a Draft EIR that is currently circulating for public review (October 2 through November 15, 2006). This project represents a new community with 3,075 dwelling units located adjacent to Dillon Road, approximately one mile west of the proposed mine expansion site.

At a minimum, the proposed mine expansion should include a traffic study that addresses future traffic conditions on Dillon Road and related intersections in the vicinity, and evaluate future conditions with and without the project. Based on input from the County traffic engineer and traffic engineers from the cities of Indio and Coachella, the traffic study for the proposed mine expansion would provide an accurate picture of future conditions, identify any needed infrastructure improvements, and assign the project's fair share of any future road, intersection or freeway improvements.

In addition to the project's fair share of the cost of improvements, the traffic study should also identify impacts to the roads themselves, that is, how the project could "cause an effect upon, or a need for new or altered maintenance of roads". The City of Indio has first hand experience with the long-term effects that aggregate haul trucks have on the local road system.

In summary, the increase in the duration of mining operations to 55 years significantly increases the potential for adverse impacts. Impacts on air quality, noise, traffic and road conditions related to long-term operational activity by heavy trucks on the immediate and surrounding area should be fully quantified and analyzed in an EIR.

### **Summary**

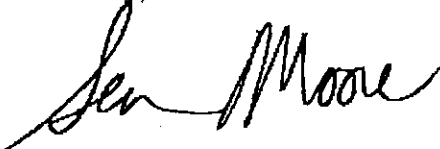
The proposed expansion is considerable in area and duration. The project site will be more than doubled and will ultimately involve 154 acres of land. The increase in the effective life of the project from 10 years to 55 years significantly



compounds the potential for adverse and cumulative environmental impacts. For that reason, it is recommended that a full Environmental Impact Report be prepared for this project.

We thank you for your assistance. Please call me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Sean Moore". The signature is written in a cursive style with a large, sweeping initial "S".

Sean M. Moore  
Senior Planner



# United States Department of the Interior

## FISH AND WILDLIFE SERVICE

Ecological Services  
 Carlsbad Fish and Wildlife Office  
 6010 Hidden Valley Road  
 Carlsbad, California 92011



In Reply Refer To:  
 FWS - ERIV - 5097.1

NOV 9 2006

Robert C. Johnson, Planning Director  
 County of Riverside Planning Department  
 P.O. Box 1409  
 Riverside, CA 92505-1409

Subject: Surface Mining Permit No. 200 Revised Permit No. 1 - EA Number 40797

Dear Mr. Johnson:

The U.S. Fish and Wildlife Service (Service) received the Surface Mining Permit as described above in our office on October 12, 2006, and we have reviewed it. We wish to be involved in your planning efforts, as we have concern with the potential for the proposed project to impact individuals, burrows, and foraging areas of the desert tortoise (*Gopherus agassizii*) (federal threatened species), Coachella Valley (Palm Springs) round-tailed ground squirrel (*Spermophilus tereticaudus chlorus*) (federal candidate species), Palm Springs pocket mouse (*Perognathus longimembris bangsi*) and Le Conte's thrasher (*Toxostoma lecontei*). At this time, we do not have site specific knowledge pertaining to the above mentioned species that may be disrupted or displaced because of the proposed project. However, we are aware that these species are known to be located nearby and may be using the proposed project site. Within the proposed project site there are existing native vegetation communities that are suitable for all four species. Reductions of these resources through conversion of lands to other uses are of concern to the Service. At this time, we recommend that you conduct a survey for each of these species within the proposed project area using a qualified biologist who is familiar with the survey guidelines of the Service and the State of California.

We note that a desert tortoise survey was conducted on one winter day. A desert tortoise survey is generally a specific terrestrial strip-search methodology which requires specific techniques that take some time. We recommend that the project area be surveyed during the appropriate time of year because there may be scat, burrows, or other sign present in addition to the presence of individuals. We recommend that the applicant's consultant contact the Service to discuss appropriate survey methodology.

Candidate species, such as the Coachella Valley round-tailed ground squirrel receive no statutory protection under the Endangered Species Act (ESA). However, the Service encourages the formation of partnerships to conserve these species because they are, by definition, species that

may warrant future protection under the ESA. By participating in proactive conservation measures now, this species population may avoid a population decline and future restrictions. The State has designated this species as a Species of Special Concern. This species qualifies as a rare or threatened species under California Environmental Quality Act (CEQA).

Surveys for the Palm Springs pocket mouse are best conducted in the spring, summer or fall when the pocket mouse is above ground and active. While the Palm Springs pocket mouse is not federally listed, the extent of this species habitat is limited and therefore the Service is concerned with its current status in the area. The State has designated this species as a Species of Special Concern. This species qualifies as a rare or threatened species under CEQA.

Our models indicate that the majority of Le Conte's thrasher habitat in that area has already been mined, but it is possible that there is still a resident population within the project area. The State has designated this species as a Species of Special Concern. This species qualifies as a rare or threatened species under CEQA.

The Service continues to work closely with Riverside County and the cities of the Coachella Valley on the Natural Community Conservation Plan (NCCP) for this portion of Riverside County. We recommend that you assess this proposed project in conformance with the requirements of the pending NCCP.

Please note that State-listed species not mentioned above may be found on the proposed site and may be protected under the provisions of the California Endangered Species Act. The Service also recommends that you contact the California Department of Fish and Game to obtain a list of State-listed and sensitive species that may occur in the area of the proposed project.

The document states that a biological survey was conducted during the winter, and there were "no sensitive, threatened or endangered plant species" found on the site. We recommend that a plant survey would prove more accurate if the survey was conducted during the spring or early summer months.

We were unable to review the entire project due to lack of information in the document and recommend that information on the following topics be made available: (1) a complete list of wildlife species; (2) a list complete list of plant species; (3) a detailed reclamation plan; (4) additional information regarding the potential impacts to wildlife from unidentified "hazardous waste"; and (5) a biological report of survey methodology and results. Due to the magnitude of this project, we also suggest that an evaluation of cumulative impacts of this project and the surrounding projects be made available.

The Migratory Bird Treaty Act (MTBA) (16 U.S.C. 703-712) prevents harassing, killing, or taking eggs or nests of migratory birds. Occupied migratory bird nests are protected under the MTBA and are especially susceptible to nest destruction from mining related activities during the spring and early summer, and especially if those activities occur near water sources. We recommend a conservation measure that requires the applicant to avoid grubbing or grading in undisturbed areas during the spring and early summer.

If you have any questions or concerns about our comments or would like to discuss long term conservation measures for the above mentioned species, please call Carol Roberts or Peggy Bartels of my staff at 760-431-9440.

Sincerely,



Therese O'Rourke  
Assistant Field Supervisor

cc: Kim Nicol, California Department of Fish and Game, Bermuda Dunes

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

**APPLICATION FOR SURFACE MINING PERMIT**

CHECK ONE AS APPROPRIATE:

CC003722

Surface Mining Permit     Revised SMP (Original SMP No. 200)     Reclamation Plan

INCOMPLETE APPLICATIONS OR INACCURATE EXHIBITS WILL NOT BE ACCEPTED.

CASE NUMBER: SMP-200-R1      DATE SUBMITTED: \_\_\_\_\_

**APPLICATION INFORMATION**

Applicant's Name: Coachella Valley Aggregates      E-Mail: lwerner@wernercorp.net

Mailing Address: \_\_\_\_\_  
P.O. Box 77850  
Street  
Corona CA 92887-0122  
City State Zip

Daytime Phone No: (951) 277-3900      Fax No: (951) 277-3339

Prime Operator's Name: Coronet Concrete - c/o James N. Richert      E-Mail: datelandconst@aol.com

Mailing Address: \_\_\_\_\_  
50-305 Highway 111  
Street  
Coachella CA 92236  
City State Zip

Daytime Phone No: (760) 398-2441      Fax No: (760) 398-3507

Engineer/Representative's Name: Justice & Associates - c/o Tom Davis      E-Mail: tdavis@justiceassociates.com

Mailing Address: \_\_\_\_\_  
4155 Outer Traffic Circle  
Street  
Long Beach CA 90804-2111  
City State Zip

Daytime Phone No: (562) 961-3494      Fax No: (562) 961-3493

Property Owner's Name: See Section 3.0      E-Mail: See Section 3.0

Mailing Address: \_\_\_\_\_  
See Section 3.0  
Street  
City State Zip

Daytime Phone No: \_\_\_\_\_      Fax No: \_\_\_\_\_

Mineral Rights Owner's Name: See Section 3.0      E-Mail: \_\_\_\_\_

Riverside Office: 4080  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 Fax (951) 955-3157

Indio Office: 82-675 Hwy 111, 2nd Floor  
Room 209, Indio, California 92201  
(760) 863-8277 Fax (760) 863-7555

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

EA 40797 / CFG04225

**APPLICATION FOR SURFACE MINING PERMIT**

Mailing Address: \_\_\_\_\_  
Street

Daytime Phone No: <sup>City</sup> \_\_\_\_\_ Fax: <sup>State</sup> \_\_\_\_\_ <sup>Zip</sup> \_\_\_\_\_

Lessee's Name: \_\_\_\_\_ Coronet Concrete \_\_\_\_\_ E-Mail: \_\_\_\_\_ datelandconst@aol.com

Mailing Address: \_\_\_\_\_ 50-305 Highway 111 \_\_\_\_\_  
Coachella \_\_\_\_\_ CA \_\_\_\_\_ 92236  
<sup>City</sup> <sup>State</sup> <sup>Zip</sup>

Daytime Phone No: \_\_\_\_\_ (760) 398-2441 \_\_\_\_\_ Fax: \_\_\_\_\_ (760) 398-3507 \_\_\_\_\_  
<sup>City</sup> <sup>State</sup> <sup>Zip</sup>

If the property is owned by more than one person, attach a separate page that reference the application case number in the following manner, "Surface Mining Permit No. \_\_\_\_\_," and list the names, mailing addresses and phone numbers of all persons having an interest in the real property or properties involved in this application.

If the mineral rights are owned by more than one person, attach a separate page that reference the application case number in the following manner, "Surface Mining Permit No. \_\_\_\_\_," and list the names, mailing addresses and phone numbers of all persons having an interest in the ownership of the mineral rights involved in this application.

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

I certify that the above information in this Mining and Reclamation Plan application is correct to the best of my knowledge and that all of the owners and possessory interest in the property in question have been notified of the proposed uses or potential uses of the land after reclamation. I also certify that I personally accept responsibility for reclaiming the mined lands in accordance with the approved reclamation plan and within the time limits of said plan.

\_\_\_\_\_  
Larry Werner  
**PRINTED NAME OF APPLICANT**

\_\_\_\_\_  
**SIGNATURE OF APPLICANT**



**APPLICATION FOR SURFACE MINING PERMIT**

Executed on \_\_\_\_\_  
Month, Date, Year

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

I certify that I am the owner of record and consent to the proposed Surface Mining Permit application for this property. I further certify that the information contained in this application is true and complete.

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

Larry Werner  
\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

*Larry Werner*  
\_\_\_\_\_  
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.

**PROPERTY INFORMATION:**

Name of Mine: \_\_\_\_\_ Fargo Canyon Quarry

Assessor's Parcel Number(s): \_\_\_\_\_ See Attachment

Section: 9 Township: 5 South Range: 8 East

Approximate Gross Acreage: \_\_\_\_\_ 168 acres (60 existing\* and 108 proposed)

General location of Mine (street address, cross streets, etc.): North of Fargo Canyon Road, South of N/A, East of Dillon Road, West of N/A

Thomas Brothers map, edition year, page number and coordinates: \_\_\_\_\_ 2006, 5411, E3

Proposal (describe the type of mining operation, the days and hours of operation, number of employees, number of daily vehicle trips, etc.).

See Section 8.0 "Exhibit C" Project Description

*addition of 33 parcels to project*

\* SMP 200 = 20 Acres, Plus 9 Acres Overlying RCL 155  
RCL 155 = 40 Acres  
60 Existing Acres

**APPLICATION FOR SURFACE MINING PERMIT**

Related cases filed in conjunction with this request:

None

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

Case No. SMP 200, M3 (Permit No. 293), RCL 155 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 37319 E.I.R. No. (if applicable): \_\_\_\_\_

**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) Tom Davis

Date 4/2/06

Owner/Representative (2) 

Date \_\_\_\_\_

**NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS**

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Riverside County Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "Best Management Practices" (BMPs) can be used to prevent different types of stormwater pollution.

## APPLICATION FOR SURFACE MINING PERMIT

Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana and Santa Margarita watershed regions of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Drainage Area Management Plan (DAMP). Some development and redevelopment projects may be required to submit a project-specific WQMP in compliance with Section 6 of the DAMP. Projects within the Whitewater watershed may refer to the Whitewater River Watershed Stormwater Management Plan (SMP). These documents are available on-line at:  
<http://www.floodcontrol.co.riverside.ca.us/waterqualitynpdes.asp>.

Noncompliance with Riverside County Ordinance 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

**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:

**SURFACE MINING PERMIT NO. 200 REVISED PERMIT NO. 1**– Intent to Adopt a Mitigated Negative Declaration – Applicant: Coachella Valley Aggregates – Engineer/Representative: Lilburn Corporation - Fourth Supervisorial District – Lower Berdoo Canyon Zoning District – Western Coachella Valley Area Plan: Open Space: Open Space: Mineral Resources (OS-MR) and Rural (OS-RUR) (20 Acre Minimum) – Location: Easterly of Dillon Road and northerly of 42<sup>nd</sup> Avenue / Fargo Canyon Road – 60 Gross Acres - Zoning: Watercourse, Watershed and Conservation Areas (W-1) - **REQUEST:** This revision proposes three amendments. (1) combine RCL00155 and SMP200 into one surface mining plan and reclamation plan under SMP00200R1; (2) add a 25-year operational extension to September 24, 2036 as the existing SMP200 expires on September 24, 2011; and (3) to revise the site plan to include graded slopes in Phase 3 on the east side of the northern 20 acres per normal protocol of the Riverside County Flood Control District (RCFCD). On site concrete recycling, previously permitted by SMP00200, will remain for the proposed life of the project. – APN(s): 601-180-016, 601-210-005 – Related Cases: SMP00200, RCL00155. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: January 5, 2011  
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, David Jones, at 951-955-6863 or email [dlijones@rctlma.org](mailto:dlijones@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](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: David Jones  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 8/24/2010,

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

APN (s) or case numbers SMPOOZ00R1 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

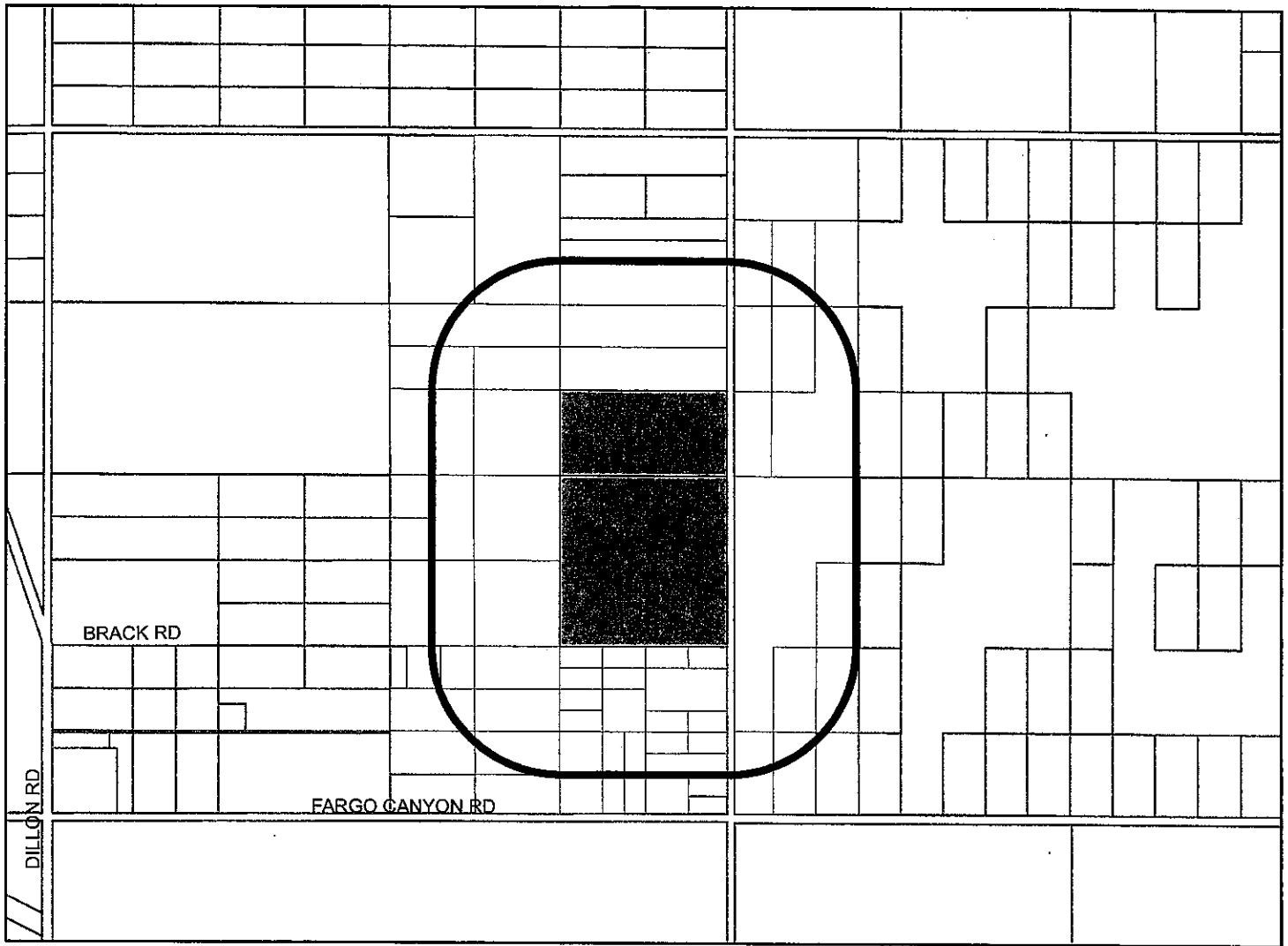
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

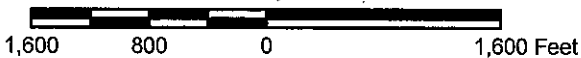
✓ 8/24/10 *[Signature]*  
ERRATES: 2/24/11

**1000 feet buffer**



**Selected Parcels**

601-210-003	601-230-007	601-220-038	601-220-039	601-220-042	601-220-033	601-220-029	601-220-027	601-220-020	601-220-043
601-220-045	601-220-046	601-210-005	601-210-004	601-210-002	601-180-017	601-180-016	601-180-015	601-220-031	601-180-020
601-220-034	601-220-022	601-180-019	601-220-026	601-220-013	601-220-006	601-220-010	601-220-018	601-220-024	601-220-009
601-220-041	601-180-012	601-220-049	601-220-048	601-220-005	601-241-005	601-241-008	601-230-008	601-220-002	601-241-006
601-241-003	601-241-009	601-220-004	601-220-007	601-230-012	601-180-018	601-220-003	601-210-007	601-180-014	601-180-010
601-180-009	601-220-037	601-230-010	601-230-009	601-241-010	601-230-006	601-180-003	601-210-006	601-241-018	601-230-028
601-180-004									



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: 601210003, ASMT: 601210003  
 ANTONIO RAMIREZ, ETAL  
 C/O HECTOR FELIX MARTINEZ GARCIA  
 54275 AVENIDA OBREGON  
 LA QUINTA CA 92253

APN: 601241005, ASMT: 601241005  
 G THOMAS TANSSELLE, ETAL  
 2113 ROSELAWN DR  
 LEBANON IN 46052

APN: 601230007, ASMT: 601230007  
 BASSAM D TURJMAN, ETAL  
 P O BOX 925389  
 AMMAN 11110 JORDAN 0

APN: 601241008, ASMT: 601241008  
 GERALD C PIEMEISL  
 38143 HIGHWAY 79  
 WARNER SPRINGS CA 92086

APN: 601220013, ASMT: 601220013  
 COMMERCIAL RESOURCES INC  
 P O BOX 77850  
 CORONA CA 92877

APN: 601230008, ASMT: 601230008  
 GLENN JAMES OLIVIER  
 49185 BALADA CT  
 LA QUINTA CA 92253

APN: 601220009, ASMT: 601220009  
 COMMERCIAL STREET INV CO  
 P O BOX 77850  
 CORONA CA 92877

APN: 601220002, ASMT: 601220002  
 HELEN PETRULLI  
 C/O SCOTT HESKES  
 14 HOLIDAY DR  
 ALAMO CA 94507

APN: 601180012, ASMT: 601180012  
 COMMERCIAL RESOURCES  
 P O BOX 77850  
 CORONA CA 92877

APN: 601241009, ASMT: 601241009  
 HOLLENBECK & PRUETTE INV  
 41505 CARLOTTA DR APT 619  
 PALM DESERT CA 92211

APN: 601220048, ASMT: 601220048  
 COMMERCIAL STREET INV CO  
 P O BOX 77850  
 CORONA CA 92877

APN: 601220004, ASMT: 601220004  
 JOHNNY DURAN YANEZ, ETAL  
 P O BOX 51  
 COACHELLA CA 92236

APN: 601220005, ASMT: 601220005  
 DANIEL P HERNANDEZ, ETAL  
 HERNANDEZ DANIEL P  
 2325 S WHITNEY DR  
 ALHAMBRA CA 91803

APN: 601220007, ASMT: 601220007  
 JONES BROTHERS LEASING  
 P O BOX 905  
 COACHELLA CA 92236

APN: 601230012, ASMT: 601230012  
KATHLEEN HOLDERBACH  
42117 SHADOW HILL DR  
LANCASTER CA 93536

APN: 601241010, ASMT: 601241010  
RODERICK T WARING  
1545 GULF SHORES PKWY 172  
GULF SHORES AL 36542

APN: 601180018, ASMT: 601180018  
KERY STPETER  
STE 172  
1545 GULF SHORES PARKWAY  
GULF SHORES AL 36542

APN: 601230006, ASMT: 601230006  
SHEILA Z STIRLING, ETAL  
4132 S RAINBOW BL NO 465  
LAS VEGAS NV 89103

APN: 601220003, ASMT: 601220003  
KHALED Y OBEIDI  
3100 16TH ST  
SAN FRANCISCO CA 94103

APN: 601180003, ASMT: 601180003  
SURENDER VUTHOORI, ETAL  
5 MILTON PL  
RANCHO MIRAGE CA 92270

APN: 601210007, ASMT: 601210007  
OLFRED PAYSINGER, ETAL  
2320 ALVA AVE  
EL CERRITO CA 94530

APN: 601210006, ASMT: 601210006  
SYLVIA M NELSON  
988 WIGEON WAY  
ARROYO GRANDE CA 93420

APN: 601180010, ASMT: 601180010  
R K STPETER  
3410 LA SIERRA AVE 113F  
RIVERSIDE CA 92503

~~APN: 601230028, ASMT: 601230028  
USA 601  
NONE  
UNKNOWN  
0~~

APN: 601180009, ASMT: 601180009  
ROBERT A LANE, ETAL  
400 PUU WAY  
HAIKU HI 96708

APN: 601180004, ASMT: 601180004  
WILLIAM LARRY MARAGNO, ETAL  
24200 JUNIPER SPRINGS RD  
HOMELAND CA 92548

APN: 601220037, ASMT: 601220037  
ROBERT W JOHNSON, ETAL  
6742 SHERIDAN RD  
KENOSHA WI 53143

Coachella Valley Water District  
Attn: Patty Schwartz  
P.O. Box 1058  
Coachella, CA 92236

City of Indio  
Planning Department  
P. O. Box 1788  
Indio, CA 92202

Imperial Irrigation District  
ATTN: Alfonso Rodriguez  
P.O. Box 1080  
La Quinta, CA 92253-1080

Indio Hills Improvement Assoc.  
PO Box 1165  
Indio, CA 92202

Indio Hills Community Council  
ATTN: Debra Scriven  
29705 Desert Charm Rd.  
Indio Hills, CA 92241

Southern California Gas Co.  
Attn: Ron Dietl  
PO Box 2300  
Chatsworth, CA 91313-2300

Southern California Gas Co.  
211 N. Sunrise Way  
Palm Springs, CA 92262

Cabazon Band – Mission Indians  
Attn: John Paul Nichols  
84245 Indio Springs Drive  
Indio, CA

CALTRANS District #8  
Attn: William Mosby  
464 W. 4<sup>th</sup> St., 6<sup>th</sup> Fl., Mail Stop 726  
San Bernardino, CA 92401-1407

RWQCB #7  
73720 Fred Waring Drive #100  
Palm Desert, CA 92260

CA Department of Fish & Game  
Attn: Kim Nicol  
78-078 Country Club Dr., Ste 109  
Bermuda Dunes, CA 92203

Office of Mine Reclamation  
California Dept. of Conservation  
801 K St.  
Mail Stop 09-06  
Sacramento, CA 95814

U.S. Fish and Wildlife Service  
Attn: Division Manager, Ecological  
Service  
6010 Hidden Valley Rd.  
Carlsbad, CA 92011

Desert Sands USD  
Attn: Peggie Reyes  
47-950 Dune Palms Ave  
La Quinta, CA 92253

Bureau of Land Management  
U.S. Department of the Interior  
22835 Calle San Juan De Los Lagos  
Moreno Valley, CA 92553

CVAG  
Attn: J. Sullivan  
73-710 Fred Waring Dr, Ste. 200  
Coachella, CA 92260

Verizon  
Attn: Chris Brown  
83-793 Dr. Carreon Blvd.  
Indio, CA 92201

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, UCR  
Riverside, CA 92521-0418

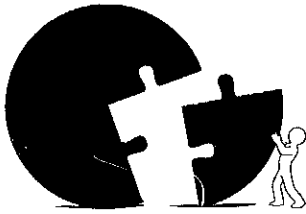
City of Coachella  
1515 Sixth Street  
Coachella, CA 92236

Indio Hills Community Council  
ATTN: Michael Lewis, Chairman  
31700 Happy Valley Rd.  
Indio Hills, CA 92241

Applicant:  
Commercial Resources, LLC  
P.O. Box 77850  
Corona, CA 92877

Eng-Rep:  
Lilburn Corporation  
Attn: Marty Derus  
1905 Business Center Dr.  
San Bernardino, CA 92408

Owner:  
Commercial Street Investment Co.  
P.O. Box 77850 C  
Corona, CA 92887



# RIVERSIDE COUNTY 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, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Environmental Assesment No. 40797 (EA40797) and Surface Mining Permit No. 200 Revised No. 1 (SMP00200R1)  
*Project Title/Case Numbers*

Matt Straite 951-955-8631  
*County Contact Person Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Commercial Street Investors PO Box. 77850 Corona CA 92887  
*Project Applicant Address*

Easterly of Dillon Road and northerly of 42nd Avenue / Fargo Canyon Road  
*Project Location*

This proposed revision, is for the following: (1) combine RCL00155 and SMP200 into one SMP and reclamation plan under SMP00200R1; (2) a 25-year operational extension to September 24, 2036 as the existing SMP200 expires on September 24, 2011; and (3) include graded slopes in Phase 3 on the east side of the northern 20 acres per normal protocol of the Riverside County Flood Control District (RCFCD). On site concrete recycling will remain for the life of the project.  
*Project Description*

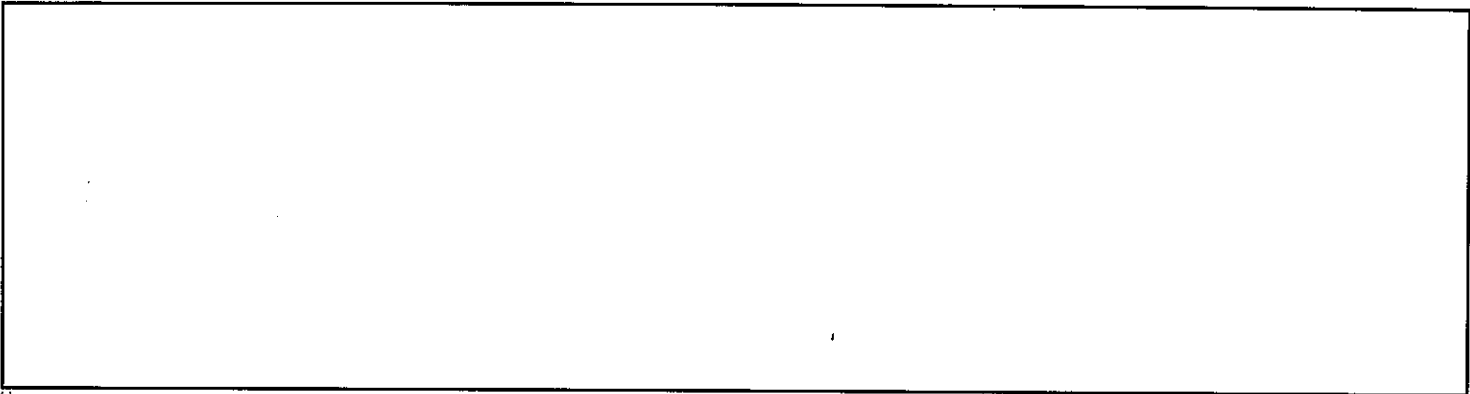
This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

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.

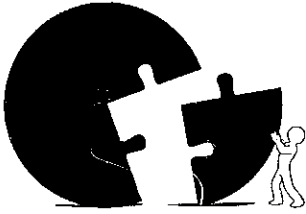
This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature* Project Planner assisting the County Geologist October 25, 2010  
*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



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Carolyn Syms Luna*  
*Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: Environmental Assesment No. 40797 (EA40797) and Surface Mining Permit No. 200 Revised No. 1 (SMP00200R1)

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: Matt Straite Title: Project Planner Date: October 25, 2010

Applicant/Project Sponsor: Commercial Street Investors Date Submitted: April 7, 2006

**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 Matt Straite at [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

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

Please charge deposit fee case#: ZEA ZCFG

**FOR COUNTY CLERK'S USE ONLY**

Empty rectangular box for County Clerk's use.



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0606199

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: COACHELLA VALLEY AGGREGATES \$64.00  
paid by: CK 1740  
paid towards: CFG04225 CALIF FISH & GAME: DOC FEE  
CA FISH AND GAME FOR EA40797  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Apr 07, 2006 09:43  
MGARDNER posting date Apr 07, 2006

\*\*\*\*\*  
\*\*\*\*\*

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](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1010437

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: COACHELLA VALLEY AGGREGATES \$2,010.25  
paid by: CK 2078  
paid towards: CFG04225 CALIF FISH & GAME: DOC FEE  
CA FISH AND GAME FOR EA40797  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Sep 20, 2010 09:47  
MGARDNER posting date Sep 20, 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](http://www.rctlma.org)

Agenda Item No.: 3.5  
Area Map: Jurupa  
Zoning District: Pedley  
Supervisory District: Second  
Project Planner: Christian Hinojosa  
Planning Commission: January 5, 2011

Environmental Impact Report No. 505  
Tentative Parcel Map No. 36192  
Applicant: WCP Deanza, LLC  
Engineer/Representative: Albert A. Webb  
Associates

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Environmental Impact Report No. 505** analyzes the potential environmental impacts of Tentative Parcel Map No. 36192.

**Tentative Parcel Map No. 36192** is a Schedule E subdivision of 68.05 gross (67.36 net) acres into twenty (20) industrial parcels and four (4) lettered lots for ingress/egress, open space and detention basin purposes. The proposed subdivision also includes architectural design guidelines and a trail that will run along the northern boundary of the Project site in the riparian area. The trail is proposed to be a minimum of 10 feet wide with total easement of 20 feet minimum.

The project site is located in the Community of Pedley of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of the Union Pacific Railroad, southerly of Limonite Avenue, easterly of Pedley Road and westerly of Clay Street.

### BACKGROUND:

Development of individual buildings is not proposed at this time. However, development of the proposed subdivision will not exceed 889,502 square feet of light industrial and business park building area which, at full occupancy would support approximately 900 employees. Environmental Impact Report No. 505 analyzed a maximum building square footage of 889,502 with a floor area ratio of 0.60 (Light Industrial requires a 0.25 - 0.60 floor area ratio).

### ISSUES OF POTENTIAL CONCERN:

#### **Environmental Impacts (EIR00505):**

The project has been designed or conditioned to mitigate most environmental impacts to below a level of significance. However, the Riverside County Planning Commission will be required to adopt a statement of overriding findings for the following unavoidable adverse impacts:

**Air Quality** (cumulative impacts: indirect) – In the long-term, the project's vehicular-related emissions would contribute to the regional inability to attain the ozone standard based on SCAQMD's established significance levels for Mobile Source Emissions.

### SUMMARY OF FINDINGS:

1. Existing Land Use (Ex. #1): Vacant Land, formerly the Northwest Pipe Company
2. Surrounding Land Use (Ex. #1): Commercial to the north, the Union Pacific Railroad and vacant land to the south, vacant land, commercial and single family residences to the east, and vacant land, industrial and single

W

3. Existing Zoning (Ex. #2): family residences to the west.
4. Surrounding Zoning (Ex. #2): Manufacturing-Service Commercial (M-SC)  
Manufacturing-Service Commercial (M-SC) and Scenic Highway Commercial (C-P-S) to the north, Manufacturing-Heavy (M-H) to the south, Industrial Park (I-P) to the east, and Manufacturing-Service Commercial (M-SC) to the west.
5. General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio)
6. Surrounding General Plan Land Use (Ex. #5): Community Development: Business Park (CD: BP) (0.25 - 0.60 Floor Area Ratio) to the north, south, east and west.
7. Project Data: Total Acreage: 68.05 Gross / 67.36 Net  
Total Proposed Lots: 20 Industrial / 4 Letter  
Proposed Schedule Subdivision: E
8. Environmental Concerns: See attached Environmental Impact Report No. 505

**RECOMMENDATIONS:**

**ADOPTION** of **RESOLUTION NO. 2010-07** for **ENVIRONMENTAL IMPACT REPORT NO. 505**, which has been completed in compliance with CEQA Guidelines;

**CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 505**, based on the findings incorporated in the staff report, and subject to resolution adoption by the Planning Commission certifying the Environmental Impact Report; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36192**, 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: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing-Service Commercial (M-SC) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed subdivision is consistent with the Schedule E map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The proposed project is compliant with the adopted policies of the Jurupa Valley Redevelopment Project Area (JVPA) (Pedley sub-area).
5. The public's health, safety and general welfare are protected through project design.

6. The proposed project is compatible with the present and future logical development of the area.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
8. The Environmental Impact Report has determined that most potential adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, the Riverside County Planning Commission will be required to adopt a statement of overriding findings for unavoidable impacts to Air Quality.

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

1. The project site is designated Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) on the Jurupa Area Plan.
2. The proposed use, industrial parcels, is a permitted use in the Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Business Park (CD: BP) (0.25 - 0.60 Floor Area Ratio) to the north, south, east and west.
4. The zoning for the subject site is Manufacturing-Service Commercial (M-SC).
5. The proposed use, industrial parcels, is permitted subject to approval of a tentative parcel map in the Manufacturing-Service Commercial (M-SC) zone.
6. The proposed use, industrial parcels, is consistent with the development standards set forth in the Manufacturing-Service Commercial (M-SC) zone.
7. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) and Scenic Highway Commercial (C-P-S) to the north, Manufacturing-Heavy (M-H) to the south, Industrial Park (I-P) to the east, and Manufacturing-Service Commercial (M-SC) to the west.
8. Within the vicinity of the proposed project there is commercial to the north, the Union Pacific Railroad and vacant land to the south, vacant land, commercial and single family residences to the east, and vacant land, industrial and single family residences to the west.
9. The improvements proposed for the subdivision are consistent with the Schedule E map requirements of Ordinance No. 460.
10. The Redevelopment Development Agency (RDA) has reviewed the proposed project and has determined that the project is compliant with the objectives of the Jurupa Valley Redevelopment Project Area (JVPA) (Pedley sub-area).
11. The project site is located within the boundaries of the Riverside Municipal Airport Influence Area Zones D and E. On July 10, 2009, the project was reviewed by the Riverside County Airport Land

Use Commission (ALUC) and was found to be consistent with the 2005 Riverside Municipal Airport Land Use Compatibility Plan.

12. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
13. Environmental Impact Report No. 505 identified the following potentially significant impacts:
  - a. Air Quality
  - b. Biological Resources
  - c. Cultural Resources
  - d. Geology/Soils
  - e. Greenhouse Gas Emissions
  - f. Hazards & Hazardous Materials
  - g. Hydrology/Water Quality
  - h. Noise
  - i. Transportation/Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental impact report, conditions of approval, and attached letters. Air Quality could not be mitigated to a level of less than significant; as such, the adoption of overriding findings is recommended as it has been determined that the benefits of the project outweigh and render acceptable those impacts identified in EIR00505.

**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; or,
  - g. A County Fault Zone.
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 Jurupa Community Service District;
  - e. The Riverside Municipal Airport Influence Area Zones D and E;
  - f. An Area Required Flood Plain Review;
  - g. A Circulation Element Right-Of-Way (Major 118' ROW);
  - h. The Jurupa Valley Redevelopment Project Area (JVPA) (Pedley sub-area);
  - i. A Partially Low and High Paleontological Potential (High A);
  - j. An Area 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 163-400-001 and 163-400-002.
- 5. This project was filed with the Planning Department on June 22, 2009 for PM36192 and November 5, 2007 for EIR00505.
- 6. This project was reviewed by the Land Development Committee 2 times on the following dates July 30, 2009 and December 10, 2009.
- 7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$78,110.44.



RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36192/EIR00505

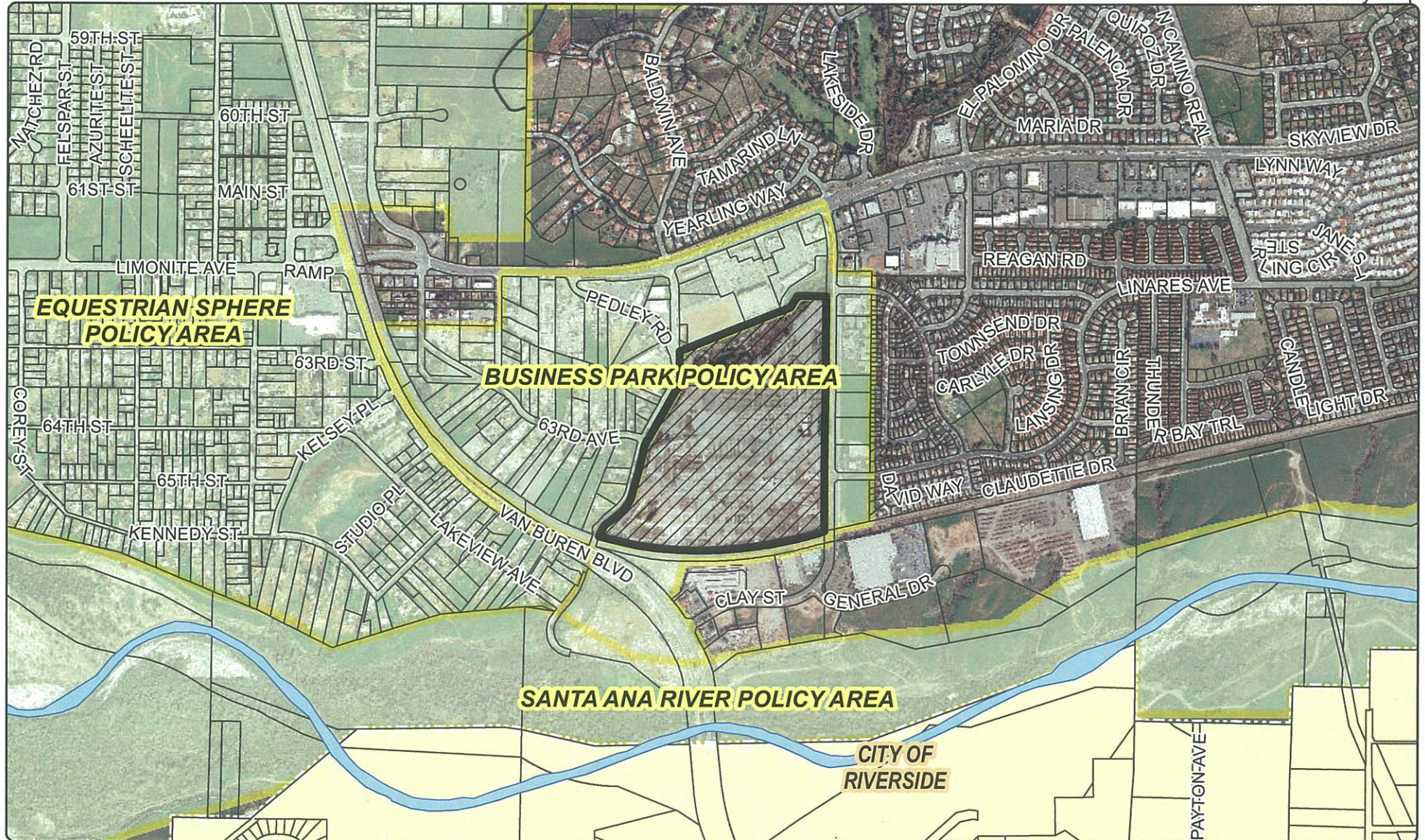
VICINITY/POLICY AREAS

Supervisor Tawaglione

District 2

Date Drawn: 11/23/10

Vicinity Map



Zoning District: Pedley  
Township/Range: T2SR6W  
Section: 25

Assessors Bk. Pg. 163-40  
Thomas Bros. Pg. 684 F6  
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

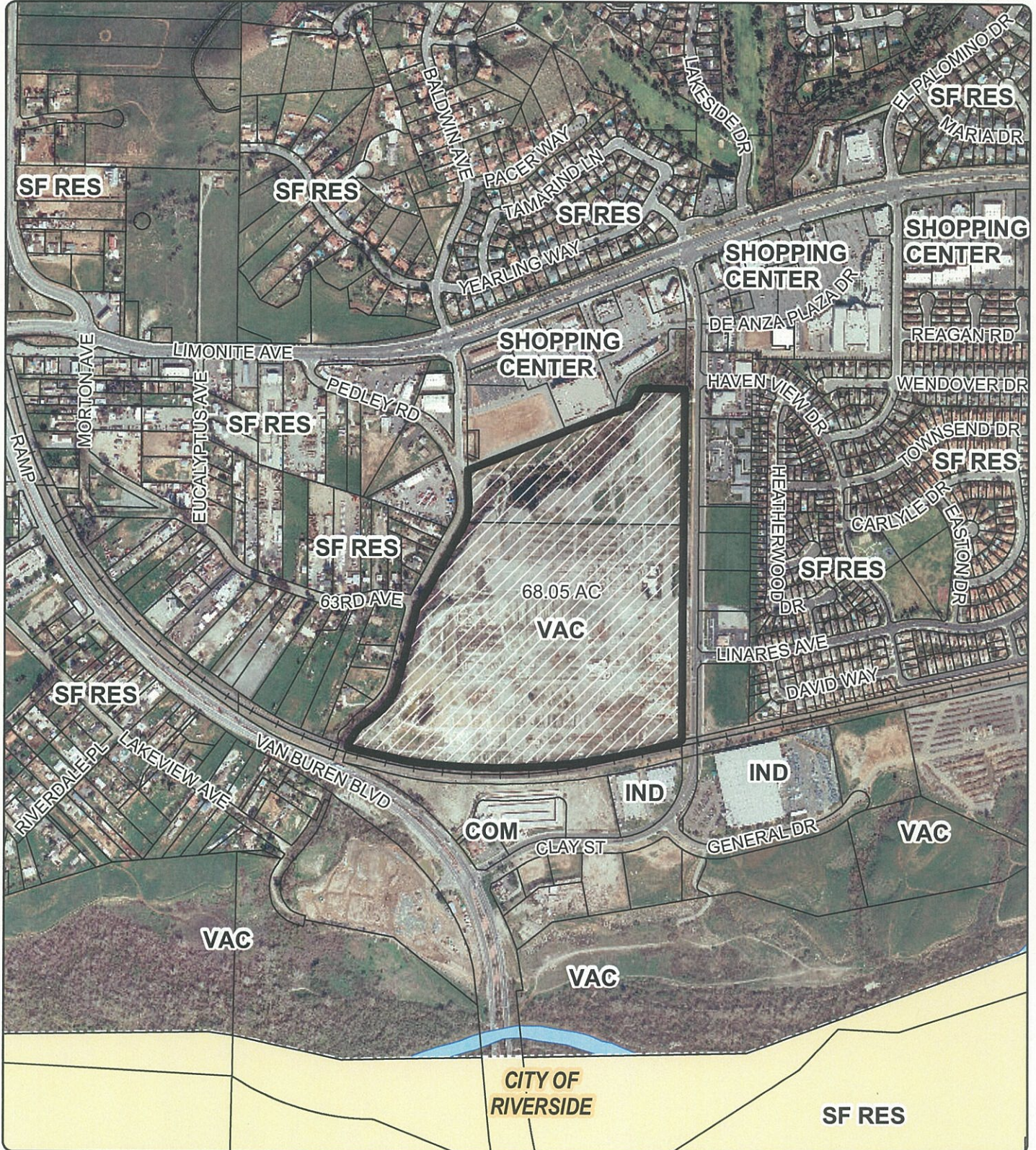
PM36192/EIR00505

Supervisor Tawaglione  
District 2

Date Drawn: 11/23/10

LAND USE

Exhibit 1



Zoning District: Pedley  
Township/Range: T2SR6W  
Section: 25

Assessors Bk. Pg. 163-40  
Thomas Bros. Pg. 684 F6  
Edition 2009



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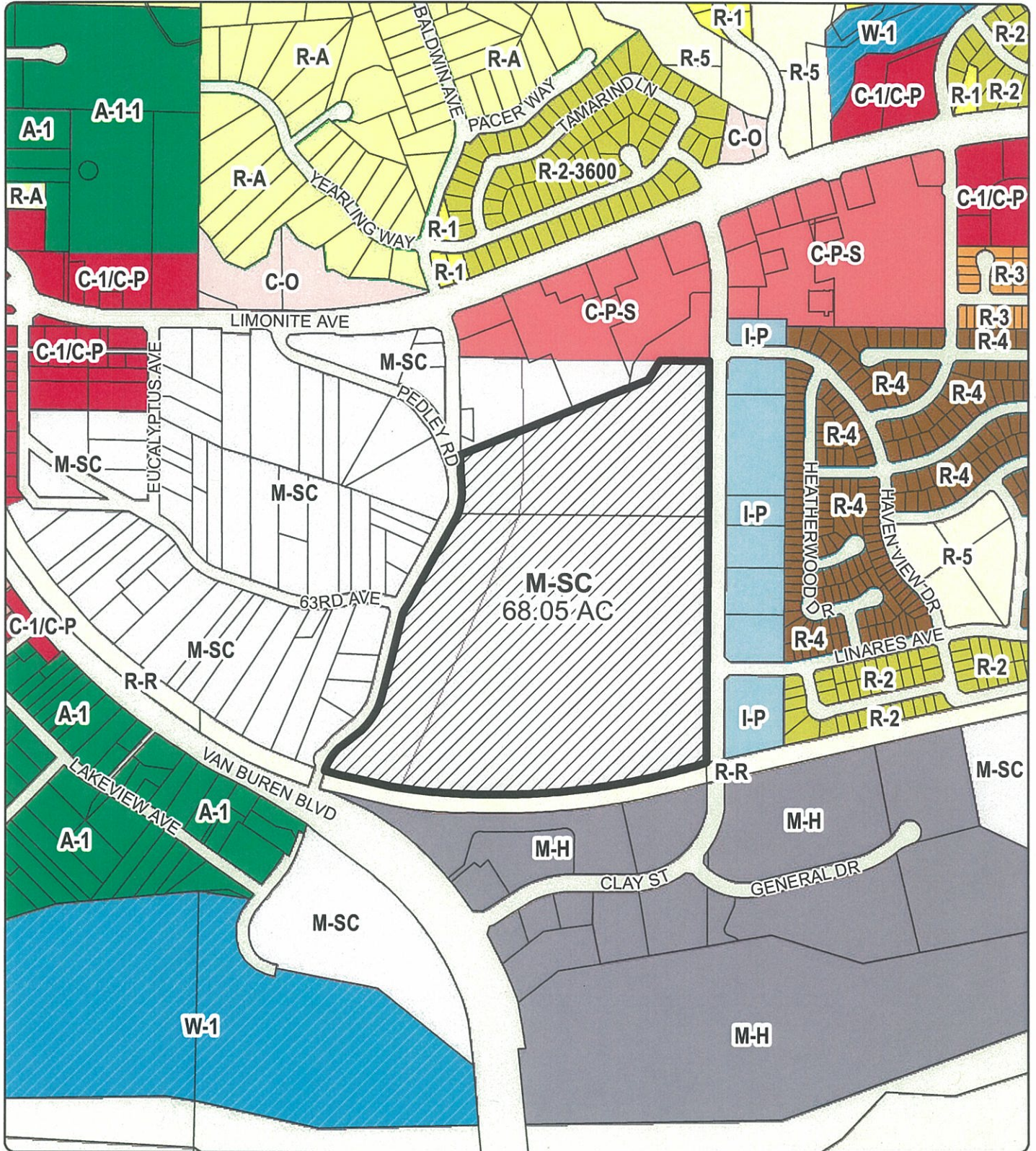
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36192/EIR00505

EXISTING ZONING

Supervisor Tawaglione  
District 2

Date Drawn: 11/23/10  
Exhibit 2



Zoning District: Pedley  
Township/Range: T2SR6W  
Section: 25

Assessors Bk. Pg. 163-40  
Thomas Bros. Pg. 684 F6  
Edition 2009



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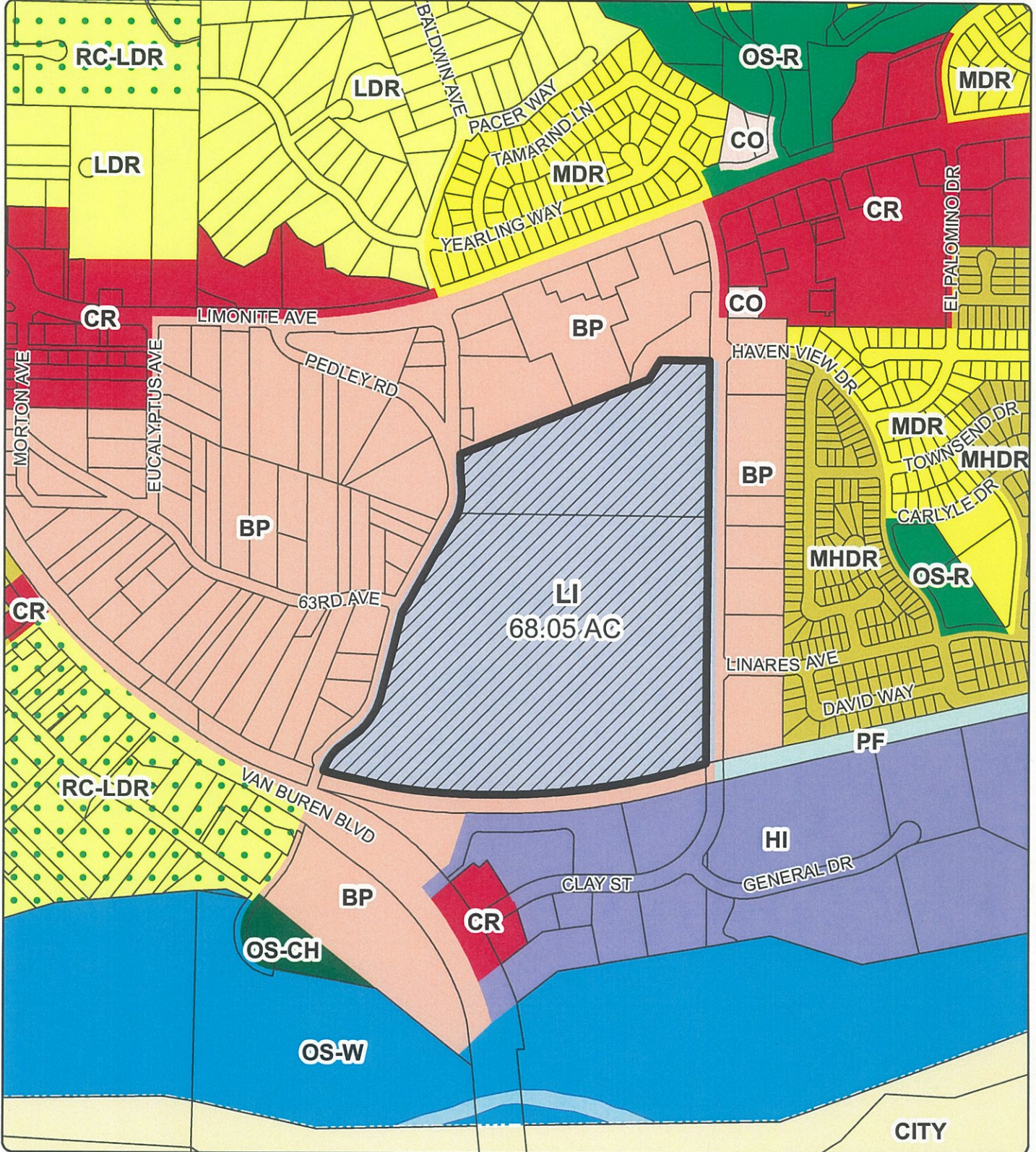
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36192/EIR00505

EXISTING GENERAL PLAN

Supervisor Tawaglione  
District: 2

Date Drawn: 11/23/10  
Exhibit 5



Zoning District: Pedley  
Township/Range: T2SR6W  
Section: 25

Assessors Bk. Pg. 163-40  
Thomas Bros. Pg. 684 F6  
Edition 2009



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**RESOLUTION NO. 2010-07  
CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 505  
AND APPROVING  
TENTATIVE PARCEL MAP NO. 36192**

**WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on January 5, 2011 to consider Tentative Parcel Map No. 36192.

**WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementing procedures have been satisfied, and Environmental Impact Report (EIR) No. 505, prepared in connection with Tentative Parcel Map No. 36192 (collectively referred to alternatively herein as "the Project"), is sufficiently detailed so that all of the potentially significant effects of the Project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

**WHEREAS**, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission of the County of Riverside, in regular session assembled on January 5, 2011 that:

- A. Tentative Parcel Map No. 36192 is a Schedule E subdivision of 68.05 gross (67.36 net) acres into 20 industrial parcels (including parcels 8a and 12a) and four (4) lettered lots for ingress/egress, open space and detention basin purposes. Development of individual buildings is not proposed at this time. However, development of the proposed Project will not exceed 889,502 square feet of light industrial and business park building area which, at full occupancy would support approximately 900 employees. The proposed Project will include a trail that will run along the northern boundary of the Project site in the riparian area. The trail is proposed to be a minimum of 10 feet wide with total easement of 20 feet minimum.

FORM APPROVED COUNTY COUNSEL  
BY: *LARISA R-MCKENNA* DATE: *11/29/10*



1           **BE IT FURTHER RESOLVED** by the Planning Commission of the County of Riverside that the  
2 following environmental impacts associated with the Project are potentially significant unless otherwise  
3 indicated, but each of these impacts will be avoided or substantially lessened by the identified mitigation  
4 measures:

5           A.     Aesthetics

6                     1.     Impacts.

7                     The views from the Project site include Pedley Hills to the north, Mount  
8 Rubidoux to the east and Arlington Mountains to the south. The Project  
9 will result in a substantial change in views from vacant land to light  
10 industrial/business park uses. While, the visual change would be  
11 noticeable, impacts would be less than significant as the Project site and  
12 surrounding areas are designated for industrial land uses. In addition, the  
13 future development of building sites within the Project will be required to  
14 comply with County height and setback restrictions, landscaping standards  
15 and as well as design guidelines that are specific to this Project.

16                     Views from the residences on the west side of Pedley Road looking east  
17 toward the Project site are already somewhat blocked by the ground height  
18 difference between the site and the residences, which is as much as 35 feet  
19 in some places. The area to the south of the Project site is bordered by the  
20 existing rail line and is otherwise vacant. Much of the area to the east of  
21 the Project site is vacant or is occupied by commercial uses, and, given the  
22 fact that they are separated from the Project site by Clay Street, affects on  
23 scenic views from Project implementation would be very minimal.

24                     The Project site does not contain, nor will it damage scenic resources on site  
25 or off site; including specimen trees, rock outcroppings or historic  
26 buildings. In addition, the Project is not located within a scenic highway  
27 corridor. The existing trees, riparian area, watercourse and ponds along  
28

1 the northwestern and western boundary of the Project site may be  
2 considered a scenic resource, although implementation of the Project  
3 involves only very minor modifications to this area and will leave the this  
4 resource intact.

5 Development of the Project will introduce new lighting features (e.g.,  
6 lighting for internal streets, parking areas, and security lighting) on the  
7 Project site and surrounding areas. The Project has the potential to impact  
8 the residential neighborhood to the west, by introducing light incursion and  
9 glare from the Project's building and street/parking lights. However, the  
10 application of the requirements of Ordinance No. 655, which regulates  
11 lighting, along with other standard control measures (i.e. shield, fixture  
12 direct, brightness controls) would minimize potential impacts to day or  
13 nighttime views, in the area.

14 It should also be noted that the Project site is not located within the 30-mile  
15 radius from the Mt. Palomar Observatory as defined by the Mt. Palomar  
16 Observatory Street Lighting Policies of the Riverside County  
17 Comprehensive General Plan, nor within the 45-mile radius from the Mt.  
18 Palomar Observatory, as defined by Ordinance No. 655. Therefore, the  
19 Project is not subject to the special lighting policies related to the protection  
20 of the Mt. Palomar Observatory.

21 Accordingly, development of the Project is not expected to produce  
22 significant lighting impacts that would adversely affect views or expose  
23 neighboring residents to an unacceptable light level.

- 24  
25 2. Mitigation. No mitigation is required.  
26  
27  
28

1           B.     Land Use and Planning

2                     1.     Impacts.

3                     The proposed Project will be constructed on vacant, undeveloped land.  
4                     Currently, the Project site does not consist of any established communities.  
5                     The Project site is located in an area that has been characterized by  
6                     manufacturing uses for several years and the surrounding land uses mostly  
7                     include commercial and industrial uses. Except for a few existing homes to  
8                     the west and a senior citizen housing facility to the east of the Project site,  
9                     all other surrounding areas are planned for commercial/industrial uses.  
10                    Therefore, development of the proposed Project will not separate or divide  
11                    this area from any other existing residential neighborhoods in the area.

12                    According to the findings of the Traffic Impact Analysis conducted for the  
13                    Project (KA 2009), the Project will meet the applicable requirements and  
14                    policies of the General Plan Circulation Element. In addition, the Project  
15                    does not hinder the implementation of the County's alternative  
16                    transportation programs and therefore the Project is consistent with the  
17                    Southern California Association of Governments (SCAG) Regional  
18                    Transportation Plan Goals.

19                    The Project site is zoned Manufacturing-Service Commercial (M-SC) under  
20                    the Riverside County Zoning Ordinance. M-SC land has a multitude of  
21                    permitted uses, including uses in the industrial, manufacturing, service, and  
22                    commercial sectors. The proposed Project's intended uses are all permitted  
23                    under the M-SC zoning.

24                    The Project site is located within the boundaries of the Jurupa Area Plan.  
25                    The site is designated as Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio)  
26                    under the foundation component of Community Development in the Area  
27                    Plan. This designation permits the uses contemplated by the proposed  
28

1 Project. Therefore, the proposed Project is consistent with the Jurupa Area  
2 Plan.

3 The Project site is located within the boundaries of the Riverside Municipal  
4 Airport Land Use Compatibility Plan and, therefore, the Project required  
5 review by the Riverside County Airport Land Use Commission (ALUC).  
6 According to Riverside County ALUC concluded that the proposed  
7 development is consistent with the 2005 Riverside Municipal Airport Land  
8 Use Compatibility Plan subject to the conditions related to safety hazards.

9 Consequently, the Project is consistent with all applicable land use policies,  
10 plans, or regulations of agencies with jurisdiction over the Project.

11 The Project site is within the boundaries of the Western Riverside County  
12 Multiple Species Habitat Conservation Plan (MSHCP). The proposed  
13 Project is outside an area proposed for conservation but in close proximity  
14 to Criteria Cell 617, which is within Existing Core A. Additionally, the  
15 large drainage feature onsite continues southwest of the property where it  
16 connects to the Santa Ana River within existing Core A.

17 The Urban/Wildlife Interface Guidelines will be incorporated into the  
18 design of the Project to ensure that indirect Project-related impacts,  
19 including drainage, toxics, lighting, noise, invasive plant species, barriers,  
20 and grading/land development, are avoided or minimized.

21 The Project will be fully consistent with the Western Riverside County  
22 MSHCP upon compliance and adherence with the recommendations  
23 outlined within the Draft EIR and will not conflict with any habitat  
24 conservation plan, or otherwise adversely affect any significant biological  
25 communities.

26  
27 2. Mitigation.

28 No mitigation is required.

1 C. Population and Housing

2 1. Impacts.

3 The Project does not propose any new housing on- or off site, therefore, the  
4 Project will not induce direct population growth. The proposed  
5 development may induce indirect population growth as the Project is  
6 expected to generate approximately 900 new jobs, although it is likely that  
7 persons already residing in the Inland Empire region would fill the bulk of  
8 these jobs. Even if it were assumed that new residents would fill all of the  
9 jobs, impacts to population growth would not be significant. The projected  
10 housing growth of the Western Riverside Council of Governments  
11 (WRCOG) subregion from 2010 to 2015 is 68,723 dwellings. Based on the  
12 assumption that each of the 900 new jobs would create an addition dwelling  
13 in the WRCOG subregion, 900 only represents a less than two percent of  
14 the 2010 to 2015 housing growth. In addition, the 900 employees that  
15 would be generated by the Project will be needed and are consistent with  
16 the WRCOG subregion employment forecast which predicts that 102,737  
17 jobs would be generated from 2010 to 2015. Therefore, the Project would  
18 not induce substantial population or employment growth beyond what was  
19 already projected in the WRCOG and SCAG Regional Transportation Plan.  
20 The Project site does not have existing housing units; therefore, the  
21 proposed development would not result in the displacement of housing.  
22 Moreover, implementation of the proposed Project does not contemplate  
23 any off-site development activity that may eliminate or adversely affect  
24 existing housing supplies (or require the development of replacement  
25 housing). Therefore, impacts related to displacement of substantial  
26 numbers of existing houses necessitating the construction of replacement  
27 housing, is less than significant.  
28





1 1,000, respectively; however, the County has a goal of 1.4 officers per  
2 1,000 residents.

3 Industrial uses do not generate a substantial number of law enforcement  
4 service calls compared to residential uses. Based on current service levels,  
5 the proposed Project could generate an additional 1.1 calls for service per  
6 day (based on a Countywide average of 1.2 calls per thousand population  
7 per day), with approximately two percent of the calls being priority one  
8 calls.

9 In order to maintain adequate funding for law enforcement facilities, the  
10 proposed Project would provide DIF to the County of Riverside for capital  
11 improvements to the Sheriffs Department facilities. These fees would be  
12 used to fund improvements/construction of land, equipment, and facilities.  
13 The fees would avoid potentially significant impact by offsetting  
14 incremental increases in demand for the police service.

15 The Project site is located within the Jurupa Unified School District (JUSD)  
16 service area. Even though the Project does not propose land uses that  
17 would directly generate new students for existing schools, the Project could  
18 indirectly result in an increase in the number of students, via new  
19 employment opportunities that could result in new residents moving to the  
20 area. Consequently, in accordance with SB 50, the JUSD requires  
21 commercial and industrial development to contribute and pay mandatory  
22 development fees to offset the potential impacts to school facilities and  
23 services by the introduction of new students. Therefore, with payment of  
24 JUSD mandatory development impact fees, impacts on school facilities are  
25 deemed less than significant.  
26

27 Implementation of the proposed Project would not result in direct  
28 population growth. However, the employment opportunities from the

1 proposed Project may increase population in the area. This increase is not  
2 expected to be substantial and new demands on public or civic facilities are  
3 unlikely to occur due to the industrial nature of the proposed Project.  
4 However, the County collects a Public Facilities Fee as part of the  
5 development impact fees required for new developments. The Public  
6 Facilities Fee would be used to pay for one-time capitol improvements  
7 resulting from the development of the proposed Project. The fee for  
8 industrial development is \$2,112 per acre. This fee would offset  
9 incremental demand for public facilities.

10 2. Mitigation.

11 No mitigation is required.

12 E. Utilities

13 1. Impacts.

14 Jurupa Community Services District (JCSD) provides the wastewater  
15 disposal and treatment service for the Project area. The proposed  
16 development will include an onsite system for the collection of wastewater  
17 and conveyance to offsite existing wastewater treatment facility. With  
18 compliance with the applicable design guidelines and regulations under  
19 JCSD, the impacts relating to capital improvements of wastewater facilities  
20 would be less than significant.

21 The proposed development will convert the existing vacant land to the  
22 industrial uses including industrial/commercial buildings with parking lots,  
23 access roads, and landscaping. However, the Project will be covered by 90  
24 percent of impervious surfaces, resulting in an incremental increase in  
25 stormwater. The Project includes an on-site drainage system that  
26 concentrates and collects water in the projects streets and a series of  
27 subsurface storm drains, which will collect runoff and convey it to a  
28

1 filtration/detention basin facility where the runoff will be treated for  
2 pollutants. All proposed drainage improvements would be constructed on-  
3 site and would not cause any potentially significant impacts.

4 JCSD will provide water service for the Project. JCSD has sufficient water  
5 supplies to meet its current and projected water demands including those of  
6 the Project, over the next 20 years. Therefore, no capital improvements on  
7 the existing water supply infrastructure are required and thus the Project-  
8 related impacts to water supply will be less than significant.

9 According to JCSD, the District has sufficient capacity to provide the sewer  
10 service for the Project. Therefore, as per the above discussion, the impacts  
11 related to wastewater treatment capacity are less than significant.

12 Solid waste generation at the proposed Project site would be roughly 27  
13 tons of solid waste per day or 9,855 tons per annum (41.64 pounds per day  
14 × 1,300 employees). The combined maximum throughput of the landfill  
15 sites (El Sobrente - 4,000 tons; Lab Canyon – 3,000 and Badlands – 4,000)  
16 is 11,000 tons per day; the Project's incremental solid waste represents  
17 approximately 0.2 percent of the maximum throughput (27 tons per day/  
18 11,000 tons per day). The potential impacts associated with the solid waste  
19 generated from the Project is less than significant in comparison to the total  
20 remaining capacity of landfill sites.

21 The Project will be required to abide by all federal, state and local statutes  
22 and regulations regarding solid waste. The proposed Project does not  
23 contemplate or anticipate activities/uses that would exceed or otherwise  
24 require special consideration in relation to compliance with relevant solid  
25 waste handling/disposal statutes and regulations. Therefore, impacts in this  
26 regard will be less than significant.

27 The Project will be provided electricity by the Southern California Edison  
28

1 (SCE), a subsidiary of Edison International. The implementation of the  
2 Project will result in an annual consumption of approximately 5.2 million  
3 kilowatt-hours (kWh) of electricity at full occupancy (LSA 2009, Appendix  
4 D of the Draft EIR). Edison has indicated that it will adequately serve the  
5 Project. According to SCE, the developer will be responsible for the costs  
6 of any new distribution, line extension, and the relocation of facilities  
7 resulting from such improvements. The SCE stated that the developer will  
8 be required to apply optimal conservation measures onsite to achieve  
9 energy savings. In addition, energy use will be further reduced for the  
10 Project through the energy-saving features of Mitigation Measure GHG-1.  
11 Therefore, the impacts related to electrical improvements and electricity  
12 supply will be less than significant.

13 The Southern California Gas Company (SCGC) currently provides natural  
14 gas service to the County of Riverside. The Project is estimated to consume  
15 approximately 20,814 cubic feet of natural gas annually (LSA 2009,  
16 Appendix D of the Draft EIR). The Project will necessitate the construction  
17 of new service lines within the Project site and connection of these lines to  
18 the existing main lines offsite. The County's development review process  
19 requires that, prior to the issuance of building permits, development plans  
20 shall be provided to SCE, the SCGC, and other local utilities as they  
21 become available in order to facilitate engineering, design, and construction  
22 of improvements necessary to provide electrical, natural gas, and telephone  
23 service to the Project site.

24  
25 2. Mitigation.

26 No mitigation is required.  
27  
28

1 F. Biological Resources

2 1. Impacts.

3 The riparian habitat and the trees located outside of the riparian area provide  
4 suitable avian nesting habitat. Removal of these trees during the nesting  
5 season could harm birds subject to the Migratory Bird Treaty Act.  
6 Therefore, the Project shall implement mitigation to reduce the impacts.

7 Based on the onsite conditions observed during the recent site visit, it was  
8 determined that the drainage feature within the Project site contains  
9 riparian/riverine habitat. The vegetation within the drainage feature is  
10 dominated by riparian woodland. The perennial pond (aquatic bed) habitat  
11 within the site is located within two artificially created ponds within the  
12 Ranch 1001 Drain watercourse. The Project, as proposed, would not  
13 impact riparian/riverine habitat onsite; therefore, no additional actions are  
14 required pursuant to the MSHCP for riparian/riverine habitat.

15 In addition, the Project site does not provide the necessary habitat  
16 requirements and vegetation to support western yellow billed-cuckoo  
17 (*Coccyzus americanus*). The Project site provides suitable habitat for LBV  
18 and SWF. Following focused surveys for LBV and SWF in 2007, it was  
19 determined that the site is unoccupied by these species.

20 Development of the proposed Project has the potential to impact a small  
21 area within U.S. jurisdictional water, located within the Project site. In  
22 order to assess the Project's potential impacts on state and federal  
23 jurisdictional waters, a Jurisdictional Delineation (JD) was prepared for the  
24 Project and indicated that 1.14 acres (2,501 linear feet) are under the  
25 jurisdiction of the United States Army Corps of Engineers (USACE), and  
26 6.24 acres (2,885 linear feet) are under the jurisdiction of the California  
27 Department of Fish and Game (CDFG). In addition, the Santa Ana Region  
28

1 of the State Regional Water Quality Control Board (RWQCB) has  
2 concurrent jurisdiction over the 1.14 acres of federal jurisdictional waters.  
3 Since the development that will be proposed under this Project will mostly  
4 avoid these jurisdictional areas, impacts would be relatively minor. The  
5 Project will involve a small amount of filling adjacent to Parcels 7, 11 and  
6 16 of the Project's proposed Parcel Map (See Exhibit 3-4 within the Draft  
7 EIR). The amount of filling that would affect waters of the U.S. has yet to  
8 be finalized, although preliminary estimates indicate that it would fall under  
9 Nationwide Permit # 39 (less than 0.5 acre affected). In addition, a small  
10 area within U.S. jurisdictional waters will be affected by the connection of  
11 the water quality basin, to be located in the southwestern corner of the  
12 Project site, into the channel of the 1001 Ranch Drain. Therefore, without  
13 approval of federal Section 404 and Section 401 permits and a state Section  
14 1600/1602 Streambed Alteration Agreement, significant impacts could  
15 potentially occur.

16 The site does not lie within any known wildlife corridors, nor will it impede  
17 the use of wildlife nursery sites. The Project is not within an MSHCP-  
18 designated linkage or constrained linkage. Although the Project site  
19 contains riparian areas, it is not linked to other habitat areas. In addition,  
20 the portion of the Project site that includes riparian/riverine habitat will not  
21 be degraded by implementation of the Project.

22 This Project will not conflict with the provisions of the MSHCP and will  
23 comply with the standard requirements included in the Urban/Wildlands  
24 Interface Guidelines. According to the MSHCP, the Urban/Wildlands  
25 Interface Guidelines are intended to address indirect effects associated with  
26 locating development close to an MSHCP Conservation Area (MSHCP,  
27 page 6-42).  
28



1 As concluded within the Urban/Wildlands Interface Analysis of the Habitat  
2 Assessment (HA) prepared for the Project, the proposed Project is outside  
3 an area proposed for conservation but close to Criteria Cell 617, which is  
4 within Existing Core A. Additionally, the large drainage feature onsite  
5 continues southwest of the property where it connects to the Santa Ana  
6 River within existing Core A. The Urban/Wildlife Interface Guidelines will  
7 be incorporated into the design of the Project to ensure that indirect Project-  
8 related impacts, including drainage, toxics, lighting, noise, invasive plant  
9 species, barriers, and grading/land development, are avoided or minimized.  
10 In addition, implementation of the biological resource mitigation measure  
11 MMBR-1a and MM BR-3a will reduce any significant impacts to biological  
12 resources to less than significant levels.

13 2. Mitigation.

14 The Project has been modified to mitigate or avoid the potentially  
15 significant impacts by the following mitigation measures, which are hereby  
16 adopted and will be implemented as provided in the Mitigation, Monitoring,  
17 and Reporting Program.

18 **MM BR-1a** The removal of any trees, shrubs, or any other potential  
19 nesting habitat shall be conducted outside the avian nesting  
20 season wherever practicable. The avian nesting season  
21 extends from February 15 through August 30. If ground-  
22 disturbing activities are scheduled during the nesting season,  
23 a survey for nesting birds shall be conducted by a qualified  
24 biologist prior to any ground-disturbing activities. If active  
25 nests are found within 500 feet of the planned impact area,  
26 the area of the nest shall be flagged, including an adequate  
27 buffer as determined by a qualified biologist, and the flagged  
28

1 area shall be avoided until a qualified biologist has  
2 determined that the nest is no longer active. This measure  
3 shall be implemented to the satisfaction of the County  
4 requirements.

5 **MM BR-3a** Prior to grading or any other activity that could affect  
6 jurisdictional waters of the U.S. or the State of California;  
7 the Project proponent shall secure U.S. Section 401 and  
8 Section 404 permits and California Section 1600/1602  
9 Streambed Alteration Agreements. Grading in non-  
10 jurisdictional areas of the site may be allowed prior to  
11 obtaining the permits, provided that such grading will not  
12 impact jurisdictional waters.

13 G. Cultural Resources

14 1. Impacts.

15 The field survey conducted by CRMTech archaeologists on July 26, 2005  
16 identified two historic-period buildings, which were considered potential  
17 cultural resources. However, CRMTech determined that there were no  
18 historical figures or events of importance associated with these buildings.  
19 Since the buildings did not have historical significance, it is unlikely that  
20 any historical resources would be found as a result of grading and/or  
21 foundation removal in this part of the Project site.

22 In addition, it is unlikely that paleontological resources will be found at the  
23 Project site because Pleistocene alluvial deposits having potential for  
24 paleontological resources are likely well below the level of disturbance  
25 anticipated for the proposed Project.

26 The record search indicated that no human remains have ever been found on  
27 or near the Project site. In addition, chances that human remains could be  
28

1 encountered during grading are extremely low due to the heavy disturbance  
2 and prior use of the site. Consistency with California State Health and  
3 Safety Code 7050.5 will further reduce impacts from accidental discovery  
4 of human remains to a level of less than significant.

5 The Project site has the potential of containing unknown archaeological  
6 resources once grading exceeds three feet. The analyses prepared for this  
7 Project indicated that artifacts have been found within ¼ mile of the Project  
8 site. However, no archaeological resources have ever been found on the  
9 Project site and because of the fact that the surface soils on the Project area  
10 have been heavily impacted by historic land use, there is a minimal  
11 potential for a substantial adverse change in the significance of  
12 archaeological resources during construction and grading. However, once  
13 grading exceeds three feet or more below the modern ground surface, this  
14 increases the Project's potential impact on unknown archaeological  
15 resources buried underneath the surface. Therefore, the proposed Project's  
16 potential impact on unknown archaeological resources is considered  
17 potentially significant, and a qualified archaeologist should monitor all  
18 Project-related earthmoving (CRM 2005, MBA 2009) once a depth of three  
19 feet has been reached from the current ground surface. Incorporation of  
20 mitigation measures MM CR-2a through MM CR-2c would provide  
21 monitoring of the Project, as a result, reducing impacts to unknown  
22 archaeological resources to a level of less than significant.

23  
24 2. Mitigation.

25 The Project has been modified to mitigate or avoid the potentially  
26 significant impacts by the following mitigation measures, which are hereby  
27 adopted and will be implemented as provided in the Mitigation, Monitoring,  
28 and Reporting Program.

1                   **MM CR-2a** Prior to the issuance of a grading permit, a County-approved  
2 Project Archaeologist shall be retained to initiate and  
3 supervise cultural resource mitigation-monitoring during  
4 Project-related earthmoving in all areas of the Project,  
5 subject to certain constraints found in MM CR-2b.

6                   **MM CR-2b** Project-related archaeological monitoring shall include the  
7 following constraints:

- 8                   • All construction-related earthmoving shall be monitored,  
9                   once a depth greater than three (3) feet below current  
10                  ground surface is reached.
- 11                  • Once 50 percent of the earth to be moved has been  
12                  examined by the Project Archaeologist, the Project  
13                  Archaeologist may, at his or her discretion, terminate  
14                  monitoring if and only if no buried cultural resources  
15                  have been detected;
- 16                  • If buried cultural resources are detected during  
17                  monitoring, monitoring must continue until 100 percent  
18                  of virgin earth within the study area has been disturbed  
19                  and inspected by the Project Archaeologist or his/her  
20                  designated representative.
- 21                  • Grading shall temporarily cease in the area of a cultural  
22                  artifact or potential cultural artifact as delineated by the  
23                  Project Archaeologist or his/her designated  
24                  representative. Grading shall continue in other areas of  
25                  the site while particular find are investigated; and
- 26                  • If cultural artifacts are uncovered during grading, they  
27                  shall be examined by a professional archaeologist subject  
28

1 to MM CR-2c, and then curated in a museum facility  
2 approved by the County or if of Native American origin,  
3 repatriated to the designated Most Likely Descendant  
4 (MLD) (as determined by the NAHC) if repatriation is  
5 permitted and requested. A mitigation-monitoring report  
6 must accompany the artifacts once they are donated to  
7 the museum facility. Repatriation shall not occur until  
8 after the archaeological monitoring report has been  
9 accepted by the County Archaeologist.

10 **MM CR-2c** Should buried prehistoric cultural resources be encountered  
11 during monitoring, the resources shall be evaluated for  
12 significance following CEQA Guidelines and Tribal  
13 consultation shall be included for any participating tribes  
14 prior to continuance of grading in the area.

15 H. Geology and Soils

16 I. Impacts.

17 The Project geotechnical investigation report indicated that most of the  
18 onsite soils are generally granular and considered non-critically expansive.  
19 In addition, the Project will connect to an existing sewer line served by  
20 Jurupa Community Services District (JCSD). The applicant will require a  
21 “will-serve” letter from the JCSD, which will confirm that sewer service for  
22 the parcels subject to the EIR can be provided by JCSD. Accordingly,  
23 potential soil constraints for using septic or alternative wastewater disposal  
24 systems are not applicable since the proposal for sewer service would not  
25 generate any risks of significant impact. Therefore, this is a less than  
26 significant impact.  
27

28 Development of the proposed Project has the potential to be impacted by

1 seismically induced slope failure located within the southwestern portion of  
2 the Project site. Except for the watercourse and adjacent slope areas, the  
3 Project site is underlain by massive granitic bedrock at relatively shallow  
4 depths. Based on the geologic setting of the site and expected nature of the  
5 underlying geologic materials, the necessary factors for deep-seated  
6 landslides are not present at the Project site. Cut slopes constructed entirely  
7 within older alluvium and/or bedrock would be considered stable at  
8 maximum inclinations of 2(h):1(v) up to a maximum height of 30 feet.  
9 Based upon the conceptual site plan, significant cut or fill slopes are not  
10 expected.

11 While the areas away from the wash and its slopes are relatively stable, the  
12 area along and adjacent to the slopes have potential stability problems. The  
13 natural slope that existed on the Project site prior to its use as a pipe  
14 manufacturing facility was not as steep as the current condition and  
15 generally extended further back from the wash. Over the years that it was  
16 operational, the pipe manufacturing facility had dumped concrete/mortar  
17 spoil material used in the pipe construction process and other fill material  
18 into the slope area near the wash. This activity served to flatten the former  
19 slope area and, consequently created a steeper slope near the wash area.  
20 This activity, along with the construction of two ponds in the wash area also  
21 contributed to the creation of the present riparian/wetlands that exists on the  
22 Project site.

23 The geotechnical consultants evaluated the sloped/adjacent areas and  
24 conducted soil borings (CHJ 2006 a-c and MAG 2009). Based on their  
25 evaluation and data obtained from the borings they determined that this  
26 portion of the Project site may be unstable and, therefore, unsuitable for  
27 development in its current condition. The studies also indicated that this  
28



1 problem could be solved by either tearing out and essentially rebuilding the  
2 slope, or avoiding this area through the implementation of a structural  
3 setback. Due to impacts that would likely occur to the wash/riparian area  
4 the concept of rebuilding all of the slope area is not being pursued and,  
5 instead, a building structure setback, defining a Hazard Avoidance Setback  
6 Area, was recommended. The slope hazard setback has been designed as a  
7 guideline and does not preclude additional stability and potential failure that  
8 may occur from the unconsolidated fill that is prevalent throughout the  
9 Project site, and additional measures have been recommended to address  
10 these issues. Conversely, it would still be possible to take remedial actions  
11 to stabilize areas within the setback area, provided additional geotechnical  
12 evaluations and recommendations ensured that stability problem for such  
13 areas are properly remediated and can be made stable.

14 In addition, development of the proposed Project has the potential to be  
15 impacted by loose and disturbed soils (including the undocumented fill  
16 soils). The Project geotechnical reports indicate that loose to medium dense  
17 fill soils cover most of the Project site. The Project site is underlain at  
18 depth by very dense old alluvial soils and granitic bedrock. Based upon the  
19 field investigation and test data, it was determined that the upper loose and  
20 disturbed soils (including the undocumented fill soils) will not, in their  
21 present condition, provide uniform or adequate support for the proposed  
22 structures. In addition, the Project site also has potential for differential  
23 settlement due to the presence of the fill materials. Therefore, unstable soil  
24 surfaces present on the Project site could have significant impact on the  
25 proposed development without appropriate mitigation measures.

26  
27 2. Mitigation.

28 The Project has been modified to mitigate or avoid the potentially

1 significant impacts by the following mitigation measures, which are hereby  
2 adopted and will be implemented as provided in the Mitigation, Monitoring,  
3 and Reporting Program.

4 **MM GS-1(a)** No habitable structures shall be located within the Hazard  
5 Avoidance Setback Area, unless it can be demonstrated, to  
6 the satisfaction of the County Geologist, that adequate  
7 remedial measures will be undertaken to ensure that potential  
8 impacts from geologic hazards will be mitigated. Grading  
9 plans for all parcels abutting or included within the Hazard  
10 Avoidance Setback line shall be evaluated by a qualified  
11 Engineering Geologist and their recommendations shall be  
12 incorporated into the grading plans prior to submittal to  
13 County staff. Such review may include recommendations  
14 regarding adjustments to the Hazard Avoidance Setback line  
15 based on cut or fill grading close to slopes.

16  
17 **MM GS-3a** The geotechnical engineer shall monitor all the clearing  
18 and/or grading operations and the grading shall be  
19 performed, at a minimum, in accordance with the  
20 recommendations of the Geotechnical report and with  
21 applicable portions of California Building Code.

22 **MM GS-3b** All areas to be graded shall be stripped to a minimum depth  
23 of 24 inches below the existing native ground surface.  
24 Actual removal depths may extend to 25 feet or more below  
25 existing ground surface in certain areas in order to excavate  
26 undocumented fill soils. The Geotechnical Engineer shall  
27 monitor the subexcavation operation prior to scarification  
28 and refilling in order to identify existing fills or loose soils

1 extending below this zone. All such additional fills or loose  
2 soils shall be removed and the bottoms of all excavations  
3 shall be observed and approved by the geotechnical engineer.

4 **MM GS-3c** Prior to placing fills, and after the subexcavation bottom has  
5 been observed and approved by the Project geotechnical  
6 engineer, the surfaces of all areas to receive fill shall be  
7 scarified to a depth of approximately 12 inches. The  
8 scarified soils shall be brought to between optimum moisture  
9 and 2 percent above and recompact to a relative  
10 compaction of at least 90 percent.

11 **MM GS-3d** In areas where the required thickness of compacted fill is not  
12 accomplished by the mandatory subexcavation operation and  
13 by site rough grading, the footing area shall be subexcavated  
14 to a depth of at least 24 inches below the proposed footing  
15 base grade. The subexcavation shall horizontally extend  
16 beyond the footing lines a distance equal to the depth of  
17 removal below the bottom of the footing, plus an additional 5  
18 feet. This distance shall be measured at the bottom of the  
19 excavation. The bottom of the excavation shall then be  
20 scarified to a depth of at least 12 inches, brought to between  
21 optimum moisture content and two percent above and  
22 recompact to at least 90 percent relative compaction in  
23 accordance with the latest version of ASTM D 1557 prior to  
24 refilling the excavation to grade as properly compacted fill.

25 **MM GS-3e** In order to minimize the amount of potential differential  
26 settlement, the amount of fill located beneath a particular  
27 structure shall not be allowed to vary by more than 8 feet, or  
28

1 the inclination of the surfaces to receive fill shall not be  
2 allowed to be steeper than 5(h):1(v), whichever is more  
3 critical. In areas where, by virtue of grading, the fill will  
4 exceed this maximum allowable differential thickness, the  
5 areas to be underlain by shallow fill shall be deepened as  
6 necessary to reduce the differential. If fill is to be greater  
7 than 10 feet thick, the required compaction shall be increased  
8 95 percent relative compaction.

9 **MM GS-3f** Unless approved by the Geotechnical engineer, rock or  
10 similar irreducible material with a maximum dimension  
11 greater than 8 inches shall not be buried or placed in fills.  
12 Imported fills, if used, shall be inorganic, non-expansive,  
13 granular soil free from rocks or lumps greater than 6 inches  
14 in maximum dimensions.

15 **MM GS-3g** Fills shall be spread in near-horizontal layers, approximately  
16 8 inches thick. Thicker lifts may be approved by the  
17 geotechnical engineer if testing indicates that the grading  
18 procedures are adequate to achieve the required compaction.  
19 Each lift shall be spread evenly, thoroughly mixed during  
20 spreading to attain uniformity of the material and moisture in  
21 each layer, brought to between optimum moisture content  
22 and two percent above, and compacted to a minimum  
23 relative compaction of 90 percent.

24 **MM GS-3h** All footings shall rest upon at least 24 inches of properly  
25 compacted fill material, footings shall be a minimum of 12  
26 inches wide and shall be established at a minimum depth of  
27 12 inches below lowest adjacent final subgrade level. For  
28

1 the minimum width and depth, footings may be designed for  
2 a maximum allowable soil bearing pressure of 1,500 pounds  
3 per square foot (psf) for dead plus live loads. This allowable  
4 bearing pressure may be increased by 400 psf for each  
5 additional foot of width and by 900 psf for each additional  
6 foot of depth to a maximum safe soil bearing pressure of  
7 3,000 psf for dead plus live loads. These bearing values may  
8 be increased by one-third for wind or seismic loading.

9 **MM GS-3i** For preliminary retaining wall or shoring design purposes, a  
10 lateral active earth pressure developed at a rate of 40 pounds  
11 per square foot (psf) for foot of depth shall be utilized for  
12 unrestrained conditions. For restrained conditions, an at-rest  
13 earth pressure of 70 psf per foot of depth shall be utilized.  
14 These values shall be verified prior to construction when the  
15 backfill materials and conditions have been determined and  
16 are applicable only to level, properly-drained backfill with  
17 no additional surcharge loadings.

18 **MM GS-3j** To provide adequate support, concrete slabs-on-grade shall  
19 bear on a minimum of 24 inches of compacted soil. The soil  
20 shall be compacted to a minimum of 90 percent relative  
21 compaction.

22 **MM GS-3k** The developer shall design and install an appropriate  
23 dewatering system during construction in the event that  
24 groundwater is encountered. Open sump pumping may be  
25 adequate for dewatering if the groundwater level during  
26 construction is relatively low. However, if groundwater is  
27 relatively high, dewatering by well points may be needed in  
28

1 order to minimize the potential instability at the base of  
2 construction. The dewatering shall be carried out to the  
3 satisfaction of County staff.

4 **MM GS-3I** A geotechnical update report shall be reviewed and approved  
5 by the County Geologist prior to the issuance of building  
6 permits. The updated report shall, at a minimum, address re-  
7 growth of vegetation and changes to site grade or placement  
8 of undocumented fill.

9 **MM GS-3m** Future foundation plans shall conform to and be based on the  
10 seismic design criteria contained in the approved  
11 geotechnical report.

12 I. Hazards and Hazardous Materials

13 1. Impacts.

14 The Project site is not located within or adjacent to the “Wildfire  
15 Susceptible Area” as depicted in the RCIP- Jurupa Area Plan, Figure 9. The  
16 Project site is designated “None” within the Wildfire Susceptibility Zone.  
17 Therefore, the Proposed Project will not create significant impacts related to  
18 wildland fire hazards.

19 Project construction activities may involve the use and transport of  
20 hazardous materials. These materials may include fuels, oils, mechanical  
21 fluids, and other chemicals used during construction. The Project has to  
22 comply with the California Code of Regulations (CCR), Title 22, which  
23 contains detailed compliance requirements for hazardous waste generators,  
24 transporters, treatment, storage and disposal facilities. Moreover, any  
25 hazardous materials or activities held or maintained on the Project site will  
26 be subject to standard controls and regulations in place and in force by  
27 County, State, and/or Federal agencies. Therefore, there will be no  
28



1 significant impact related to significant hazard to the public or the  
2 environment through the routine transport, use, or disposal of hazardous  
3 materials.

4 The Phase I ESA indicated that there is no evidence of registered  
5 environmental concerns (RECs) in connection with the Project site and the  
6 site is not listed on a list of hazardous materials sites compiled pursuant to  
7 Government Code Section 65962.5. In addition, The Project site is not  
8 within one-quarter mile of any existing schools.

9 Further, the Project would not result in the impairment or interference with  
10 the implementation of the Riverside County emergency evacuation and  
11 support services procedures in the event of a natural disaster or emergency.

12 There are no private airstrips or helipads within the immediate vicinity of  
13 the Project site. However, development of the proposed Project may have  
14 potential airport-related impacts to people residing or working in the Project  
15 area. The Project site is located partially within Zone D and E of the  
16 Riverside Municipal Airport Land Use Plan. According to the Riverside  
17 Municipal Airport Land Use Compatibility Plan, Zone D and E guidelines  
18 allow for light industrial/business park use development as proposed by the  
19 Project.

20 The Project site is located within the boundaries of the Riverside Municipal  
21 Airport Land Use Compatibility Plan and, therefore, the Project required  
22 review by the Riverside County Airport Land Use Commission. The letter  
23 dated July 10, 2009 from the Riverside County Airport Land Use  
24 Commission concluded that the proposed development is consistent with  
25 the 2005 Riverside Municipal Airport Land Use Compatibility Plan subject  
26 to the conditions related to safety hazards as discussed below.

27 With imposition of conditions related to safety hazard listed in the ALUC  
28

1 2009 letter as mitigation measures potential airport-related impacts to  
2 people residing or working in the Project area would be potentially  
3 significant. Therefore, the implementation of mitigation measures MM  
4 HAZ-1 through MM HAZ-7 will reduce the impacts to less than significant.

5 2. Mitigation.

6 The Project has been modified to mitigate or avoid the potentially  
7 significant impacts by the following mitigation measures, which are hereby  
8 adopted and will be implemented as provided in the Mitigation, Monitoring,  
9 and Reporting Program.

10 **MM HAZ 1** Any outdoor lighting that is installed shall be hooded or  
11 shielded to prevent either the spillage of lumens or reflection  
12 into the sky.

13 **MM HAZ 2** The following uses shall be prohibited:

- 14 a) Any use which would direct a steady light or flashing  
15 light of red, white green, or amber colors associated with  
16 airport operations toward an aircraft engaged in an initial  
17 straight climb following takeoff or toward an aircraft  
18 engaged in a straight final approach toward a landing at  
19 an airport, other than an FAA-approved navigational  
20 signal light or visual approach slope indicator.
- 21 b) Any use which would cause sunlight to be reflected  
22 towards an aircraft engaged in an initial straight climb  
23 following takeoff or towards an aircraft engaged in a  
24 straight final approach towards a landing at an airport.
- 25 c) Any use which would generate smoke or water or which  
26 would attract large concentrations of birds, or which may  
27 otherwise affect safe air navigation within the area,  
28

1 including landfills, trash transfer stations that are open on  
2 one or more sides, recycling centers containing  
3 putrescible wastes, construction and demolition debris  
4 facilities, incinerators, composting operations, fly ash  
5 disposal, wastewater management facilities, and fertilizer  
6 production.

7 d) Any use which would generate electrical interference that  
8 may be determined to the operation of aircraft and/or  
9 aircraft instrumentation.

10 **MM HAZ 3** The notice located in Appendix F at page 4 of “ALUC  
11 Consistency 7-10-09”, shall be provided to all prospective  
12 buyers and tenants of the property, as well as to all current  
13 tenants, and shall be recorded as a deed notice.

14 **MM HAZ 4** Bio swales and detention basin shall be designed to provide a  
15 maximum 48-hour detention period for the design storm  
16 (may be less, but not more), and to remain totally dry  
17 between rainfalls. Vegetation in and around the detention  
18 basin that would provide food or cover for bird species that  
19 would be incompatible with airport operations shall not be  
20 utilized in Project landscaping.

21 **MM HAZ 5** The County of Riverside shall require sales facilities,  
22 courtrooms, community care facilities, churches and chapels,  
23 dance floors, lodge rooms, reviewing stands, dining rooms,  
24 exhibit rooms, restaurants, day care centers, drinking  
25 establishments, gymnasiums, lounges, stages, and other uses  
26 that would be considered to have an occupancy level greater  
27 than one person per 100 square feet (minimum square feet  
28

1 per occupant less than 100) pursuant to California Building  
2 Code (1998) Table 10-A.

3 **MM HAZ 6** Any future building exceeding an elevation of 822.2 feet  
4 above mean sea level (amsl) at top of roof shall require  
5 Federal Aviation Administration review.

6 **MM HAZ 7** Lot "A" shall be maintained as perpetual open space. No  
7 structures shall be constructed thereon.

8 J. Hydrology and Water Quality

9 1. Impacts.

10 Since it is estimated that approximately 90 percent of the Project site  
11 consists of impermeable surfaces (Webb 2009b), the Project is not expected  
12 to substantially decrease groundwater infiltration rates and, therefore, will  
13 not significantly contribute to groundwater depletion.

14 Since the velocity of the flows into the channel will be controlled by the  
15 basin, the potential for erosion is negligible. All grading necessary to  
16 develop the drainage concept would take place on-site within the Project's  
17 boundaries. In addition, the requirements for SWPPPs and WQMPs  
18 identified under Impact HWQ-1 will further help to avoid significant  
19 erosion impacts.

20 No new housing is proposed as part of this Project. In addition, all  
21 buildings and structures constructed as a result of this Project will be  
22 located outside of the 100-year flood hazard area. In addition, structural  
23 setbacks requirements related to slope stability problems will have the  
24 added benefit of locating buildings even further away for the 100-year flood  
25 hazard area.

26 In addition, there are no levees or dams upstream and near enough to the  
27 Project site that would cause significant loss, injury, or death in the event of  
28

1 failure and the Project is not within the vicinity of large bodies of water or  
2 slope areas prone to mudflows.

3 However, development of the proposed Project has the potential to increase  
4 on-site stormwater runoff, in turn potentially impacting water quality  
5 standards from pollutants.

6 *Short-Term Construction Impacts*

7 The implementation of the proposed Project would result in construction  
8 activities that have the potential to contribute pollutants to offsite drainage  
9 courses. Construction may generate increased amounts of pollutants—  
10 mainly silt, debris, chemicals, and dissolved solids—from the following  
11 sources:

- 12 • Grading—Disruption of surface soils and increased susceptibility to  
13 erosion
- 14 • Building construction—Use of sealants, glues, wood preservatives,  
15 oils, concrete, and the generation of debris related to construction  
16 activities
- 17 • Painting—Paint fragments and stucco flakes
- 18 • Construction equipment and vehicle maintenance—washing,  
19 chemical degreasing

20 These construction activities may result in short-term degradation of surface  
21 water quality that are due to the increased pollutant burden. However, the  
22 proposed Project must be consistent with the State Water Resources Control  
23 Board (SWRCB) National Pollution Discharge Elimination System  
24 (NPDES) General Permit for Storm Water Discharges Associated with  
25 Construction Activity. This permit requires the preparation of a Stormwater  
26 Pollution Prevention Plan (SWPPP), which identifies best management  
27 practices (BMPs) to prevent construction-related pollutants from  
28

1                   contaminating stormwater and all products of erosion from moving offsite.  
2                   Compliance with the requirements and the provisions of the SWPPP should  
3                   mitigate any potential construction period impacts on water quality to a less  
4                   than significant level.

5                   *Long-Term Operational Impacts*

6                   The long-term operations and development of the proposed Project would  
7                   potentially increase the pollutant burden of the stormwater flows. The  
8                   proposed Project will increase the amount of impervious surfaces onsite,  
9                   resulting in an increase in stormwater flows. Furthermore, the Project's  
10                  potential industrial and commercial activities and proposed parking lots  
11                  may result in runoff containing the following contaminants: oil, grease  
12                  surfactants, heavy metals, solvents, pesticides, sediment/turbidity, organic  
13                  compounds, trash and debris, oxygen demanding substances, nutrients and  
14                  pathogens. To minimize potential pollutant burden, the Project applicant  
15                  will be required to prepare a Water Quality Management Plan (WQMP)  
16                  through the Municipal Separate Storm Sewer System (MS4), NPDES.  
17                  Moreover, the proposed Project will be required to follow the  
18                  recommendations of the 2005 Western Municipal Water District Urban  
19                  Water Management Plan (UWMP) concerning water supplies, demands,  
20                  and best management practices for the district relating to water quality.

21                  The proposed Project could result in significant potential impacts to water  
22                  quality during the construction and operation phase; accordingly, mitigation  
23                  measures will be applied to reduce the impact to a less than significant  
24                  level.

25                  In addition, development of the proposed Project has the potential to  
26                  contribute runoff water which may exceed the capacity of existing or  
27                  planned stormwater drainage system. Drainage from the Project site would  
28



1 be altered from its present sheet flow condition and concentrated within an  
2 onsite drainage system. While the Project will create a small amount of  
3 runoff, the increase is relatively small because much of the site is already  
4 covered by impermeable surfaces. Design of the water quality/filtration  
5 basin at the southwestern corner of the site would control additional  
6 volumes entering the channel in such a manner that they will be limited to  
7 predevelopment levels. In addition, the hydrology report indicated that the  
8 developable portion of the site (the area outside of the open space parcel  
9 along the channel) could be protected from flooding. In addition, the  
10 hydrology report indicates that offsite downstream areas, including the 66-  
11 inch pipe under Van Buren Boulevard, would not experience any increased  
12 flooding impacts from implementation of the Project.

13 The Project includes two areas that will involve the placement of fill within  
14 the slope/channel portion of the Project site, approximately 0.23 acre  
15 adjacent to Lot 16, and 0.6 acre adjacent to and including portions of Lot 7  
16 and Lot 11. A small portion of these fill areas, as well as the connection of  
17 the water quality/detention basin to the 1001 Ranch Drain, will affect  
18 federal and state waters and will require approval of Nationwide (404)  
19 permits and streambed alteration agreements, respectively. Fill within the  
20 100-year floodplain do not significantly encroach into the flood plain.

21 Although it appears that potential flooding impacts would be less than  
22 significant, based on the design of the proposed drainage system, the  
23 specific configuration and layout of buildings are unknown because no  
24 buildings are proposed at this time. Therefore, without proper design at the  
25 site-specific parcel level there is potential for localized flooding. In order to  
26 address this potential impact, Mitigation HWQ-4(a) is required.

27 Further, development of the proposed Project has the potential to increase  
28

1 the potential of on-site stormwater runoff that may contain pollutants,  
2 potentially impacting water quality. There is nothing unique or unusual  
3 about the Project that would cause it to create any extraordinary degradation  
4 of water quality. However, without the implementation of a SWPPP and  
5 WQMP surface water pollution impacts could be significant. Water quality  
6 is also addressed under Impact HWQ 1, which includes mitigation  
7 requirements for an SWPPP and a WQMP.

8 2. Mitigation.

9 *Construction Mitigation Measures*

10 **MM HWQ-1a** Prior to the issuance of grading permits for any portion or  
11 phase of the Project, the Project applicant shall submit to and  
12 receive County approval of an SWPPP and Grading Plan that  
13 identify specific actions and BMPs to prevent stormwater  
14 pollution from construction sources. The plans shall identify  
15 a practical sequence for site restoration, BMP  
16 implementation, contingency measures, responsible parties,  
17 and agency contacts. The applicant shall include conditions  
18 in construction contracts requiring the plans to be  
19 implemented and shall have the ability to enforce the  
20 requirement through fines and other penalties. The plans  
21 shall incorporate control measures in the following  
22 categories:

- 23 • Soil stabilization practices;
- 24 • Sediment and runoff control practices;
- 25 • Monitoring protocols; and
- 26 • Waste management and disposal control practices.

27 Once approved by the County, the applicant's contractor  
28

1 shall be responsible throughout the duration of the Project  
2 for installing, constructing, inspecting, and maintaining the  
3 control measures included in the SWPPP and Grading Plan.

4 *Operation Mitigation Measures*

5 **MM HWQ-1b** Prior to grading, the applicant shall receive County approval  
6 for the Water Quality Management Plan (WQMP), which  
7 identifies specific, long-term actions and best management  
8 practices (BMPs) to prevent stormwater pollution from  
9 ongoing site operations. The WQMP shall identify a  
10 practical sequence for BMP implementation, contingency  
11 measures, responsible parties, and agency contacts. The  
12 applicant shall enforce the requirement through fines and  
13 other penalties, as necessary.

14 Once approved by the County, the applicant shall be  
15 responsible throughout the duration of the Project for  
16 installing, constructing, inspecting, and maintaining the  
17 control measures included in the WQMP.

18 The WQMP shall identify potential pollutant sources that  
19 could affect the quality of stormwater discharges from the  
20 Project site. Control practices shall include those that  
21 effectively treat target pollutants in stormwater discharges  
22 anticipated from the Project site. To protect receiving water  
23 quality, the WQMP shall include, but is not limited to, the  
24 following elements:

- 25 • Permanent erosion control measures such as detention  
26 basins, inlet protection, and temporary revegetation or  
27 other ground cover that shall be employed for disturbed  
28

1 areas after initial construction is finished.

- 2 • No disturbed surfaces will be left without erosion control
- 3 measures in place during the winter and spring months
- 4 (September 30 – March 30).
- 5 • Sediment shall be retained onsite by a system of
- 6 sediment basins, traps, or other appropriate measures. Of
- 7 critical importance is the protection of existing catch
- 8 basins that eventually drain to Sycamore Canyon.
- 9 • The construction contractor shall prepare Standard
- 10 Operating Procedures for the handling of hazardous
- 11 materials on the Project site to prevent, eliminate, or
- 12 reduce discharge of materials to storm drains.
- 13 • BMPs performance and effectiveness shall be determined
- 14 either by visual means where applicable (i.e., observation
- 15 of above-normal sediment release), or by actual water
- 16 sampling in cases where verification of contaminant
- 17 reduction or elimination, (inadvertent petroleum release)
- 18 is required to determine adequacy of the measure.

19 **MM HWQ-4a** Prior to the issuance of a building permit for an individual  
20 parcel on the Project site, a parcel-specific hydrology report  
21 shall be prepared and approved by the Building Department.  
22 The hydrology report shall be to the satisfaction of the  
23 County Building Official or designee.

24 K. Noise

25 1. Impacts.

26 Considering the distance of the nearest sensitive receptor to the potential  
27 vibration source (165 feet), the vibration experienced at that location would  
28

1 be well below significant threshold of 80 VdB. Further, impacts at the site  
2 of the closest sensitive receptor are unlikely to be sustained during the  
3 entire construction period, but only during the time that heavy construction  
4 equipment is operating in the immediate vicinity. Construction on the site  
5 will also be required to abide by the Riverside County Noise Ordinance (see  
6 Ordinance 847). Therefore, the impact will be less than significant.

7 Table 4.9 4 shows that, even with the ambient growth and cumulative  
8 traffic projections included, implementation of the proposed Project would  
9 result in relatively minor changes in traffic noise levels along roadway  
10 segments in the Project vicinity. The total projected increase in traffic  
11 noise is 1.3 dBA or less along all roadway segments analyzed. This traffic  
12 noise level increase is less than the 3-dBA increase that is normally  
13 perceptible to the human ear in an outdoor environment. Therefore, no  
14 mitigation is required for offsite areas.

15 For the proposed onsite uses, the Riverside County Department of Public  
16 Health does not have specific guidelines or thresholds for traffic noise  
17 impacts to warehouse uses. The Project is not considered a sensitive use,  
18 and the proposed buildings are outside of the 65-dBA CNEL noise contour  
19 from all roadways adjacent to the Project site. Therefore, no long-term  
20 traffic noise impacts would occur for the proposed onsite uses.

21 The Project site is located approximately 1.2 miles northwest of the  
22 Riverside Municipal Airport; however, it is not located within the airport's  
23 noise impact area. According to the Western Riverside County Airport  
24 Land Use Comprehensive Plan, the Project site is outside of the 60-dBA  
25 contour line of the "Ultimate Impact" for Riverside Municipal Airport. In  
26 addition, the Project is not located in the vicinity of a private airstrip.  
27 Therefore, impacts in this regard will be less than significant.  
28

1 However, development of the proposed Project has the potential to exceed  
2 the County's Noise Ordinance standards with respect to exposure to traffic  
3 and railroad noise.

4 *Traffic Noise Impacts Affecting the Project Site*

5 The Riverside County Development Code allows a maximum of 75 dBA  
6 within areas designated Light Industrial from the hours between 7 a.m. and  
7 10 p.m. and a maximum of 55 decibels from 10 p.m. to 7 a.m. (See  
8 Ordinance No. 847). The only street that is adjacent to the Project site and  
9 would therefore have potential noise impacts upon the Project site is Clay  
10 Street. The highest noise value estimated along Clay Street is the segment  
11 between Linares Avenue and Haven View Drive, which at 69.6 dBA is well  
12 below the County Standard of 75 dBA for exterior noise. However, the  
13 County also requires that interior noise for business and professional offices  
14 maintain a level of 45 dBA. Therefore, without implementation of  
15 mitigation, this interior noise standard could be violated for business and  
16 professional offices located along Clay Street.

17 *Railroad Noise*

18 The Union Pacific Railroad tracks adjacent to the Project's southern  
19 boundary are used by Metrolink passenger trains. There are 10 commuter  
20 trains from Riverside to Los Angeles daily and 11 commuter trains from  
21 Los Angeles to Riverside daily that pass through the Project area. These  
22 Metrolink train operations would result in a noise level of 81.3 dBA CNEL  
23 at 50 feet from the center of the railroad tracks. Because train noise is from  
24 a line source, the drop-off rate is 3 dBA per doubling of the distance.  
25 Therefore, the southern portion of the Project site would be exposed to train  
26 noise reaching the high 70s in terms of the CNEL. Although the proposed  
27 industrial and business park uses are not considered noise-sensitive, and  
28



1 specific building location and configurations are unknown at this time,  
2 without proper mitigation measures, future development adjacent to the rail  
3 line could be exposed to noise levels in excess of the County's 75-dBA  
4 standard for industrial uses.

5 Freight trains also use these tracks; however, operations of the freight trains  
6 are dependent on market demand, and no regular schedule is available for  
7 their number and schedule through this area. The proposed Project is not  
8 anticipated to have any effect on the number and schedule of the trains  
9 passing through this area.

10 In addition, development of the proposed Project has the potential to  
11 increase temporary noise construction activity during daytime hours.

12 Construction of the proposed Project is expected to require the use of  
13 scrapers, bulldozers, motor grader, and water and pickup trucks. Noise  
14 associated with the use of construction equipment is estimated to reach  
15 between 79 and 89 dBA Lmax at a distance of 50 feet from the active  
16 construction area for the grading phase. The maximum noise level  
17 generated by each scraper is assumed to be approximately 87 dBA Lmax at  
18 50 feet from the scraper in operation. Each bulldozer would also generate  
19 approximately 85 dBA Lmax at 50 feet. The maximum noise level  
20 generated by water and pickup trucks is approximately 86 dBA Lmax at 50  
21 feet from these vehicles. Each doubling of the sound sources with equal  
22 strength increases the noise level by 3 dBA. Each piece of construction  
23 equipment operates as an individual point source. The worst-case  
24 composite noise level during this phase of construction would be 91 dBA  
25 Lmax at a distance of 50 feet from an active construction area.

26 Existing residences west of Pedley Road that are approximately 165 feet or  
27 more from the Project site would be exposed to construction noise up to 80  
28

1 dBA Lmax. Although traffic noise along Pedley Road would mask most of  
2 the construction activity noise during daytime hours, without mitigation,  
3 impacts to these residences could be significant.

4 In addition, there are existing residences to the southwest of the Project site  
5 along Van Buren Boulevard, approximately 500 feet from the Project-  
6 building footprint. At this distance, these receptor locations would be  
7 exposed to construction noise levels of up to 71 dBA Lmax. This range of  
8 construction noise would be masked by traffic on Van Buren Boulevard  
9 during the daytime hours when construction activity occurs and would not  
10 result in any noise impacts. There are also existing residences to the east of  
11 the Project site along Heatherwood Drive and David Way at a distance of  
12 approximately 400 feet and residences north of Limonite Avenue  
13 approximately 700 feet from the Project site. However, these residences are  
14 separated from the Project site by commercial/office uses and are mostly  
15 shielded by these uses. With distance divergence and shielding provided by  
16 human-made structures, construction noise from the Project site would be  
17 reduced to less than 50 dBA Lmax in these residential areas and would  
18 have no significant impact. Therefore, no significant construction noise  
19 impacts would occur for these residential areas if construction of the  
20 proposed Project occurs within the permitted hours.

21 2. Mitigation.

22 The Project has been modified to mitigate or avoid the potentially  
23 significant impacts by the following mitigation measures, which are hereby  
24 adopted and will be implemented as provided in the Mitigation, Monitoring,  
25 and Reporting Program.

26  
27 **MM N-1a** Prior to the approval of plot plans for individual parcels that  
28 are adjacent to the Union Pacific Railroad tracks to the south

1 of the Project site, a noise study will be required to ensure  
2 that County exterior and interior noise requirements are not  
3 exceeded. If necessary to limit noise to levels that will  
4 comply with County standards, recommended measures to  
5 attenuate noise will be included as part of the study. The  
6 noise study will be prepared to the satisfaction of County  
7 staff.

8 **MM N-1b**

Prior to the issuance of building permits for business and  
9 professional offices that face Clay Street, an acoustical report  
10 must be submitted, reviewed and approved by County staff,  
11 in order to ensure that County interior noise requirements are  
12 met.

13 **MM N-4a**

Prior to grading permit issuance, the Project applicant shall  
14 submit a Construction Noise Mitigation Plan to the County  
15 for review and approval. The plan shall depict the location  
16 of construction equipment and describe how noise would be  
17 mitigated through the following methods:

- 18 1. The Project contractor shall equip all construction  
19 equipment, fixed or mobile, with properly operating and  
20 maintained mufflers consistent with manufacturers'  
21 standards.
- 22 2. The Project contractor shall place all stationary  
23 construction equipment so that emitted noise is directed  
24 away from sensitive receptors to the west of the site.
- 25 3. The construction contractor shall locate equipment  
26 staging in areas that will create the greatest distance  
27 between construction-related noise sources and noise-  
28

1 sensitive receptors to the west of the site during all  
2 Project construction.

- 3 4. All construction, maintenance, or demolition activities  
4 within the County's boundary shall be limited to the  
5 hours of 6:00 a.m. to 8:00 p.m., Monday through  
6 Saturday, and from 10:00 a.m. to 6:00 p.m. on Sundays  
7 and federal holidays.

8 L. Transportation and Traffic

9 1. Impacts.

10 The Project site is located partially within Zone D and E of the Riverside  
11 Municipal Airport Land Use Plan. Therefore, the Project will be required to  
12 restrict lighting or flashing light of red, white, green, or amber colors  
13 associated with airport operations toward an aircraft engaged in takeoff and  
14 landing. Additionally, uses that would attract large concentrations of birds,  
15 or which may otherwise affect safe air navigation within the area shall be  
16 prohibited. Vegetation in and around the detention basin that would  
17 provide food or cover for bird species that would be incompatible with  
18 airport operations shall not be utilized in Project landscaping. Moreover,  
19 no buildings shall exceed an elevation of 822.3 feet above mean sea level.

20 Consistency with the aforementioned conditions avoid impacts to air traffic  
21 patterns. In addition, the Project will not increase air traffic levels or cause  
22 a change in location that results in substantial safety risks.

23 The Project will not substantially increase hazards due to a design feature  
24 (e.g., sharp curves or dangerous intersections) because the existing and  
25 future roadway network is on a grid with streets meeting at right angles.  
26 Additionally, roadways and intersections in the Project area will be required  
27 to meet the County of Riverside roadway design criteria requirements,  
28

1 which will ensure that roadway hazards are not created.

2 Roadways expected to provide emergency access to the Project site include  
3 Limonite Avenue, Van Buren Boulevard and Clay Street. As part of the  
4 Project development, roadways and signals will be improved in the Project  
5 area, thus providing for adequate emergency access.

6 The County of Riverside criteria for industrial uses (County of Riverside  
7 Ord. No. 348, Article XVIII, General Provisions, Section 18.12), call for 1  
8 space per 2 employees of the largest shift, and 1 space per vehicle kept in  
9 connection with the use. Based on the County's criteria, 650 spaces would  
10 be needed. The Project will implement at minimum the required number of  
11 parking spaces as per the County of Riverside Ord. No. 348, Article XVIII,  
12 General Provisions, Section 18.12.

13 The Project does not conflict with policies, plans, or programs supporting  
14 alternative transportation. There are forms of alternative transportation  
15 available near the Project site, including services by the RTA from Routes  
16 21, 29, and 38 along Van Buren Boulevard and Routes 21 and 29 along  
17 Limonite Avenue. Therefore, the proposed Project will not conflict with  
18 alternative transportation and impacts are less than significant.

19 The Project has the potential to cause an increase in traffic and LOS levels  
20 within the Project area.

21 *Existing Plus Ambient Growth Plus Project Traffic Conditions*

22 For existing plus ambient growth plus Project traffic conditions, the study  
23 area intersections are projected to operate at acceptable LOS during the  
24 peak hours except for the following study area intersections that are  
25 projected to operate at unacceptable levels of service during the peak hours,  
26 without improvements.

- 27  
28
- Etiwanda Avenue (NS) at Limonite Avenue (EW).

- Beach Street (NS) at Limonite Avenue (EW).
- Van Buren Boulevard (NS) at Jurupa Road (EW), Jurupa Avenue (EW) and Arlington Avenue (EW).
- Clay Street (NS) at Haven View Drive (EW) and General Drive (EW).

The study area intersections are projected to operate at acceptable LOS during the peak hours for existing plus ambient growth plus Project traffic conditions, with improvements. Additionally, a traffic signal is not projected to be warranted at any of the aforementioned study area intersections for existing plus ambient growth plus Project traffic conditions.

*Existing Plus Ambient Growth Plus Project Plus Cumulative Traffic Conditions*

For existing plus ambient growth plus Project plus cumulative traffic conditions, the study area intersections are projected to operate at acceptable LOS during the peak hours except for the following study area intersections that are projected to operate at unacceptable LOS during the peak hours, without improvements.

- Etiwanda Avenue (NS) at: Limonite Avenue (EW);
- Beach Street (NS) at: Limonite Avenue (EW);
- Van Buren Boulevard (NS) at: Jurupa Road (EW), Jurupa Avenue (EW) and Arlington Avenue (EW); and
- Clay Street (NS) at: Haven View Drive (EW) and General Drive (EW).

The six intersections that operate at unacceptable LOS are the same intersections that have unacceptable LOS under both existing conditions, and existing, plus ambient growth, plus Project conditions. Since Project-generated traffic does not create additional intersections with unacceptable LOS, Project impacts with respect to both cumulative and direct Project



1 impacts on congestion would be less than significant.

2 However, the Traffic Impact Analysis (TIA) does recommend frontage  
3 improvements along Clay Street and various other improvements adjacent  
4 to the Project site. The TIA also indicates that a traffic signal is projected  
5 to be warranted at the intersection of Clay Street (NS) at: General Drive  
6 (EW) for Existing Plus Ambient Growth Plus Project Plus Cumulative  
7 traffic conditions. Consequently, impacts on the capacity of the street  
8 system at the Project level would be significant and cumulative impacts  
9 with respect to the warranted traffic signal would be significant without  
10 mitigation.

11 2. Mitigation.

12 The Project has been modified to mitigate or avoid these potentially  
13 significant impacts by the following mitigation measures, which are hereby  
14 adopted and will be implemented as provided in the Mitigation, Monitoring,  
15 and Reporting Program.

16 **MM T-1a** Prior to occupancy, site-specific circulation and access to the  
17 Project shall be consistent with Figure 36 of the TIA and  
18 shall be coordinated with the satisfaction of the County  
19 Engineer.

20 **MM T-1b** Prior to occupancy, the developer shall construct Clay Street  
21 from the Project north boundary to the Union Pacific  
22 Railroad at its ultimate half-section width in conjunction  
23 with development, including landscaping and parkway  
24 improvements as necessary.

25 **MM T-1c** Prior to occupancy, the developer shall coordinate to the  
26 satisfaction of the County Engineer that off-street parking  
27 shall be provided and shall meet County of Riverside parking  
28

code requirements.

1  
2 **MM T-1d** Prior to occupancy, as is the case for any roadway design,  
3 the County of Riverside shall periodically review traffic  
4 operations in the vicinity of the Project once the Project is  
5 constructed to assure that the traffic operations are  
6 satisfactory.

7 **MM T-1e** Prior to occupancy, the sight distance at the Project accesses  
8 shall be reviewed with respect to California Department of  
9 Transportation/County of Riverside standards in conjunction  
10 with the preparation of final grading, landscaping, and street  
11 improvement plans.

12 **MM T-1f** Prior to occupancy, on-site traffic signing and striping shall  
13 be implemented in conjunction with detailed construction  
14 plans for the Project.

15 **MM T-1g** Prior to map recordation the Project proponent shall be  
16 responsible for the design of traffic signals at the following  
17 intersections.

- 18 • Clay Street (NS) at Haven View Drive (EW)
- 19 • Clay Street (NS) at Linares Avenue (EW) (signal  
20 modification due to lane improvements)

21 No fee credit shall be provided for the cost of design of these  
22 traffic signals, unless approved by the Transportation  
23 Department, and the design of the signals shall be to the  
24 satisfaction of Transportation Department.

25 **MM T-1h** Prior to final inspection of any buildings, the Project  
26 proponent shall provide for the installation of the following  
27 traffic signals, as well as providing that such signals are  
28

operational:

- Clay Street (NS) at Haven View Drive (EW)
- Clay Street (NS) at Linares Avenue (EW) (signal modification due to lane improvements)
- Clay Street (NS) at General Drive (EW) (\$50,000 cash-in-lieu of construction)

Fee credit shall not be applied to the costs of the improvements described above, except as approved by the Transportation Department.

**MM T-1i**

Prior to map recordation the intersections listed below shall be improved as follows:

- Clay Street (NS) at Haven View Drive :
  - Northbound: two through lanes
  - Southbound: one left turn lane, two through lanes
  - Eastbound: no improvements
  - Westbound: one shared left/right turn lane
- Clay Street (NS) at North Project Driveway
  - Northbound: one left turn lane, two through lanes
  - Southbound: two through lanes
  - Eastbound: one right turn lane
  - Westbound: no improvements

Note: Appropriate traffic control, such as a raised median, signage, and others, shall be installed to prevent left turns out of this driveway.

- Clay Street (NS) at South Project Driveway
  - Northbound: one left turn lane, two through lanes
  - Southbound: two through lanes

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- Eastbound: one left turn lane, one right turn lane
- Westbound: no improvements
- Clay Street (NS) and Linares Avenue (EW)
  - Northbound: one left turn lane, two through lanes
  - Southbound: one left turn lane, two through lanes
  - Eastbound: one left turn lane, one through lane
  - Westbound: one left turn lane, one through lane

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided. Any off-site widening improvements required to provide these geometrics shall be the responsibility of the landowner/developer.

**MM T-1j**

Prior to building final inspection, the Project proponent shall be required to provide traffic signal interconnect between the traffic signal at Clay Street (NS) and Haven View Drive (EW) to the signal at Clay Street (NS) and Linares Avenue (EW).

The traffic signal at Clay Street (NS) and Haven View Drive (EW) shall be ultimately interconnected with a signal at Clay Street (NS) at General Drive (EW). The Project proponent shall provide interconnect along the project frontage and shall make all provisions necessary for the ultimate interconnect between Haven View Drive and Linares Avenue.

**MM T-1k**

Prior to occupancy, the developer shall participate in the



1 projects proposed under the Project would comply with existing state and  
2 federal regulations regarding the energy efficiency of buildings, appliances,  
3 and lighting, which would reduce the Project's electricity demand. The new  
4 buildings constructed in accordance with current energy efficiency  
5 standards would be more energy efficient than older buildings. However, in  
6 the absence of mitigation measures, the Project would obstruct the  
7 implementation of GHG reduction goals under AB 32. In addition, the  
8 strategies listed in Table 4.14-3 of the Draft EIR are either part of the  
9 Project, required mitigation measures, or requirements under local or State  
10 ordinances. With implementation of these strategies/measures, the Project's  
11 contribution to cumulative GHG emissions would be reduced to a less than  
12 significant level.

13 2. Mitigation.

14 The Project has been modified to mitigate or avoid the potentially  
15 significant impacts by the following mitigation measures, which are hereby  
16 adopted and will be implemented as provided in the Mitigation, Monitoring,  
17 and Reporting Program.

18 **MM GHG-1** To the extent feasible and to the satisfaction of the County,  
19 the following measures shall be incorporated into the design  
20 and construction of the Project (including specific building  
21 projects):

22 *Construction and Building Materials*

23  
24 **GHG-C1.** Shall use locally produced and/or manufactured building  
25 materials for at least 10 percent of the construction materials  
26 used for the Project.

27 **GHG-C2.** Shall recycle/reuse at least 50 percent of the demolished  
28 construction material (including but not limited to soil,



1 vegetation, concrete, lumber, metal, and cardboard).

2 GHG-C3. Shall use "Green Building Materials," such as those  
3 materials that are resource efficient, and recycled and  
4 manufactured in an environmentally friendly way for at least  
5 10 percent of the Project.

6 *Energy Efficiency Measures*

7 GHG-E1. All Project buildings shall be designed to exceed California  
8 Building Code's January 2010 Title 24 energy standards by  
9 20%, including but not limited to any combination of the  
10 following:

11 GHG-E1a. Insulation shall be increased such that heat transfer and  
12 thermal bridging are minimized.

13 GHG-E1b. Air leakage through the structure or within the heating and  
14 cooling distribution system shall be limited to minimize  
15 energy consumption.

16 GHG-E1c. ENERGY STAR or better rated windows, space heating and  
17 cooling equipment, light fixtures, appliances, and other  
18 applicable electrical equipment shall be incorporated.

19 GHG-E1d. 75 percent or more of the buildings shall be oriented either  
20 north or south (within 30° of N/S) Building design shall  
21 include roof overhangs that are sufficient to block the high  
22 summer sun, but not the lower winter sun, from penetrating  
23 south facing windows. Trees, other landscaping features and  
24 other buildings shall be sited in such a way as to maximize  
25 shade in the summer and maximize solar access to walls and  
26 windows in the winter.

27 GHG-E1e. Building thermal distribution shall be optimized by  
28

1 separating ventilation and thermal conditioning systems.

2 GHG-E1f. Energy-reducing programmable thermostats shall be  
3 installed that automatically adjust temperature settings.

4 GHG-E1g. Where feasible and appropriate energy-reducing passive  
5 heating and cooling systems (e.g., insulation and ventilation)  
6 shall be used.

7 GHG-E1h. Where feasible and appropriate energy-reducing day lighting  
8 systems (e.g., skylights, light shelves and interior transom  
9 windows) shall be used.

10 GHG-E2. A landscape and development plan shall be provided for the  
11 Project that takes advantage of shade, prevailing winds, and  
12 landscaping.

13 GHG-E3. Efficient lighting and lighting control systems shall be  
14 installed, using daylight as an integral part of lighting  
15 systems in buildings.

16 GHG-E4. Light-colored "cool" roofs shall be installed on all  
17 conditioned roof space.

18 GHG-E5. Energy efficient heating and cooling systems, appliances and  
19 equipment, and control systems shall be installed.

20 GHG-E6. Appliances shall be of a low-water use design.

21 GHG-E7. Solar or light emitting diodes (LEDs) shall be installed for  
22 outdoor lighting.

23 GHG-E8. The Project shall provide shade (within 5 years) and/or use  
24 light-colored/high-albedo materials (reflectance of at least  
25 0.3) and/or open grid pavement for at least 30 percent of the  
26 site's non-roof impervious surfaces, including parking lots,  
27 walkways, plazas, etc. Unshaded parking lot areas,  
28

1 driveways, fire lanes, and other paved areas have a minimum  
2 albedo of 0.3 or greater.

3 GHG-E9. Signage shall be placed at all loading docks/loading areas  
4 reminding truck operators to stop engines and not idle more  
5 than 5 minutes.

6 GHG-E10. Electrical hook-ups shall be provided at all loading docks for  
7 refrigerated trucks.

8 *Water Conservation and Efficiency Measures*

9 GHG-W1. A comprehensive water conservation strategy appropriate for  
10 the Project and location and in compliance with Ord. 859  
11 shall be devised. The strategy shall include the following,  
12 plus other innovative measures that might be appropriate:

13 GHG-W1a. Create water-efficient landscapes within the development.

14 GHG-W1b. Install water-efficient irrigation systems and devices, such as  
15 soil moisture-based irrigation controls.

16 GHG-W1c. Irrigation within the Project shall be designed and built for  
17 the use of reclaimed water. If reclaimed water is unavailable  
18 at time of construction, standard water shall be used for  
19 irrigation. When reclaimed water becomes available the  
20 irrigation system shall use reclaimed water.

21 GHG-W1d. Design buildings to be water-efficient. Install water-efficient  
22 fixtures and appliances, including low-flow faucets, dual-  
23 flush toilets, and waterless urinals.

24 GHG-W1e. Restrict watering methods (e.g., prohibit systems that apply  
25 water to nonvegetated surfaces) and control runoff.

26 GHG-W2. Drought resistant native trees, trees with low emissions and  
27 high carbon sequestration potential shall be used.  
28

1 *Solid Waste Measures*

2 GHG-S1. Interior and exterior storage areas for recyclables and green  
3 waste shall be provided and adequate recycling containers  
4 located in public areas.

5 GHG-S2. Employee education about reducing waste and available  
6 recycling services shall be provided.

7 *Transit Measures*

8 GHG-T1. Plentiful short-term and long-term bicycle parking facilities  
9 to meet peak season maximum demand shall be provided. A  
10 minimum of 1 bike space per 20 employee car spaces shall  
11 be provided.

12 GHG-T2. Safe and convenient bicycle/pedestrian access to transit  
13 stop(s) shall be provided.

14 *Parking Measures*

15 GHG-P1. The parking lot design shall include clearly marked and  
16 shaded pedestrian pathways between transit facilities and  
17 building entrances.

18  
19 **BE IT FURTHER RESOLVED** by the Planning Commission of the County of Riverside that the  
20 following impacts potentially resulting from the Project's approval cannot be fully mitigated and will be  
21 only partially avoided or lessened by the mitigation measures hereinafter specified; a statement of  
22 overriding findings is therefore included herein:

23 A. Air Quality (Construction Air Emissions, Operational Air Emissions, Cumulative Air  
24 Emissions, Inconsistency with the Air Quality Management Plan, and Impacts to Sensitive  
25 Receptors)

1                   1.     Impacts.

2                   Heavy-duty equipment in the Project area during construction would emit  
3                   odors. However, the construction activity would be short-term and would  
4                   cease to occur after individual construction is completed. No other sources  
5                   of objectionable odors have been identified for the proposed Project, and no  
6                   mitigation measures are required.

7                   However, implementation of the proposed Project will result in significant  
8                   construction and operational air quality impacts for Nitrous Oxide (NOx),  
9                   which would contribute to an ozone exceedance and would obstruct the  
10                  implementation of the Air Quality Management Plan. The proposed land  
11                  uses are consistent with the General Plan and Zoning Designation for the  
12                  Project site. Therefore, implementation of the Project does not require an  
13                  amendment to the County's zoning classifications for the Project site and is  
14                  consistent with, and accounted for, in the projections for the South Coast  
15                  Air Quality Management District (SCAQMD) Air Quality Management  
16                  Plan. However, the proposed Project would result in significant  
17                  construction and operational air quality impacts for NOx, which would  
18                  contribute to an ozone exceedance. Therefore, the Project would obstruct  
19                  the implementation of the Air Quality Management Plan.

20                  In addition, implementation of the proposed Project will result in significant  
21                  construction and operational air quality impacts for NOx, which would  
22                  contribute to an ozone exceedance and would violate the SCAQMD's NOx  
23                  emission threshold.

24                  The construction-related LSTs for the Project area exceed the LST  
25                  thresholds for PM10, see Table 4.2 6 of the Draft EIR. In order to address  
26                  these impacts mitigation has been provided (see mitigation measure below).  
27                  However, even with the application of mitigation, impacts would remain  
28

1 above the SCAQMD threshold. The LST dispersion analysis details and  
2 calculations are included in Appendix C of the Air Quality Analysis.

3 2. Mitigation.

4 The Project has been modified to reduce the severity of these potentially  
5 significant impacts by the following mitigation measures, which are hereby  
6 adopted and will be implemented as provided in the Mitigation, Monitoring,  
7 and Reporting Program.

8 **MM AQ-2a** The Project proponent shall provide for the implementation,  
9 to the satisfaction of County staff, of the following measures.

- 10 1. The Construction Contractor shall select the construction  
11 equipment used on site based on low-emission factors  
12 and high-energy efficiency. The Construction Contractor  
13 shall ensure that construction-grading plans include a  
14 statement that all construction equipment will be tuned  
15 and maintained in accordance with the manufacturer's  
16 specifications. In addition, trucks shall not idle  
17 continuously for more than 5 minutes at any one time.
- 18 2. The Construction Contractor shall utilize electric or  
19 alternative-fuel-powered equipment in lieu of gasoline-  
20 or diesel-powered engines, where feasible.
- 21 3. The Construction Contractor shall ensure that  
22 construction-grading plans include a statement that work  
23 crews will shut off equipment not in use. During smog  
24 season (May through October), the overall length of the  
25 construction period will be extended, thereby decreasing  
26 the size of the area prepared each day, to minimize  
27 vehicles and equipment operating at the same time.  
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4. The Construction Contractor shall time the construction activities so as to not interfere with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.
5. The Construction Contractor shall support and encourage ridesharing and transit incentives for the construction crew.

**MM AQ-4a** The Project proponent shall provide, to the satisfaction of County staff, for implementation of the following additional dust suppression measures in the SCAQMD CEQA Air Quality Handbook are included as part of the Project's mitigation:

- Revegetate disturbed areas as quickly as possible.
- Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.
- Sweep all streets once per day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).
- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site.
- Pave, water, or chemically stabilize all onsite roads as soon as feasible.
- Minimize at all times the area disturbed by clearing, grading, earthmoving, or excavation operations.

1 Notwithstanding the foregoing, the implementation of the mitigation  
2 measures described above will not be sufficient to mitigate impacts to air  
3 quality to below levels of significance. Even with implementation of all  
4 feasible mitigation measures, the Project would have a significant and  
5 unavoidable short-term air quality impact resulting from NO<sub>x</sub> emissions, a  
6 significant and unavoidable long-term air quality impact resulting from the  
7 Project-related mobile source emissions of NO<sub>x</sub>. In addition, the Project  
8 will have a significant cumulative contribution to NO<sub>x</sub> construction and  
9 operational emissions, and to PM<sub>10</sub> related to Local Significance  
10 Thresholds for construction.

11 Notwithstanding the foregoing, the implementation of the mitigation  
12 measures described above will not be sufficient to mitigate air quality  
13 impacts related to construction and operational air quality impacts for NO<sub>x</sub>.  
14 However, due to the size and nature of the Project, the total amount of NO<sub>x</sub>  
15 emissions emitted by the Project would exceed the SCAQMD thresholds of  
16 significance. Additionally, reducing the buildout intensity of the Project site  
17 to lower emissions to a level of less than significant is not feasible because  
18 it would prevent the attainment of key Project objectives. Further,  
19 emissions from on-road mobile sources are regulated at the state and federal  
20 levels and, therefore, are outside of the control of local agencies such as the  
21 County of Riverside and the SCAQMD. This fact makes the contemplation  
22 of any local restrictions on emission from vehicles infeasible and  
23 unenforceable.

24  
25 **BE IT FURTHER RESOLVED** by the Planning Commission of the County of Riverside that it  
26 has considered the following alternatives identified in the EIR in light of the environmental impacts which  
27 cannot be fully mitigated, avoided or substantially lessened and has rejected those alternatives as  
28 infeasible for the reasons hereinafter stated:

1           A.     No Project/No Development Alternative

2                             Under the No Project/No Development Alternative, the proposed Project  
3                             would not be developed and the site would remain in its vacant condition.

4                             1.       This alternative would leave the site in its current undeveloped  
5                             condition, and consequently would not result in providing employment for  
6                             900 workers estimated from implementation of the proposed Project. While  
7                             this alternative does not induce population growth, it also does not provide  
8                             the benefit of improving the current imbalance between jobs and housing in  
9                             the inland empire region.

10                            2.       The No Project/No Development alternative would result in lesser  
11                            impacts than the proposed Project with the possible exception of  
12                            jobs/housing balance. However, this alternative does not achieve any of the  
13                            objectives of the proposed Project.

14                            3.       The No Project/No Development Alternative will not provide  
15                            additional employment opportunities in the Jurupa Area of Riverside  
16                            County nor attract a wide range of new businesses to the currently vacant  
17                            Project site.

18                            4.       The No Project/No Development Alternative will not provide new  
19                            development opportunities to assist the County in obtaining fiscal balance  
20                            in the years and decade ahead.

21           B.     Reduced Density Alternative

22                            The Reduced Density Alternative would reduce the total building area from  
23                            889,501 square feet of building floor area to 545,000 square feet, which is  
24                            the equivalent of 25 percent of the total net buildable land area. The  
25                            coverage factor was used because it is the low end of the floor area ratio  
26                            (FAR) coverage factor that applies to the Community Development: Light  
27                            Industrial (CD: LI) (0.25-0.60 Floor Area Ratio). The road system would  
28

1 be similar to that of the proposed Project; however, there would be  
2 additional open space between the buildings. It is not known what specific  
3 changes this Project design would have on utility systems, but it is assumed  
4 the entire buildable portion of the Project site would still be developed for  
5 buildings or parking.

6 1. The Reduced Density Alternative would not be as effective in  
7 meeting the goals of the Project as described on pages 3-12 and 3-13 of the  
8 Draft EIR in that it would not provide for as much employment  
9 opportunities as compared to the Project.

10 2. The Reduced Density Alternative would not provide the benefit of  
11 improving the currently imbalance between jobs and housing in the inland  
12 empire region.

13 3. The Reduced Density Alternative reduces many of the Project's  
14 environmental impacts, especially in the areas of air quality, due to the  
15 decreased total building area. However, this Alternative does not eliminate  
16 the significant adverse impacts of the Project related to operational  
17 emissions for air quality.

18 4. The Reduced Density Alternative would meet objectives to a lesser  
19 degree than the proposed Project.

20  
21 C. Residential Alternative

22 Under the Residential Alternative, the Project site would be developed for  
23 residential uses. The road system and access to the site would be similar to  
24 that of the proposed Project. The areas devoted to open space, road rights-  
25 of-way and a water quality/detention basin would be the same as the  
26 Project, leaving 50.1 acres available for development of homes. Based on a  
27 density of six dwelling units per acre, this alternative would yield 301  
28 dwellings.

1           1.       This alternative would generate more light impacts as homes would  
2           be in use and lit during night time hours, whereas night-time lighting for the  
3           employment generating uses related to the proposed Project would be  
4           largely limited to low level security lighting. Lighting impacts in both cases  
5           would be less than significant with implementation of mitigation. Impacts  
6           to aesthetics and glare would also be similar to the Project and would be  
7           less than significant in both cases. Therefore, this alternative would have  
8           slightly greater impacts on aesthetics and night lighting compared to the  
9           Project.

10          2.       This alternative would result in approximately 70 percent fewer  
11          average daily trips (ADT) compared to the proposed Project - 2,873 ADT  
12          versus 4,083 ADT. Consequently, reduction in mobile source emissions  
13          under this alternative would be roughly proportional to the decreased ADT.  
14          The proposed Project currently exceeds SCAQMD operational significance  
15          thresholds only for Nitrous Oxides NO<sub>x</sub>, and is under the threshold for  
16          other criteria air pollutants. Project impacts for NO<sub>x</sub> would be 71 pounds  
17          per day, exceeding the SCAQMD's 55 pounds per day threshold. Nearly all  
18          NO<sub>x</sub> emissions are from vehicle trips generated by the Project. Therefore,  
19          NO<sub>x</sub> emissions would be reduced to approximately 70 percent of emissions  
20          generated by the proposed Project, or approximately 50 pounds per day,  
21          below the SCAQMD threshold. Impacts from construction under this  
22          alternative are expected to be similar to those of the proposed Project and  
23          NO<sub>x</sub> construction emissions and PM<sub>10</sub> emissions for SCAQMD's Local  
24          Significance Threshold (LST) will continue to be exceeded.

25  
26          3.       Impacts under this alternative would be similar to the proposed  
27          Project, since the footprint of development would be virtually the same.  
28          The introduction of domestic pets would have a slight increase in impacts

1 with respect to predation on species that use the riparian/riverine habitat  
2 present on the Project site.

3 4. This alternative will result in a change in the current Community  
4 Development: Light Industrial (CD: LI) (0.25 to -0.60 Floor Area Ratio)  
5 General Plan designation and Manufacturing-Service Commercial (M-SC)  
6 zoning. The areas that surround the Project site are all designated for non-  
7 residential uses either commercial, industrial or manufacturing uses. In the  
8 long term as surrounding areas developed and convert to these non-  
9 residential uses there would be a greater potential for impacts with respect  
10 to land use compatibility than would occur under the proposed Project.  
11 Therefore, impacts would be greater under this alternative.

12 5. This alternative would change the existing general plan to allow for  
13 301 additional homes in the Jurupa area. Therefore, this alternative would  
14 have greater impacts than the Project in terms of inducing substantial  
15 population growth. In addition, this alternative would further exacerbate  
16 the imbalance between jobs and housing in the Inland Empire region.

17 6. The Residential alternative would have fewer impacts than the  
18 proposed Project in the areas of air quality, traffic and climate change, it  
19 would not eliminated the significant adverse impacts of the Project related  
20 to operational emissions. In addition, it would create significant new and  
21 potentially unavoidable impacts with respect to noise.

22 **BE IT FURTHER RESOLVED** by the Planning Commission of the County of Riverside that it  
23 has balanced the benefits of the Project against the unavoidable adverse environmental effects thereof,  
24 and has determined that the following benefits outweigh and render acceptable those environmental  
25 effects:  
26

- 27 A. The proposed Project will incorporate necessary infrastructure while incorporating high  
28 quality, consistent design standards. Infrastructure necessary to support the Project will be



1 required. Project buildings, in conjunction with substantial landscaping, will be well  
2 designed, in turn benefiting the Project area by creating high quality and visually attractive  
3 infrastructure.

4 B. The Project will provide a blend of business park and industrial uses, including light-  
5 industrial/multi-tenant and office/business park, in turn benefiting the County by providing  
6 opportunities for a range of employment. Ultimately, the proposed Project would provide  
7 jobs for over 900 employees upon development of the Clay Street Business Park.

8 C. The Project will provide additional employment opportunities in the Jurupa Area of  
9 Riverside County.

10 D. The proposed blend of business park and industrial uses, including light-industrial/multi-  
11 tenant and office/business park uses will be of benefit in that the proposed Project will  
12 attract a wide range of new businesses to the currently vacant Project site.

13 E. The proposed Project will provide new development that will assist the County in obtaining  
14 fiscal balance in the years and decade ahead. The establishment of a business park on the  
15 currently vacant Project site will increase property and other tax revenues, and the influx of  
16 new employees into this area will benefit existing and future retail and services businesses  
17 in the area of the Project.

18 F. The Project will provide funding for various elements of regional infrastructure through the  
19 County's mitigation fee programs, which can help develop a safe, efficient, convenient, and  
20 attractive regional infrastructure throughout the community.

21 G. The Project will provide a reasonable transition of compatible land uses from existing  
22 residential development on the west to planned commercial and business park uses on the  
23 east, ensuring development is appropriate to the Project site and to surrounding properties  
24 and neighborhood.

25 H. The Project will provide for land uses that are consistent with and implement the policies  
26 and goals of the County's General Plan, Development Code, and development guidelines  
27 and policies, ensuring development is visually pleasing and compatible with existing uses  
28

1 and neighborhoods as well as the natural environment.

2 I. The Project will provide and locate industrial and business park uses in a manner that  
3 minimizes disruption to residential uses in the Jurupa area.

4 J. The Project will provide support implementation of facilities and public improvement  
5 objectives of the Redevelopment Plan, Pedley Subarea, through the provision of Project-  
6 related infrastructure and payment of established development impact fees, in turn  
7 benefiting existing and future retail and services businesses in the area of the Project.

8 **BE IT FURTHER RESOLVED** by the Planning Commission of the County of Riverside that the  
9 State CEQA Guidelines (Section 15126 (g)) require an EIR to discuss how a proposed project could  
10 directly or indirectly lead to economic, population, or housing growth. A project may be growth-inducing  
11 if it removes obstacles to growth, taxes community service facilities or encourages other activities which  
12 cause significant environmental effects. The discussion is as follows:

13 A. Economic, Population, or Housing Growth

14 Development of the proposed Project will not exceed 889,502 square feet of light  
15 industrial and business park uses on approximately 68.1 gross acres in an outlying  
16 but somewhat suburbanizing area. The commercial uses included in the Project  
17 would be expected to result in direct growth of approximately 900 jobs. Even if it  
18 were assumed that new residents would fill all of the jobs, impacts to population  
19 growth would not be significant. Based on the assumption that each of the 900 new  
20 jobs would create an addition dwelling in the WRCOG subregion, 900 only  
21 represents less than two percent of the 2010 to 2015 growth. In addition, the 900  
22 employees that would be generated by the Project will be needed and are consistent  
23 with the WRCOG subregion employment forecast, which predicts that 102,737  
24 jobs would be generated from 2010 to 2015.

25  
26 **BE IT FURTHER RESOLVED** by the Planning Commission of the County of Riverside that the  
27 Project will implement applicable elements of the Riverside County General Plan as follows:

28 A. Land Use Element

1 The Project site is designated as Light Industrial (LI) (0.25-0.60 Floor Area Ratio)  
2 under the foundation component of Land Use Community Development in the  
3 General Plan. This designation allows for a variety of uses including industrial,  
4 manufacturing, service, and commercial. The Project contemplates a development  
5 consisting of approximately 889,000 square feet of building area on 50.0 net acre  
6 site, a Project floor-area-ratio of 0.40. This floor ratio is within the 0.25-0.60 floor  
7 area ratio required for the Community Development: Light Industrial (CD: LI)  
8 (0.25-0.60 Floor Area Ratio) designation. Because the Project site would be  
9 developed with Light Industrial land uses in accordance with the Community  
10 Development Foundation Component, development of the site would be consistent  
11 with the General Plan Land Use Element.

12 B. Circulation Element

13 Construction of frontage improvements along Clay Street and various other  
14 improvements adjacent to the Project site would provide consistency with the  
15 designations assigned to these roadways by the County General Plan Circulation  
16 Plan. The Project's study area intersections are projected to operate at acceptable  
17 levels of service during the peak hours with implementation of roadway and traffic  
18 signal improvements listed in EIR Section 4.12. All required roadway  
19 improvements that are directly attributable to the proposed Project would be  
20 constructed as part of the Project. All fair share costs would be contributed for  
21 improvements to affected off-site roadways through payment of required  
22 Transportation Uniform Mitigation Fees (TUMF) and Development Impact Fees  
23 (DIF).

24 Consequently, the Project would be consistent with the County of Riverside  
25 General Plan's Circulation Element through implementation of necessary roadway  
26 and traffic signal improvements listed in EIR Section 4.12, and payment of  
27 applicable TUMF and DIF fees.  
28

1 C. Multipurpose Open Space Element

2 The Project site is not identified for open space preservation by the General Plan or  
3 the MSHCP. The site is currently unoccupied; however, surficial features (such as  
4 depressions in the area of three former settling ponds and empty pits) and concrete  
5 foundations of the former Northwest Pipe Company buildings and structures are  
6 visible on the site. Buildings and structures were demolished between January and  
7 April 2006. In addition, the County General Plan identifies the Project site for  
8 future development with light industrial uses. As discussed in the Initial Study  
9 conducted for the Project (See Appendix A of the Draft EIR), the site does not  
10 contain lands mapped as Prime, Unique, or Statewide Important Farmland by the  
11 California Farmland Mapping and Monitoring Program (FMMP); therefore,  
12 impacts to Farmlands would not occur. Construction of the Project will not  
13 establish residential land uses within 300 feet of agriculturally zoned property. The  
14 area surrounding the Project site consists of industrial, commercial, and residential  
15 land uses. Because the proposed Project is not located within 300 feet of land  
16 zoned for primarily agricultural purposes, the Project is in compliance with County  
17 Ordinance No. 625.1.

18 The proposed Project is within the required habitat assessment survey area for  
19 burrowing owl and the narrow endemic plant species San Diego ambrosia, Brand's  
20 phacelia, and San Miguel savory as determined by the Riverside County Integrated  
21 Project (RCIP) Conservation Summary Report (See Appendix C of the Draft EIR).  
22 However, because of the lack of suitable habitat and the lack of habitat  
23 connectivity to locations of known occurrences of the aforementioned species,  
24 focused surveys, including pre-construction surveys, are not required based on  
25 MSHCP guidelines. No additional clearance surveys or presence/absence surveys  
26 are required for these species.  
27

28 The riparian habitat and the trees located outside of the riparian area provide

1 suitable avian nesting habitat. Removal of these trees during the nesting season  
2 could harm birds subject to the Migratory Bird Treaty act. Therefore, the Project  
3 shall implement mitigation measure MM BR-1 to reduce the impacts. With  
4 incorporation of mitigation measure MM BR-1, the Project would be consistent  
5 with the Open Space Element of the General Plan.

6 No known sensitive paleontological resources are present; however, there is a  
7 minimal potential for a substantial adverse change in the significance of  
8 archaeological resources during construction and grading. Once grading exceeds  
9 three feet or more below the modern ground surface, this increases the Project's  
10 potential impact on unknown archaeological resources buried underneath the  
11 surface. Therefore, the proposed Project's potential impact on unknown  
12 archaeological resources is considered potentially significant, and a qualified  
13 archaeologist should monitor all Project-related earthmoving (CRM 2005, MBA  
14 2009) once a depth of three feet has been reached from the current ground surface.  
15 To address these potential impacts, the mitigation measures MM CR-2a through  
16 MM CR-2c have been imposed on the Project. With incorporation of mitigation  
17 measures MM CR-2a through MM CR-2c, the Project would be consistent with the  
18 Open Space Element of the General Plan.

19 Additionally, the Project site is not located within or adjacent to any identified  
20 scenic corridors nor is it mapped within a valuable mineral resource area.

21  
22 **D. Safety Element**

23 Any structures designated for development subsequent to the approval of the  
24 Project would be constructed in accordance with the California Building Code  
25 (CBC) and any site-specific conditions imposed by the County Geologist; thus  
26 insuring geologic safety. Due to the presence of dense bedrock and the depth to  
27 groundwater on the Project site, the potential for liquefaction is considered to be  
28 low, and impacts are considered to be less than significant. The Project is not

1 located within a dam inundation area, and would not conflict with any disaster  
2 preparedness plan. Compliance with the requirements of the Riverside County  
3 Fire Department, and the required payment of mitigation fees pursuant to  
4 Ordinance 659.6 would ensure fire safety.

5 The Project site is underlain at depth by very dense old alluvial soils and granitic  
6 bedrock. Based upon the field investigation and test data, it was determined that  
7 the upper loose and disturbed soils (including the undocumented fill soils) will not,  
8 in their present condition, provide uniform or adequate support for the proposed  
9 structures. In addition, the Project site also has potential for differential settlement  
10 due to the presence of the fill materials. Therefore, unstable soil surfaces present  
11 on the Project site could have significant impact on the proposed development  
12 without appropriate mitigation measures. However, the Project will implement  
13 mitigation measures MM GS-3a through MM GS-3m, which will reduce potential  
14 impacts related to geology and soils and will therefore be consistent with the  
15 County of Riverside Safety Element.

16 Due to impacts that would likely occur to the wash/riparian area the concept of  
17 rebuilding all of the slope area is not being pursued and, instead, a building  
18 structure setback, defining a Hazard Avoidance Setback Area, will be implemented  
19 as a Project design feature. The slope hazard setback has been designed as a  
20 guideline and does not preclude additional stability and potential failure that may  
21 occur from the unconsolidated fill that is prevalent throughout the Project site, and  
22 additional measures have been recommended to address these issues. Conversely,  
23 it would still be possible to take remedial actions to stabilize areas within the  
24 setback area, provided additional geotechnical evaluations and recommendations  
25 ensured that stability problem for such areas are properly remediated and can be  
26 made stable. Therefore, adherence to mitigation measure MM GS-1(a), plus  
27 application of all the Project design features recommended in Preliminary  
28



1 Geotechnical Investigation (CHJ 2006 a-c and MAG 2009) should reduce potential  
2 impacts related to geology and soils and will therefore be consistent with the  
3 County of Riverside Safety Element.

4 The Project site is located partially within Zone D and E of the Riverside  
5 Municipal Airport Land Use Plan. According to the Riverside Municipal Airport  
6 Land Use Compatibility Plan, Zone D and E guidelines allow for light  
7 industrial/business park use development as proposed by the Project. Therefore,  
8 the Project required review by the Riverside County Airport Land Use  
9 Commission. The letter dated July 10, 2009 from the Riverside County Airport  
10 Land Use Commission concluded that the proposed development is consistent with  
11 the 2005 Riverside Municipal Airport Land Use Compatibility Plan subject to the  
12 conditions related to safety hazards. With imposition of conditions related to safety  
13 hazard listed in the ALUC 2009 letter as mitigation measures potential airport-  
14 related impacts to people residing or working in the Project area would be  
15 potentially significant. However, the implementation of mitigation measures MM  
16 HAZ-1 through MM HAZ-7 will reduce the impacts and will therefore be  
17 consistent with the County of Riverside Safety Element.

18 Lastly, Project construction activities may involve the use and transport of  
19 hazardous materials. These materials may include fuels, oils, mechanical fluids,  
20 and other chemicals used during construction. The Project has to comply with the  
21 California Code of Regulations (CCR), Title 22, which contains detailed  
22 compliance requirements for hazardous waste generators, transporters, treatment,  
23 storage and disposal facilities. The nature of the businesses that will occupy and  
24 utilize this future industrial/business park are unknown at this time, so the issue of  
25 hazardous material storage and transportation will need to be analyzed by Building  
26 and Safety at the time of occupancy. Irrespective of the lack of current information  
27 about proposed occupants/tenants of the Project, all future businesses located at  
28

1 this site will be required to adhere to all state and local regulatory laws and  
2 conditions concerning hazardous materials, waste and safety. Moreover, any  
3 hazardous materials or activities held or maintained on the Project site will be  
4 subject to standard controls and regulations in place and in force by County, State,  
5 and/or Federal agencies.

6 Therefore, the Project will be consistent with the County's Safety Element upon  
7 consistency with the aforementioned federal, State and local regulation and  
8 recommended mitigation measures.

9 E. Noise Element

10 The highest noise value estimated along Clay Street is the segment between  
11 Linares Avenue and Haven View Drive, which at 69.6 dBA is well below the  
12 County Standard of 75 dBA for exterior noise. Although the proposed industrial  
13 and business park uses are not considered noise-sensitive, and specific building  
14 location and configurations are unknown at this time, without proper mitigation  
15 measures, future development adjacent to the rail line could be exposed to noise  
16 levels in excess of the County's 75-dBA standard for industrial uses. The  
17 implementation of mitigation measures MM N-1a and MM N-1b will reduce noise  
18 levels below the County's Noise Ordinance significant noise threshold. With  
19 incorporation of mitigation measures, the Project would be consistent with the  
20 General Plan Noise Element.

21 In addition, there are existing residences to the southwest of the Project site along  
22 Van Buren Boulevard, approximately 500 feet from the Project-building footprint.  
23 Without proper mitigation to regulate construction activities, impacts from short-  
24 term noise would remain potentially significant. The implementation of mitigation  
25 measures MM N-4a will reduce temporary noise levels to a level of less than  
26 significant. With incorporation of mitigation measures, the Project would be  
27 consistent with the General Plan Noise Element.  
28

1 F. Housing Element

2 The Proposed Project is commercial and industrial in nature, including uses such as  
3 light-industrial/multi-tenant and office/business park. The Project does not  
4 propose any new housing on- or off site, therefore, the Project will not induce  
5 direct population growth and would therefore be consistent with the County's  
6 Housing Element.

7 G. Air Quality Element

8 The proposed land uses are consistent with the General Plan and Zoning  
9 Designation for the Project site. Therefore, implementation of the Project does not  
10 require an amendment to the County's land use designation for the Project site and  
11 is consistent with, and accounted for, in the projections for the SCAQMD Air  
12 Quality Management Plan. However, the proposed Project would result in  
13 significant construction and operational air quality impacts for NOx, which would  
14 contribute to an ozone exceedance. Therefore, the Project would obstruct the  
15 implementation of the Air Quality Management Plan. Although the Project's  
16 contribution to air quality is significant, implementation of mitigation measures  
17 AQ-2a and AQ-4a (see Impact AQ 4) help would reduce these impacts to the  
18 greatest extent possible, in conformance with SCAQMD, EPA, and California Air  
19 Resources Board (CARB) requirements.

20 H. Administration Element

21 The Administration Element contains information regarding the structure of the  
22 General Plan as well as general planning principles and a statement regarding the  
23 vision for Riverside County. No policy directives are included in this Element.  
24

25 **BE IT FURTHER RESOLVED** by the Planning Commission of the County of Riverside that the  
26 Project is in conformance with the conservation requirements of the Western Riverside County Multiple  
27 Species Conservation Plan (MSHCP) in that:

28 A. The Western Riverside County MSHCP is the governing habitat conservation plan

1 for the Project area. The Project site is not located within the MSHCP Criteria  
2 Area and as such is not designated for conservation by the MSHCP. Thus, the  
3 Project would not conflict with Reserve Assembly, because the Project site is not  
4 identified for conservation.

5 B. Pursuant to Section 6.1.2 of the MSHCP, an assessment of potentially significant  
6 effects on Riparian/Riverine Areas and Vernal Pools, which includes identification  
7 and mapping of such areas located on the Project site, is required if such resources  
8 are identified on the Project site. Based on the onsite conditions observed during  
9 the recent site visit, it was determined that the drainage feature within the Project  
10 site contains riparian/riverine habitat. The vegetation within the drainage feature is  
11 dominated by riparian woodland. The perennial pond (aquatic bed) habitat within  
12 the site is located within two artificially created ponds within the Ranch 1001 Drain  
13 watercourse. The Project, as proposed, would not impact riparian/riverine habitat  
14 onsite; therefore, no additional actions are required pursuant to the MSHCP for  
15 riparian/riverine habitat.

16 In addition, the Project site does not provide the necessary habitat requirements and  
17 vegetation to support western yellow billed-cuckoo (*Coccyzus americanus*). The  
18 Project site provides suitable habitat for LBV and SWF. Following focused  
19 surveys for LBV and SWF in 2007, it was determined that the site is unoccupied by  
20 these species. Additionally, the Project would not impact the riparian/riverine  
21 habitat; therefore, no additional actions are required pursuant to the MSHCP for  
22 riparian/riverine species.

23  
24 C. Pursuant to Section 6.3.2 of the MSHCP, habitat assessments and/or focused  
25 surveys for certain additional plant and animal species are required for properties  
26 within mapped survey areas. The Project site and its off-site improvement areas  
27 are located within the MSHCP survey area for burrowing owl and the narrow  
28 endemic plant species San Diego ambrosia, Brand's phacelia, and San Miguel

1                   savory as determined by the Riverside County Integrated Project (RCIP)  
2                   Conservation Summary Report (See Appendix B of the Habitat Assessment).  
3                   However, because of the lack of suitable habitat and the lack of habitat  
4                   connectivity to locations of known occurrences of the aforementioned species,  
5                   focused surveys, including pre-construction surveys, are not required based on  
6                   MSHCP guidelines. No additional clearance surveys or presence/absence surveys  
7                   are required for these species.

8                   The riparian habitat and the trees located outside of the riparian area provide  
9                   suitable avian nesting habitat. Removal of these trees during the nesting season  
10                  could harm birds subject to the Migratory Bird Treaty Act. Therefore, the Project  
11                  shall implement mitigation measure MM BR-1 to reduce the impacts.

12                  D.                  This Project will not conflict with the provisions of the MSHCP and will comply  
13                  with the standard requirements included in the Urban/Wildlands Interface  
14                  Guidelines. According to the MSHCP, the Urban/Wildlands Interface Guidelines  
15                  are intended to address indirect effects associated with locating development close  
16                  to an MSHCP Conservation Area (MSHCP, page 6-42).

17                  As part of the Habitat Assessment prepared for the Project, an Urban/Wildlands  
18                  Interface Analysis was prepared. The proposed Project is outside an area proposed  
19                  for conservation but close to Criteria Cell 617, which is within Existing Core A.  
20                  Additionally, the large drainage feature onsite continues southwest of the property  
21                  where it connects to the Santa Ana River within existing Core A. The  
22                  Urban/Wildlife Interface Guidelines, as discussed below, will be incorporated into  
23                  the design of the Project to ensure that indirect Project-related impacts, including  
24                  drainage, toxics, lighting, noise, invasive plant species, barriers, and grading/land  
25                  development, are avoided or minimized.

26  
27                  *Drainage*

28                  The Project's drainage will be directed to a water quality basin on the Project site.

1 The basin will be designed in accordance with all federal, state, regional, and local  
2 standards and regulations concerning water quality. These measures will assure  
3 that the Project storm water discharges are no greater in volume and velocity than  
4 current undeveloped conditions and that the water leaving the site complies with all  
5 applicable water quality standards. Note that this issue is discussed in detail in  
6 Section 4.7, Hydrology and Water Quality Section, of the Draft EIR.

7 *Lighting*

8 Night lighting shall be directed away from the MSHCP Conservation Area to  
9 protect species within the MSHCP Conservation Area from direct night lighting. If  
10 necessary, shielding shall be incorporated in Project designs to ensure ambient  
11 lighting in the MSHCP Conservation Area is not increased. Night lighting is  
12 addressed and discussed further under the Section 4.1, Aesthetics, Light, and Glare  
13 of the Draft EIR.

14 *Toxics*

15 No land uses are proposed close to the MSHCP Conservation Area that use  
16 chemicals or generate bioproducts, such as manure, that are potentially toxic or  
17 may adversely affect wildlife species, habitat, or water quality. The Project shall  
18 incorporate measures to ensure that application of such chemicals does not result in  
19 discharge to the MSHCP Conservation Area. Measures such as those employed to  
20 address drainage and water quality impacts would require the implementation of  
21 Water Quality Management Plans (WQMPs) and a Stormwater Pollution  
22 Prevention Program (SWPPP), which will ensure that toxics will not affect the  
23 MSHCP Conservation Area. Section 4.7 of the Draft EIR addresses hydrology and  
24 water quality issues.

25 *Noise*

26 Proposed noise-generating land uses affecting the MSHCP Conservation Area shall  
27 incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP  
28



1 Conservation Area resources pursuant to applicable rules, regulations and  
2 guidelines related to land use noise standards. For planning purposes, wildlife  
3 within the MSHCP Conservation Area should not be subject to noise that would  
4 exceed residential noise standards. Noise issues are not anticipated, as train tracks  
5 and Van Buren Boulevard lie between the Project and the Criteria Cell.

6 *Invasive Species*

7 Landscaping plans for development for the proposed Project will provide a list of  
8 native landscaping materials permitted within the Project area. The Project will  
9 incorporate special edge treatments designed to separate development areas from  
10 open space areas. Landscape buffers will be incorporated into the Project designs  
11 that minimize the intrusion of non-native plant species into natural areas. None of  
12 the plant species listed in Section 6.1.4 of the MSHCP will be used for landscaping  
13 for the proposed Project.

14 *Fuels Management*

15 Fuels management focuses on hazard reduction for humans and their property  
16 (MSHCP, page 6-72). According to the Fuels Management Guidelines, for new  
17 development planned adjacent to the MSHCP Conservation Area or other  
18 undeveloped areas, brush management shall be incorporated in the development  
19 boundaries and shall not encroach into the MSHCP Conservation Area (MSHCP,  
20 page 6-72). Any areas planted with fire-resistant, non-invasive plants must not  
21 encroach into a Conservation Area. Accordingly, with implementation of these  
22 standard requirements, the Project will be consistent with the MSHCP Fuels  
23 Management Guidelines.  
24

25 **BE IT FURTHER RESOLVED** by the Planning Commission of the County of Riverside that  
26 Tentative Parcel Map No. 36192 is consistent with the County of Riverside General Plan as adopted by  
27 the Riverside County Board of Supervisors on October 7, 2003.  
28

1           **BE IT FURTHER RESOLVED** by the Planning Commission of the County of Riverside that it  
2 has reviewed and considered EIR No. 505 in evaluating the Project, that EIR No. 505 is an accurate and  
3 objective statement that complies with the California Environmental Quality Act and reflects the County's  
4 independent judgment, and that EIR No. 505 is incorporated herein by this reference.

5           **BE IT FURTHER RESOLVED** by the Planning Commission of the County of Riverside that it  
6 **CERTIFIES** EIR No. 505 and **ADOPTS** the Mitigation Monitoring and Reporting Plan specified therein.

7           **BE IT FURTHER RESOLVED** by the Planning Commission of the County of Riverside that  
8 Tentative Parcel Map No. 36192, on file with the Clerk of the Board, including the final conditions of  
9 approval and exhibits, is hereby approved for the real property described and shown on the map, and said  
10 real property shall be developed substantially in accordance with Tentative Parcel Map No. 36192, unless  
11 the map is amended by the Planning Commission.

12           **BE IT FURTHER RESOLVED** by the Planning Commission of the County of Riverside that  
13 copies of Tentative Parcel Map No. 36192 shall be placed on file in the Clerk of the Board, in the Office  
14 of the Planning Director, and in the Office of the Building and Safety Director, and that no applications  
15 for other development approvals shall be accepted for real property described and shown in the Project,  
16 unless such applications are substantially in accordance herewith.

17           **BE IT FURTHER RESOLVED** by the Planning Commission of the County of Riverside that the  
18 custodians of the documents upon which this decision is based are the Clerk of the Board of Supervisors  
19 and the County Planning Department and that such documents are located at 4080 Lemon Street,  
20 Riverside, California.  
21  
22  
23  
24  
25  
26  
27  
28

**GENERAL NOTES**

**NOTES**

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "B" SUBDIVISION ORDINANCE 460.
2. 2004 THOMAS BROS. MAP BOOK, PAGE 684, GRID PA. 65 AND 66.
3. THIS MAP DOES INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND COVERED.
4. PROJECT IS NOT WITHIN A SPECIFIC PLAN.
5. EASEMENTS OF RECORD ARE AS SHOWN.
6. ACCESS SHALL BE RESTRICTED ON CLAY STREET.
7. PROJECT IS NOT WITHIN A COUNTY SERVICE DISTRICT.
8. DISTINGUISH HELL ON THE PROPERTY IS AS SHOWN.
9. COUSPOUSITY FLOW BY AROUND ADJACENT SURVEYS ON 6/20/02.
10. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REVISIONS.
11. ALL SLOPES ARE 2% UNLESS OTHERWISE NOTED.
12. NO SUBSURFACE SEPTIC WASTEWATER DISPOSAL IS INTENDED.
13. LAND IS SUBJECT TO HIGH LIQUIDATION AND SUSCEPTIBLE TO SUBSIDENCE, BUT IS NOT WITHIN A SPECIAL STUDY ZONE.
14. LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
15. FLOOD ZONE & AREA OF MINIMAL FLOODING FLOOD ZONE A, 10 BASE FLOOD ELEVATIONS DETERMINED AND FLOOD ZONE A2 BASE FLOOD ELEVATIONS DETERMINED PER FEMA PANEL GROUP 22022 B.
16. OPEN CHANNELS ON SITE ARE AS SHOWN.
17. EXISTING STRUCTURES OR CHIMNEYS HAVE BEEN REMOVED.
18. NO PROPOSED STRUCTURES OR CHIMNEYS ON SITE.
19. THE PROJECT WILL COMPLY WITH NEDES REQUIREMENT AS REQUIRED BY NEDES SUPPLEMENT "K".
20. THE HAZARDOUS WASTE SETBACK LINE FOR THE RIVERSIDE COUNTY FIRE DEPARTMENT IS 500' AND CAN BE REDUCED SUBJECT TO FIRE DEPARTMENTS APPROVAL.

**PARCEL SUMMARY:**

PARCEL	ACRES NET	ACRES GROSS
PARCEL 1	3.24	3.48
PARCEL 2	2.61	2.86
PARCEL 3	2.66	2.91
PARCEL 4	2.74	2.99
PARCEL 5	4.86	5.11
PARCEL 6	2.95	3.20
PARCEL 7	2.31	2.56
PARCEL 8	2.07	2.32
PARCEL 9	2.43	2.68
PARCEL 10	1.90	2.15
PARCEL 11	1.84	2.09
PARCEL 12	2.09	2.34
PARCEL 13	1.66	1.91
PARCEL 14	2.29	2.54
PARCEL 15	1.47	1.72
PARCEL 16	3.26	3.51
PARCEL 17	1.48	1.73
PARCEL 18	3.04	3.29
PARCEL 19	1.84	2.09
PARCEL 20	2.01	2.26
PARCEL 21	2.01	2.26
PARCEL 22	2.01	2.26
PARCEL 23	2.01	2.26
PARCEL 24	2.01	2.26
PARCEL 25	2.01	2.26
PARCEL 26	2.01	2.26
PARCEL 27	2.01	2.26
PARCEL 28	2.01	2.26
PARCEL 29	2.01	2.26
PARCEL 30	2.01	2.26
PARCEL 31	2.01	2.26
PARCEL 32	2.01	2.26
PARCEL 33	2.01	2.26
PARCEL 34	2.01	2.26
PARCEL 35	2.01	2.26
PARCEL 36	2.01	2.26
PARCEL 37	2.01	2.26
PARCEL 38	2.01	2.26
PARCEL 39	2.01	2.26
PARCEL 40	2.01	2.26
PARCEL 41	2.01	2.26
PARCEL 42	2.01	2.26
PARCEL 43	2.01	2.26
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PARCEL 45	2.01	2.26
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PARCEL 62	2.01	2.26
PARCEL 63	2.01	2.26
PARCEL 64	2.01	2.26
PARCEL 65	2.01	2.26
PARCEL 66	2.01	2.26
PARCEL 67	2.01	2.26
PARCEL 68	2.01	2.26
PARCEL 69	2.01	2.26
PARCEL 70	2.01	2.26
PARCEL 71	2.01	2.26
PARCEL 72	2.01	2.26
PARCEL 73	2.01	2.26
PARCEL 74	2.01	2.26
PARCEL 75	2.01	2.26
PARCEL 76	2.01	2.26
PARCEL 77	2.01	2.26
PARCEL 78	2.01	2.26
PARCEL 79	2.01	2.26
PARCEL 80	2.01	2.26
PARCEL 81	2.01	2.26
PARCEL 82	2.01	2.26
PARCEL 83	2.01	2.26
PARCEL 84	2.01	2.26
PARCEL 85	2.01	2.26
PARCEL 86	2.01	2.26
PARCEL 87	2.01	2.26
PARCEL 88	2.01	2.26
PARCEL 89	2.01	2.26
PARCEL 90	2.01	2.26
PARCEL 91	2.01	2.26
PARCEL 92	2.01	2.26
PARCEL 93	2.01	2.26
PARCEL 94	2.01	2.26
PARCEL 95	2.01	2.26
PARCEL 96	2.01	2.26
PARCEL 97	2.01	2.26
PARCEL 98	2.01	2.26
PARCEL 99	2.01	2.26
PARCEL 100	2.01	2.26

**OWNER**  
MCP DEANZA, LLC  
C/O DANIEL KARGER  
1430 BRISTOL AVENUE NORTH, SUITE 100  
NEWPORT BEACH, CA 92660  
PHONE 949 266-2540  
DANIEL.KARGER@MCPAS-PARTNERS.COM

**APPLICANT**  
MCP DEANZA, LLC  
C/O DANIEL KARGER  
1430 BRISTOL AVENUE NORTH, SUITE 100  
NEWPORT BEACH, CA 92660  
PHONE 949 266-2540  
DANIEL.KARGER@MCPAS-PARTNERS.COM

**ENGINEER**  
ALEXIS A. WEBB ASSOCIATES  
ATTN: SANDY CHANDLER  
2788 HUNTER STREET  
RIVERSIDE, CA 92506  
951 688-0700  
SANDY.CHANDLER@WEBBASSOCIATES.COM

**ASSESSOR'S PARCEL NO'S**  
M3-400-001 AND 002

**ACREAGE**  
6425 ACRES GROSS/COVERSHIP  
6136 ACRES NET

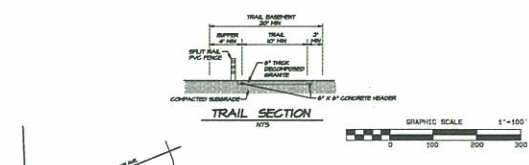
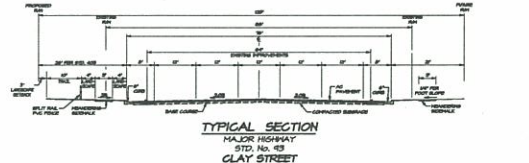
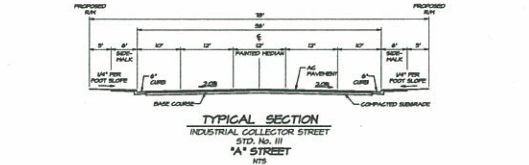
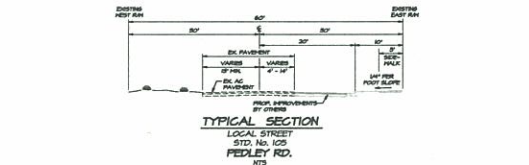
**LAND USE**  
EXISTING LAND USE: VACANT  
PROPOSED LAND USE: LIGHT INDUSTRIAL  
EXISTING ZONING: H-SC  
PROPOSED ZONING: H-SC  
EXISTING 1: GENERAL PLAN DESIGN: LIGHT INDUSTRIAL

**UTILITIES**  
WATER: JURIPA COUNTY SERVICES DISTRICT  
SEWER: JURIPA COUNTY SERVICES DISTRICT  
ELECTRIC: SOUTHERN CALIFORNIA Edison COMPANY  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
AT&T: AT&T  
TELEPHONE: AT&T  
TELEVISION: RIVERSIDE RECEPTION/CABLE

**SCHOOL DISTRICT**  
JURIPA UNIFIED SCHOOL DISTRICT

**LEGEND:**  
- - - - - EGRESS AND EGRESS

**LEGAL DESCRIPTION:**  
A PORTION OF LAND LOCATED IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 3 WEST, JURIPA RANCHO, LOCATED IN THE COUNTY OF RIVERSIDE, CA



**VICINITY MAP**

**AMENDED MAP No. 1**  
MCP DEANZA, LLC  
COUNTY OF RIVERSIDE  
TENTATIVE PARCEL MAP #36192  
SCHEDULE E

SCALE: 1" = 100'  
DATE: 08/03/2011  
DRAWN: JCY  
CHECKED: JCY  
DATE: 08/03/2011  
FILE NO. 2011-0001  
PROJECT: TENTATIVE PARCEL MAP #36192  
SCHEDULE E

DATE: 08/03/2011  
DATE: 08/03/2011

DATE: 08/03/2011  
DATE: 08/03/2011

**LINE DATA:**

LINE	BEARING	DISTANCE
L1	N 00° 00' 00" E	10.00
L2	N 00° 00' 00" E	10.00
L3	N 00° 00' 00" E	10.00
L4	N 00° 00' 00" E	10.00
L5	N 00° 00' 00" E	10.00
L6	N 00° 00' 00" E	10.00
L7	N 00° 00' 00" E	10.00
L8	N 00° 00' 00" E	10.00
L9	N 00° 00' 00" E	10.00
L10	N 00° 00' 00" E	10.00
L11	N 00° 00' 00" E	10.00
L12	N 00° 00' 00" E	10.00
L13	N 00° 00' 00" E	10.00
L14	N 00° 00' 00" E	10.00
L15	N 00° 00' 00" E	10.00
L16	N 00° 00' 00" E	10.00
L17	N 00° 00' 00" E	10.00
L18	N 00° 00' 00" E	10.00
L19	N 00° 00' 00" E	10.00
L20	N 00° 00' 00" E	10.00
L21	N 00° 00' 00" E	10.00
L22	N 00° 00' 00" E	10.00
L23	N 00° 00' 00" E	10.00
L24	N 00° 00' 00" E	10.00
L25	N 00° 00' 00" E	10.00
L26	N 00° 00' 00" E	10.00
L27	N 00° 00' 00" E	10.00
L28	N 00° 00' 00" E	10.00
L29	N 00° 00' 00" E	10.00
L30	N 00° 00' 00" E	10.00
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L39	N 00° 00' 00" E	10.00
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L41	N 00° 00' 00" E	10.00
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L67	N 00° 00' 00" E	10.00
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L70	N 00° 00' 00" E	10.00
L71	N 00° 00' 00" E	10.00
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L95	N 00° 00' 00" E	10.00
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L97	N 00° 00' 00" E	10.00
L98	N 00° 00' 00" E	10.00
L99	N 00° 00' 00" E	10.00
L100	N 00° 00' 00" E	10.00

Case #: PM36192 AMD NO. 1  
Date: 1/11/5/10  
Planner: C.HINOJOSA



# **Design Guidelines**

## **For**

# **Deanza Clay Street Business Park**

---

**Prepared By:**

**HPA, Inc.**

**18831 Bardeen Avenue, Ste. 100**

**Irvine, CA 92620**

**Phone: 949.863.1770**

**Prepared For:**

**County of Riverside**

**Planning Department**

**4080 Lemon Street, 9<sup>th</sup> Floor**

**P.O. Box 1409**

**Riverside, CA 92502**

**Phone: 951.955.3200**

**Property Owner / Applicant:**

**WCP Deanza, LLC**

**C/O Davis Partners LLC**

**1420 Bristol Street North, Suite 100**

**Newport Beach, CA 92660**

**Phone: 949.296.3560**

**Fax: 949.752.8776**

January, 2010

### ARCHITECTURAL DESIGN GUIDELINES

This sets forth guidelines for the Deanza Clay Street Business Park Parcel Map. The Architectural Guidelines are intended to guide the development of attractive, yet functional industrial and mixed-use land uses that are visually cohesive with the surrounding residential, commercial, and industrial neighborhoods. This identifies the key architectural design criteria that shall be implemented in all future development applications submitted within the Parcel Map.

Deanza Clay Street Business Park is located in the Jurupa Area Plan of the County of Riverside. The Project is specifically located on the west side of Clay St, North of Van Buren Blvd, and South of Limonite Ave. The Project site is approximately 68.05 gross acres composed of 20 light industrial parcels.

#### 1.1 SITE PLANNING GUIDELINES

The objective of these site planning guidelines is to provide a design framework where developers and designers can express their creativity without compromising the overall community character.

##### a. Site Layout

- Buildings shall be located in a manner that enhances efficient vehicular and pedestrian access.
- The primary entrance to a building shall be clearly defined through changes in massing and materials. Changes in height of elements and the creation of voids in the primary massing will clearly denote entry locations.
- The orientation of a building should complement the orientation of nearby buildings and parking areas.
- Buildings shall generally be oriented towards the primary public view along street frontages. Varying angles create visual interest and minimize the perceived mass of a group of buildings.







**b. Parking Guidelines**

Parking areas are an important design element that must be carefully considered. All parking areas shall be landscaped to provide users with shaded areas. In addition, parking perpendicular to street frontages shall be screened from view by the use of a small landscape berm or shrubs. Planters should be large enough to avoid crowding the plant materials.

Sufficient on-site parking to accommodate all vehicles associated with the permitted uses must be provided. Visitor parking should be located near public building entrances.



### 1.2 ARCHITECTURAL STYLES

The architectural design of industrial structures within the Parcel Map shall be architecturally articulated by varying mass, form, textures, or colors to avoid the monotonous appearance of long, box-like facades. This element is particularly important when buildings face the public view. Landscaping can also create interest and soften building facades. These concepts, as well as other methods of articulation, are explained in greater detail below.



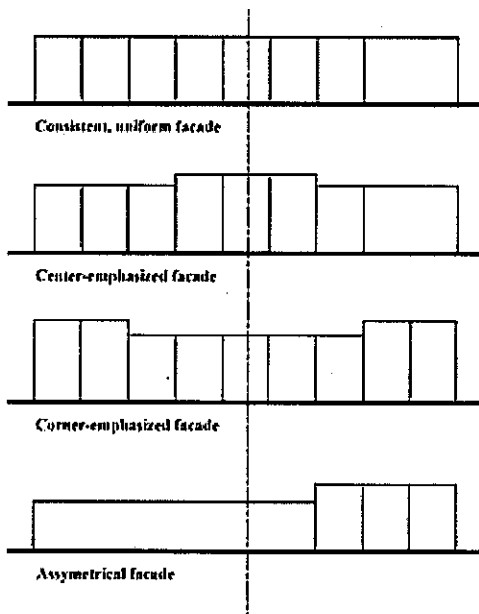
### 1.3 ARCHITECTURAL ELEMENTS

#### a. Building Mass and Scale

Building mass and scale is an important design element that should be taken into consideration to ensure development within the Parcel Map is visually compatible with the surrounding land uses. The perceived scale of a structure directly relates to its relation to adjacent buildings and natural features. The larger a building is perceived to be and the more highly visible the building is from primary roadways and other public viewing areas, the more important it is to consider the details of mass and scale at the streetscape level.

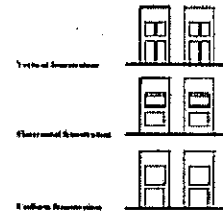
The mass and scale industrial buildings within the Parcel Map shall consider the visual framework of their specific locations (see 'Facades' below for more information). Mass and scale of buildings should also consider the adjacent streetscape environment and pedestrian environment. Buildings within the Parcel Map shall exhibit variations in massing, material, and color in order to avoid the appearance of larger, boxy building masses.

Buildings can be designed with a consistent, uniform facade; with the center of the facade emphasized; or with the corners of the facade emphasized as shown below.

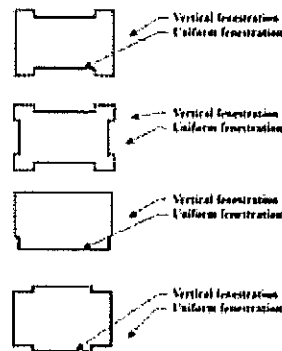


## Expression

Buildings can be designed with the fenestration expressed critically, horizontally, or uniformly, as shown below.



The various expressions can be mixed on a building as shown below.



## b. Building Materials & Colors

The use of building materials and colors plays a key role in developing attractive mixed-use and light industrial buildings that are visually cohesive with the rest of the community.

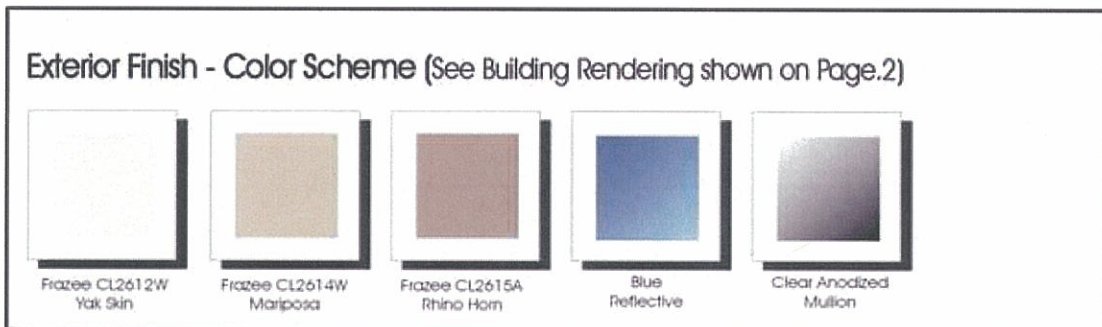
Specifically, building materials for structures should comply with the following guidelines:

- Unfinished exterior surfaces are not permitted.
- Primary building materials shall include masonry, stucco, painted, textured, sandblasted concrete, and/or plaster.
- Acceptable finish materials include, but are not limited to pre-cast concrete or poured-in-place concrete with textured and/or painted finish; concrete masonry units with painted, stained, or ceramic clad finish; tile or tile glazing units; glass blocks; and exposed aggregate.
- Material changes shall occur at intersecting planes, preferably at the inside corners, change of wall planes, or where architectural elements intersect.

Additionally, building colors should comply with the following guidelines.

## Deanza Clay Street Business Park Design Guidelines for PM36192

- Exterior wall colors shall be predominantly earth-toned or lighter neutrals.
- Accent elements may be bolder in color, using strong earth-tone colors.
- Bright primary colors, garish use of color and arbitrary patterns or stripes will clash with this palette and are not acceptable, except in signage logos.
- Downspouts shall be concealed, service doors and mechanical screen colors are to be the same as adjacent wall color.
- The color of all site elements and furnishings should be color coordinated with surrounding architecture.







*Example of façade articulation and building massing appropriate in large scale areas.*



*Example of window articulation that is more fine grained and appropriate in the urban areas..*

### c. Facades

As previously described, design articulation of the buildings facades, rooflines, and vertical and horizontal planes effectively reduces the visual mass of a building. Building facades should be designed in a way that minimizes the appearance of long, box-like facades. Elements such as projections and recesses create visual interest. Other elements which reduce building mass and scale include the use of balconies, columns, hip/gable roofs, enclosed courtyards, archways, and bold vertical elements.

Pedestrian-scale features adjacent to walkways are encouraged. Examples of such features include potted plants, overhangs on doorways, and low landscaping.



### d. Roof

Roof materials prohibited within the Parcel Map include:

- Wood shakes
- Standard composition shingles
- Bright or reflective materials



## Deanza Clay Street Business Park Design Guidelines for PM36192

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The roofs of building shall appear clean, organized, and uncluttered. All roof-top mechanical equipment shall be screened by the building parapet or placed so that it is not visible from public streets. Examples of roof-top equipment include, but are not limited to mechanical equipment, electrical equipment, storage tanks, cellular telephone facilities, satellite dishes, skylights, vents, exhaust fans, smoke hatches, and ducts.

### e. Windows and Doors

Window and door details are architectural components that carry a strong visual impact through their placement and design. The proportion of the windows and doors to the wall massing varies according to the architectural style chosen. The layout of other doors and windows on individual buildings' facades shall be placed in a repetitive pattern to create continuity.

Windows should be proportioned to emphasize the wall and solid forms. Fenestration (window design) should define function and structure and should be consistent in form, pattern, and color. The window trim shall be metal that is finished in a consistent color on each building. Glass shall be clear or tinted with medium to high performance glazing.

The use of recessed glass along mixed-use buildings and entry components is encouraged to enhance the visual play of light and shadow. Windows should also be placed within street-facing elevation(s) to help incorporate a human-scale design element into large buildings.



## 1.4 ARCHITECTURAL DESIGN CRITERIA

### a. Loading Doors and Service Docks

Loading doors, service docks, and equipment areas should be oriented or screened so they are not easily visible from accessible streets. Screening may be accomplished with solid walls that are compatible with the architectural expression of the building and/or a combination of landscaped berms.

Loading/service areas are not permitted to encroach into any required landscape setbacks. No loading or unloading activity is permitted to take place from public



## Deanza Clay Street Business Park Design Guidelines for PM36192

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streets, and these areas should not conflict with pedestrian walkways or primary building entrances. Service vehicles shall have clear and convenient access onto and within the site and should not disrupt vehicular and pedestrian circulation.



### b. Ground or Wall-Mounted Equipment

Examples of exterior ground-mounted equipment include, but are not limited to mechanical equipment, electrical equipment, emergency generators, boilers, storage tanks, risers, electrical conduits, gas lines, cellular telephone facilities, and satellite dishes. Typical ground-mounted equipment, such as transformers, should be screened or located out of view from the street or from other public areas. Screening may be accomplished with site walls or landscape elements that are consistent with these guidelines. Screen walls shall be designed as an integral part of the architectural and landscape concept. Electrical equipment rooms shall be located within the building envelope. Pop-outs or shed-like additions are prohibited.

Wall-mounted items, such as roof ladders or electrical panels, shall be located away from the street facade. They should be screened or incorporated into the architectural elements of the building so as not to be visually apparent from the street or other public areas within the Parcel Map.



### c. Rooftop Equipment

Examples of rooftop equipment include mechanical equipment, electrical equipment, storage tanks, cellular telephone facilities, satellite dishes, skylights, vents, exhaust fans, smoke hatches, and mechanical ducts. All rooftop equipment shall be screened so as not to be visible from the adjacent public street. Rooftop screens shall be integrated into the architecture of the main building, and wood rooftop screens are prohibited. Additionally, the roofs shall be



## Deanza Clay Street Business Park Design Guidelines for PM36192

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accessed through roof hatches, not exterior ladders. Roof hatches shall be located so that guardrails at parapets are not required.

### d. Tenant Signage and Project Monument Signage

A sign is often the primary identifying feature of a business and serves as the link between the building's exterior and the business inside. Signage may benefit a business by its physical location and can encourage pedestrians and drivers to venture inside an establishment. Sign information should be limited to the business, business logo, and/or the primary product sold or service offered.

Monument signage containing tenant logos and information shall be located at primary entrances. Potential locations for project monument signage can be located at Lot 10, Lot 14 or Lot 17. All signage must be compatible with the architectural style of the building and must reflect the overall vision of the Parcel Map. Signage is limited to monument, wall/fascia, awning, window, projecting, hanging signs, and directional signs and information kiosks. The following signs are prohibited: changeable letter signs, roof-mounted signs, and cloth, paper, or fabric signs (except for use as temporary signs).

#### Tenant Signage



#### Project Monument Signage



### e. Outdoor Lighting

Light fixtures shall be compatible with the architecture style of the building. All lighting should be designed and located in a manner that reduces power consumption to the lowest practical level. Walkways from parking areas to building entries shall be illuminated brighter than their surroundings. Similarly, building entries should be illuminated brighter than the other portions of the building.

Building-mounted lights shall be solely for architectural purposes on the fronts and sides of buildings visible from the streets. Such lighting is permissible for general illumination at the rear of the buildings if the light is directed downward and concentrated so "spill over" to other properties does not occur.



### f. Outdoor Furnishings

Examples of outside furnishing elements include, but are not limited to light fixtures, bollards, benches, trash receptacles, trellises, bike racks, and planters. All outside furnishing elements shall be consistent within the architectural theme and landscaping of the related mixed-use and light industrial buildings. Additionally, the color of all site elements and furnishings shall be coordinated with surrounding architecture.

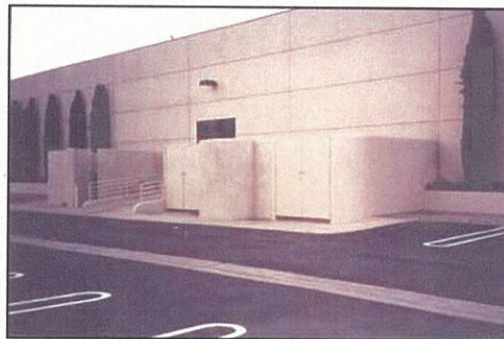
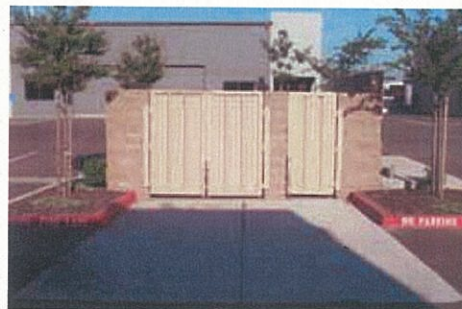
Trash enclosures shall be located so as to not be visible from public streets or walkways and shall be located away from the building's main entrance. All outdoor refuse containers shall be screened with an enclosure. The enclosure shall be of non-combustible, durable materials and designed with finishes and colors that are unified with the surrounding architecture. Refuse areas shall have clear and convenient access for collection. Refuse enclosures shall have solid, latching gates.



## Deanza Clay Street Business Park Design Guidelines for PM36192

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Site design should, as appropriate, create opportunities for outdoor eating areas as part of the landscaped interval between buildings. Outdoor eating areas are encouraged as a site amenity and design detail.



### g. Wall and Fence Design

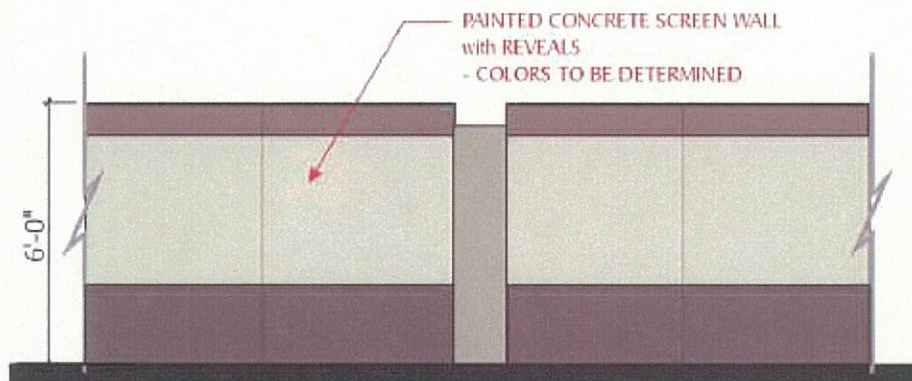
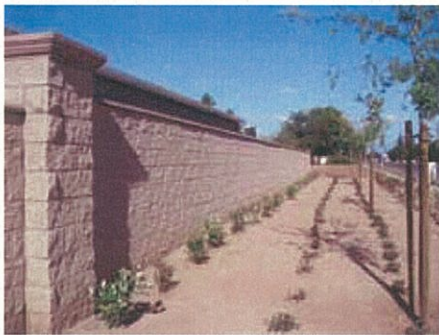
Fences or walls shall be consistent in design and materials throughout the Parcel Map. They may be used to screen parking, loading, and service areas; direct pedestrian traffic; define seating areas; define entry points; create landscape planters; and enhance a building's architectural design as described below.

- Site Wall Forms: Simple geometries that are integrated with the massing of the adjacent buildings.



## Deanza Clay Street Business Park Design Guidelines for PM36192

- Site Wall Materials: Textured masonry textured concrete, textured plaster with lighter infill panels.
- Interior Fence Materials: Precision Block and/or tubular steel with steel post or pilasters.
- Perimeter Fencing: Perimeter fencing, when necessary, can be between six (6) and eight (8) feet in height and either tubular steel fencing with steel posts or pilasters, concrete wall with accenting reveals or split face block.

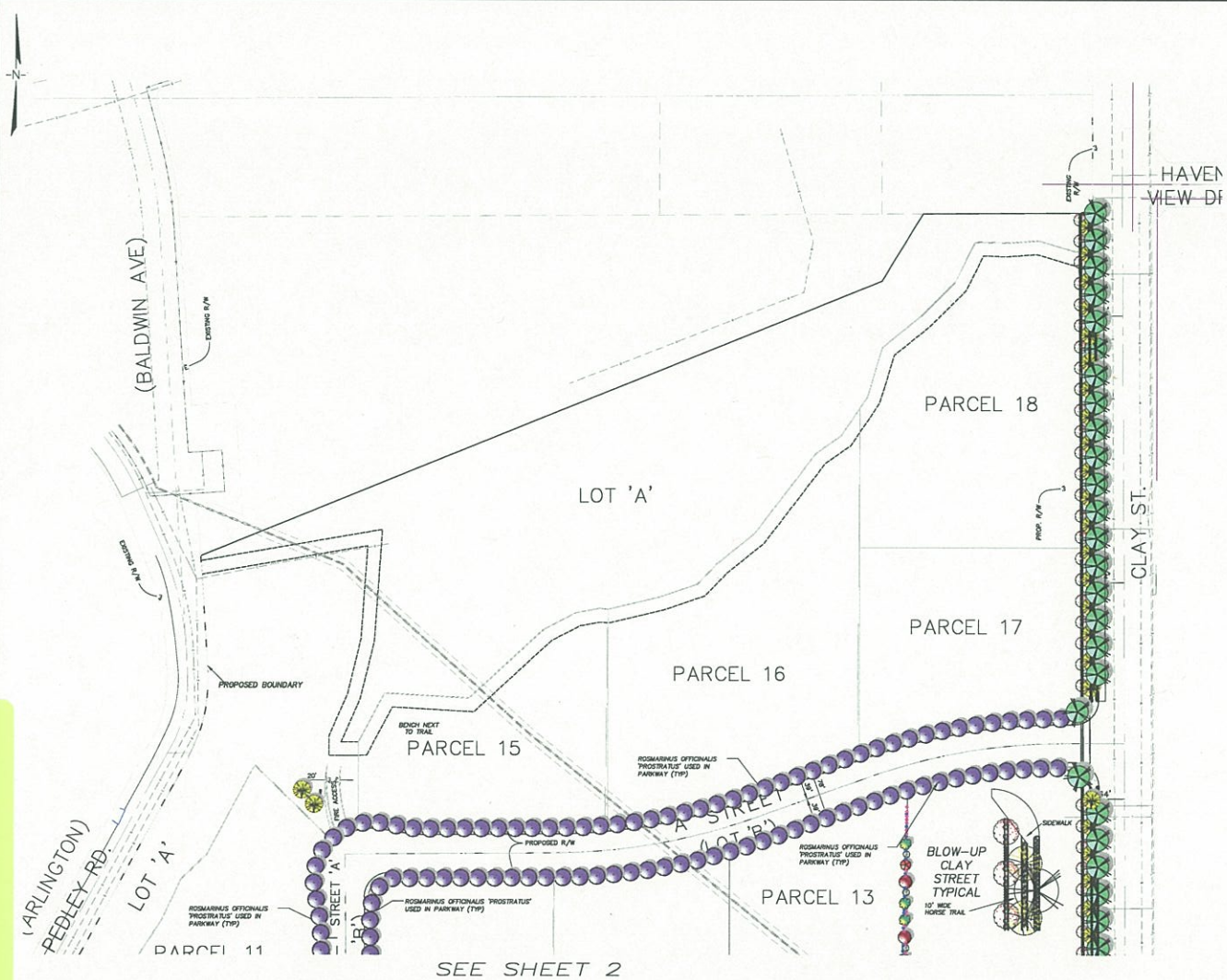


6'-0" HT. CONCRETE WALL - Typical









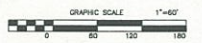
**PLANTING LEGEND**

TREES					
BOTANICAL NAME	COMMON NAME	MATURE SIZE	INSTALLATION SIZE & QUANTITY	SPACING	PLANT FACTOR
Acacia saligna	Willow Acacia	15' W x 40' H	24" box (32)	per plan	.4
Lagerströmia fl.	Orange Myrtle	12' W x 6"-30" H	24" box (18)	per plan	.4
Melaleuca leucadendron	Flax Leaf Paper Bark	20"-25" W x 20"-30" H	24" box (18)	per plan	.3
Tillandsia cordata	Shrub	25" W x 30"-60" H	24" box (25)	per plan	.3
Salix purpurea	Australian willow	25" W x 25" H	24" box (232)	per plan	.4
Ficus ventricosa	Pineapple Guava	10"-15" W x 10"-15" H	24" box (13)	per plan	.2
Magnolia grandiflora	Little Gem Magnolia	10"-15" W x 20"-25" H	24" box (48)	per plan	.4
Juniperus virginiana	Blue Arrow Juniper	2' W x 15" H	24" box (48)	per plan	.4
Juglans californica	Southern CA Walnut	15"-25" W x 15"-25" H	24" box (48)	per plan	.4
Sambucus mexicana	Elderberry	8"-20" W x 10"-30" H	24" box (48)	per plan	.4

SHRUBS				
BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE & QUANTITY	SPACING	PLANT FACTOR
Citrus 'Sunset'	Roadside	5 Gal. (120)	8' O.C.	.2
Santus 'Pippit'	Autumn Sage	5 Gal. (270)	8' O.C.	.3
Callitriche californica	Beje Fairy Duster	5 Gal. (115)	8' O.C.	.3
Dodonaea viscosa	Purple Hoopseed Bush	5 Gal. (58)	8' O.C.	.4
Washingtonia filifera	Coast Rosemary	5 Gal. (282)	5' O.C.	.2
Rhus microcarpa	Indian Hawthorne	5 Gal. (149)	5' O.C.	.3
Heteromeles arbutifolia	Teyon	5 Gal. (149)	5' O.C.	.3
Leucophaea cuneata	Cinnamon	5 Gal. (149)	5' O.C.	.3
Hesperis matronalis	Mexican Thread Grass	5 Gal. (149)	5' O.C.	.3

GROUNDCOVERS				
BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE & QUANTITY	SPACING	PLANT FACTOR
Rosmarinus officinalis prostratus	Prostrate Rosemary	Flat (81)	18" O.C.	.2
Acacia saligna	Acacia	Flat (4)	18" O.C.	.2
Dodonaea viscosa	Trailing Indigo Bush	Flat (25)	18" O.C.	.2

**WATER USAGE**  
 MAX. ALLOWABLE WATER ALLOWANCE (6468) = 10.1 ac. ft./yr  
 EST. ANNUAL WATER USE (EAU) = 4.1 ac. ft./yr



DATE	BY	REVISION	DATE
8/15/2009	WCP	REVISED PER DEVELOPMENT AGENCY REQUEST CHANGE	8-2-10

WCP DEANZA, LLC  
 COUNTY OF RIVERSIDE  
 TENTATIVE PARCEL MAP NO. 36192  
 CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 80'  
 DATE: 8/15/2009  
 DRAWN BY: WCP  
 CHECKED BY: WCP  
 PLOT DATE: 8/15/2009

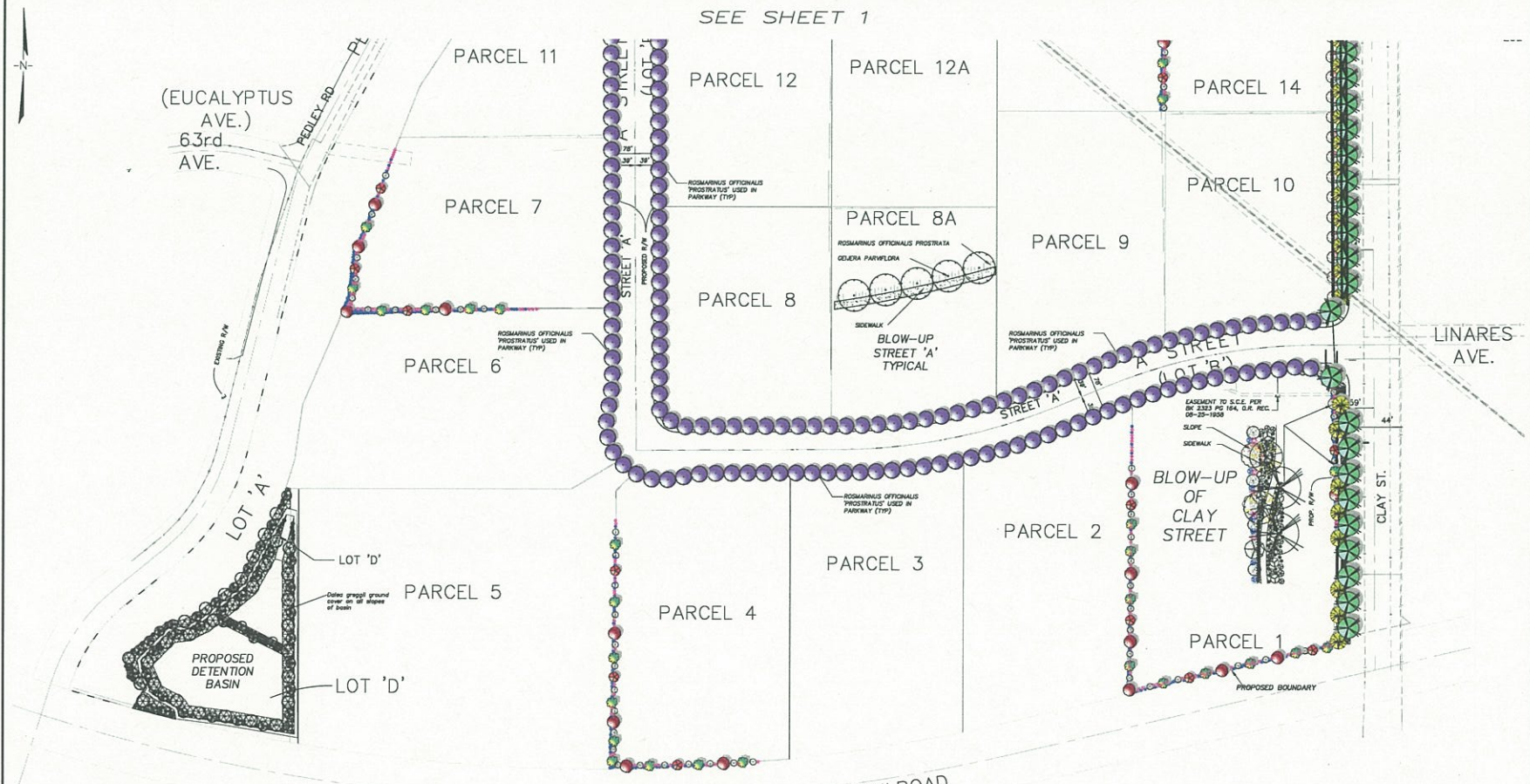
CIVIL ENGINEER  
 THE COUNTY OF RIVERSIDE, CA  
 REG. NO. 44444  
 EXP. 12-31-10

SHEET 1 OF 3 SHEETS

- NOTES**
- THIS DESIGN CONFORMS TO ORDINANCE NO. 859 AND COUNTY OF RIVERSIDE GUIDE TO CA FRIENDLY LANDSCAPING. ALL PLANTS LISTED ARE IN THE COUNTY OF RIVERSIDE GUIDE TO CA FRIENDLY LANDSCAPING.
  - LINEAR DEEP ROOT BARRIERS TO BE INSTALLED FOR ANY TREES PLANTED WITHIN 6" FROM ANY HARDSCAPE.
  - THERE IS NO EXISTING LANDSCAPING OR STREET TREES ADJACENT TO THE PROPERTY.
  - ALL IRRIGATION SHALL CONFORM TO ORDINANCE 859.
  - ALL EXPOSED SURFACES WITHIN THE DEVELOPED LANDSCAPE AREA SHALL BE MATCHED WITH A MINIMUM TWO INCH (2") LAYER OF DG.

Case #: PM36192 AMD NO. 1  
 Exhibit: L (SHEETS 1-3)  
 Date: 1/11/5/10  
 Planner: C.HINOJOSA





**PLANTING LEGEND**

**TREES**

BOTANICAL NAME	COMMON NAME	MATURE SIZE	INSTALLATION SIZE & QUANTITY	SPACING	PLANT FACTOR
Acacia saligna	Willow Acacia	15' W x 40' H	24" box (22)	per plan	4
Leptospermum h.	Crope Myrtle	12' W x 6"-30" H	24" box (18)	per plan	4
Rosastralis bitorata	Chinese Flame Tree	20'-40' W x 20'-40' H	24" box (18)	per plan	3
Tristania conferta	Bilibiani Blue	22' W x 35'-50' H	24" box (20)	per plan	3
Salix purpurea	Australian willow	22' W x 25' H	24" box (22)	per plan	4
Ficus ventricosa	Pineapple Guava	10'-15' W x 10'-15' H	24" box (13)	per plan	2
Magnolia grandiflora	Little Gem Magnolia	10'-15' W x 20'-25' H	24" box (48)	per plan	4
Amelanchier alnifolia	Blue Arrow Juniper	2' W x 12' H	24" box (48)	per plan	4
Juglans nigra	So. Cal Walnut	15'-25' W x 12'-20' H	24" box (48)	per plan	4
Sambucus mexicana	Delderberry	8'-20' W x 10'-20' H	24" box (48)	per plan	4

**SHRUBS**

BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE & QUANTITY	SPACING	PLANT FACTOR
Clusia	Redrose	5 Gal. (120)	8' O.C.	2
Sarcocolla	Autumn Sage	5 Gal. (270)	8' O.C.	3
Callitriche	Baye Fairy Duster	5 Gal. (115)	8' O.C.	3
Dodonaea viscosa	Purple Hoped Bush	5 Gal. (20)	8' O.C.	4
Westringia	Coast Rosemary	5 Gal. (202)	5' O.C.	2
Rhipidolobos	Indian Hawthorne	5 Gal. (148)	5' O.C.	3
Heteromeles	Teyan	15 Gal. (148)	per plan	3
Leucophaea	Cinnamon	5 Gal. (148)	per plan	3
Hemlock	Medison Thread Grass	1 Gal. (148)	per plan	3

**GROUNDCOVERS**

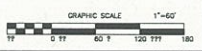
BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE & QUANTITY	SPACING	PLANT FACTOR
Rosastralis prostrata	Prostrate Rosemary Dwarf Rosemary	Flat (61)	18" O.C.	2
Acacia retinosa	Acacia	Flat (4)	18" O.C.	2
Dalea	Trailing Indigo Bush	Flat (25)	18" O.C.	2

**NOTES**

- THIS DESIGN CONFORMS TO ORDINANCE NO. 839 AND COUNTY OF RIVERSIDE GUIDE TO A FRIENDLY LANDSCAPING. ALL PLANTS LISTED ARE IN THE COUNTY OF RIVERSIDE GUIDE TO A FRIENDLY LANDSCAPING.
- LINEAR DEEP ROOT BARRIERS TO BE INSTALLED FOR ANY TREES PLANTED WITHIN 6' FROM ANY HARDSCAPE.
- THERE IS NO EXISTING LANDSCAPING OR STREET TREES ADJACENT TO THE PROPERTY.
- ALL IRRIGATION SHALL CONFORM TO ORDINANCE 839.
- ALL EXPOSED SURFACES WITHIN THE DEVELOPED LANDSCAPE AREA SHALL BE MULCHED WITH A MINIMUM TWO INCH (2") LAYER OF DC.

**WATER USAGE**

MAX. ALLOWABLE WATER ALLOWANCE (MARA) = 101 cc. ft./yr  
 EST. ANNUAL WATER USE (EAWU) = 43 cc. ft./yr

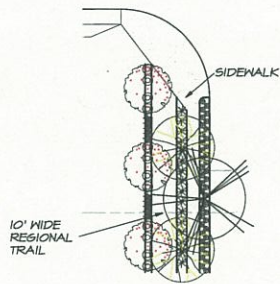


DESIGNED BY	WCP DEANZA, LLC
CHECKED BY	WCP DEANZA, LLC
DATE	06/18/2008

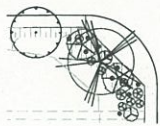
WCP DEANZA, LLC  
 COUNTY OF RIVERSIDE  
 TENTATIVE PARCEL MAP NO. 36192  
 CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 20'	DATE: 6/18/2008	CHECKED BY: WCP DEANZA, LLC	SHEET NO. 2
DESIGNED BY: WCP DEANZA, LLC	DATE: 6/18/2008	CHECKED BY: WCP DEANZA, LLC	SHEET NO. 2
DATE: 6/18/2008	DATE: 6/18/2008	DATE: 6/18/2008	SHEET NO. 2

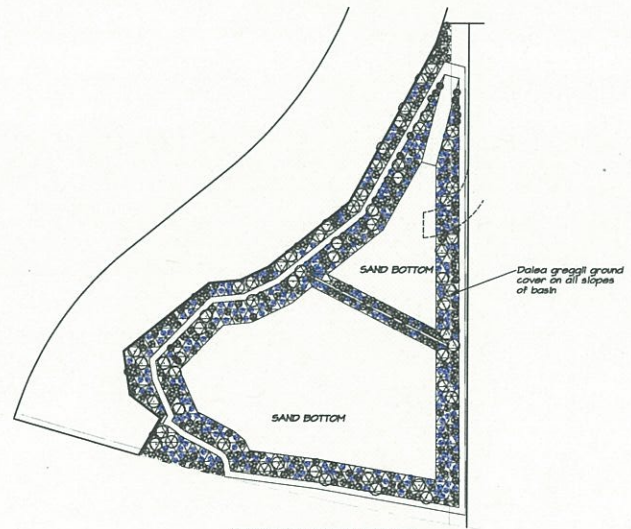




BLOW-UP CLAY STREET NORTH OF LINARES

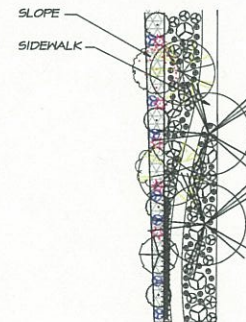
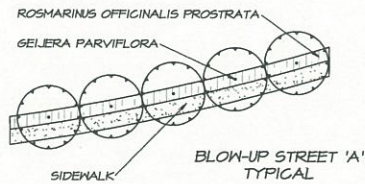


BLOW-UP OF TYPICAL CORNER

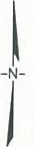


PROPOSED WATER QUALITY & DETENTION BASIN

NOT TO SCALE



BLOW-UP OF CLAY STREET SOUTH OF LINARES



REVISIONS	DATE	REV
AS PER COUNTY'S COMMENTS	10/22/09	JUR
PER COMMENT NOTES NOV.12, AND CONFERENCE CALL NOV.16, 11/20/09	11/20/09	JUR

**WCP DEANZA, LLC**

**COUNTY OF RIVERSIDE**  
TENTATIVE PARCEL MAP NO. 36192  
CONCEPTUAL LANDSCAPE PLAN

DESIGNED BY: JWR	CIVIL ENGINEERS	REG. NO. 59-2048
DRAWN BY: JWR	17000 WILSON ST.	SHEET 3
CHECKED BY: SC	MARSHIC CA 92508	OF 3 SHEETS
PLN. OR. REF.:	(917) 898-1000	DRAWN BY: JWR
PLOT DATE: 11/20/2009		10-0000-0000



# LANDSCAPE PLAN

for

Tentative Parcel Map #36192

Prepared for:  
County of Riverside

Prepared by:  
Albert A Webb Associates

January 2010



TABLE OF CONTENTS

SECTION 1 – Landscape Concept Theory _____	1-1
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PART III – Ground Cover _____	3-18

## LANDSCAPE CONCEPT THEORY

WEBB'S INTENT FOR THIS PROJECT IS TO PROVIDE A LANDSCAPE DESIGN THAT WILL THRIVE IN THE CLIMATE OF THE AREA AND PROVIDE YEAR ROUND INTEREST AND BEAUTY. ALL OF THE PLANT MATERIAL THAT HAS BEEN PROPOSED FOR THIS PROJECT IS DROUGHT TOLERANT, HEAT AND COLD RESISTANT AND EASY TO MAINTAIN. THE PROPOSED LAYOUT OF THE PLANT MATERIAL WILL BE DONE IN A WAY THAT THE PLANTS WILL HAVE ROOM ENOUGH TO GROW TO THEIR FULL MATURITY WITHOUT HAVING TO BE PRUNED. THE USE OF WOOD MULCH AND DECOMPOSED GRANITE WILL INHIBIT WEED GROWTH AND HELP RETAIN SOIL MOISTURE IMPROVING THE GROWING CONDITIONS WHILE LOWERING WATER USE.

THE FINISHED LANDSCAPE WILL INTEGRATE WELL INTO THE SURROUNDING LANDSCAPE AREAS AND WILL PROVIDE SCREENING OF THE PROJECT FROM THE SURROUNDING ROADS. THE TREES, SHRUBS, AND GROUNDCOVERS WERE SELECTED TO PROVIDE A VARIETY OF COLOR, TEXTURES, AND FORMS TO ACCENT AND BEAUTIFY THE DEVELOPMENT. EVERGREEN BRISBANE BOX IS THE MAIN STREET TREE ALONG CLAY STREET, WITH FLAX LEAF PAPER BARK TREES LOCATED BETWEEN AND SET BACK FROM THE BRISBANE BOX TO CREATE DEPTH AND INTEREST. THE INTERIOR STREET OF THE DEVELOPMENT WILL BE PLANTED WITH EQUALLY SPACED AUSTRALIAN WILLOWS, ANOTHER FINE TEXTURED EVERGREEN TREE THAT WILL PROVIDE SCREENING, SHADE, AND SOFTEN THE PAVED AREAS. THE PROJECT'S ESTIMATED WATER USE REQUIREMENTS IS BELOW THE MAXIMUM ANNUAL WATER USE REQUIREMENT ALLOWED BY THE COUNTY OF RIVERSIDE.



LANDSCAPE MAINTENANCE PLAN



# DAVIS PARTNERS

LIMITED LIABILITY COMPANY

VIA EMAIL

12/17/2009

Christian Hinojosa  
Urban Regional Planner  
County of Riverside  
4080 Lemon St., 9th Floor  
P.O. Box 1409  
Riverside, CA 92502

RE: PM36192 -- Maintenance Plan

Dear Christian,

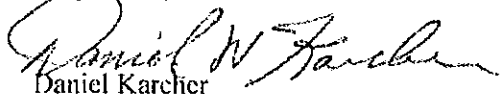
The recent submittal for the master planned business park lots including 20 Lots on approximately 68 acres includes a few planned facilities both private and public that will be maintained respectively.

Please refer back to PM36192 for a visual representation of the outlined anticipated maintenance plan below:

Facility	Type of Maintenance	Responsible Party
Lot 19 -- WQMP Basin	Ongoing maintenance of facility As per the Preliminary WQMP Prepared for flood control	Owner's Association
Street "a"	General road maintenance And Lanscaping within ROW	Transportation Dept.
Storm Drain Facilities (Easements within ROW And Lots)	General Drainage maintenance	Transportation Dept
Lot A -- Open Space	Maintained as an open space lot Trash Clean up	Owners Association

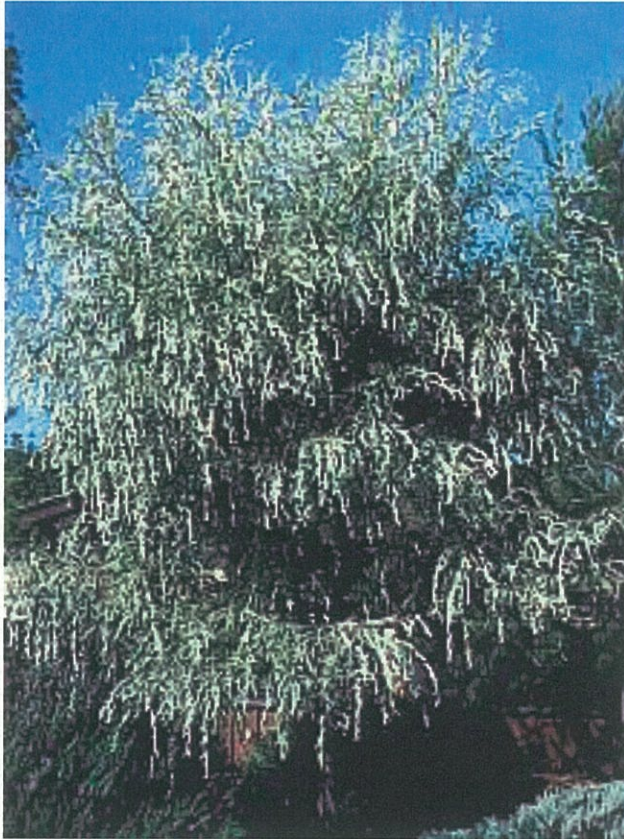
Please feel free to call me at (949) 296-3560 for further clarification if needed.

Respectfully,

  
Daniel Karcher

Cc: Sandy Chandler (Webb Associates)

LANDSCAPE PLANT PALETTE



## ACACIA PENDULA

Plant Name:	Weeping Acacia
Colors:	Blue-gray leaves, pairs of yellowish flowers in spring
Growing Patterns:	Slow
Typical Applications:	Decorate and protect hillsides, banks, freeways, cascading behind wall
Height:	25 feet tall, 15 foot spread
Water Usage:	Deep infrequent watering





### LAGERSTROEMIA H. 'MUSKOGEE'

Plant Name:	Crape Myrtle
Colors:	Smooth gray, light brown bark. Light green bronze red foliage in spring; mature leaves deep glossy green. 1 – 1 ½ inch red to pink crinkled flowers
Growing Patterns:	Slow
Typical Applications:	Shrub or tree
Height:	6 - 30 feet
Water Usage:	Deep infrequent watering

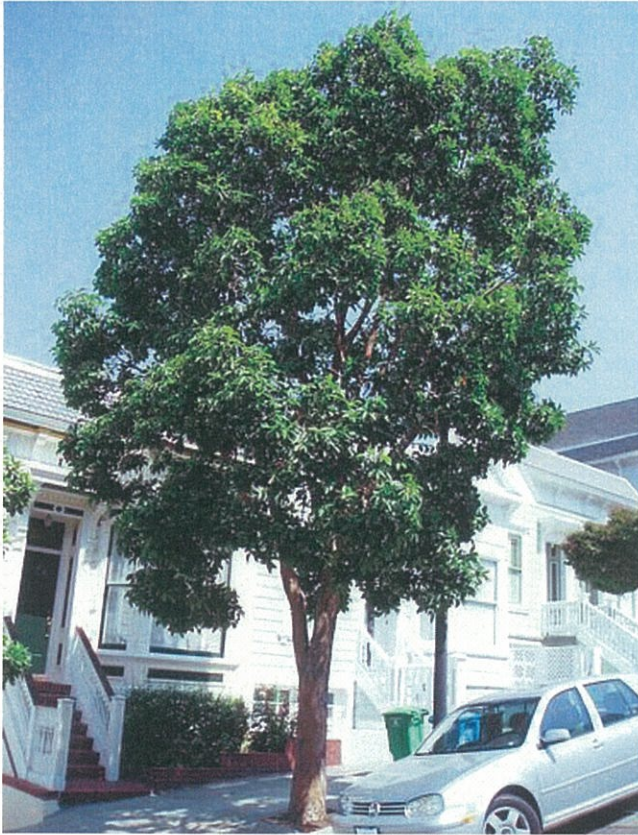




## MELALEUCA LINARIFOLIA

Plant Name:	Flax Leaf Paperbark
Colors:	Evergreen tree with white flowers that bloom in the summer
Growing Patterns:	Quick growing, dense small tree or shrub
Typical Applications:	Full sun, lawn and street tree
Height:	30 feet tall, 20 feet wide
Water Usage:	Little or no water, well drained soils

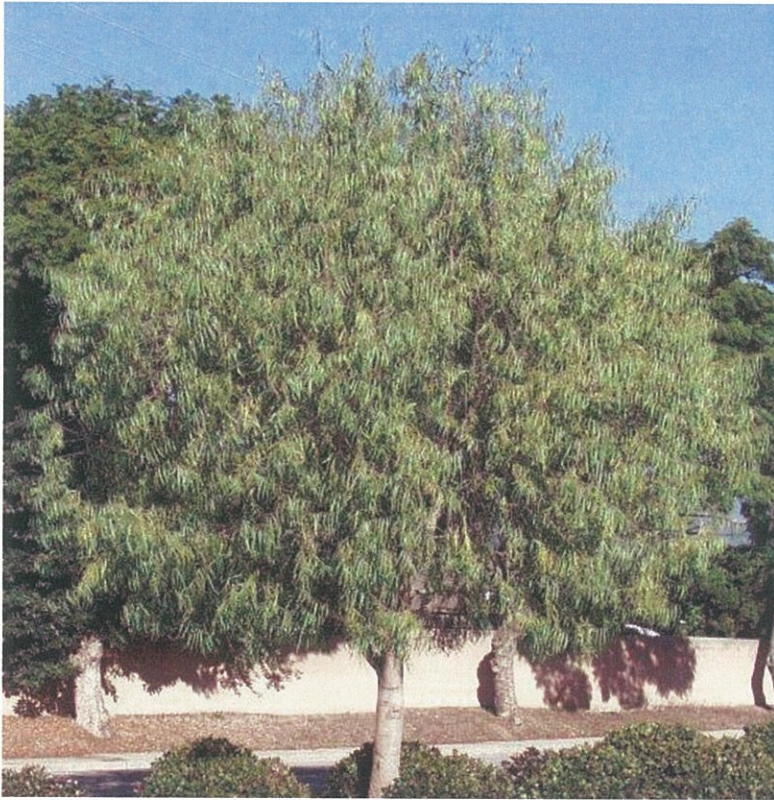




## TRISTANIA CONFERTA

Plant Name:	Brisbane Box
Colors:	Handsome evergreen foliage, shedding bark. In summer – white to creamy white $\frac{3}{4}$ inch clusters of 3 – 7 flowers
Growing Patterns:	Fast, upright, eventually a broad rounded crown
Typical Applications:	Street, lawn tree
Height:	30 – 60 feet
Water Usage:	Little or no water once established





## GEIJERA PARVIFLORA

Plant Name:	Australian willow
Colors:	Evergreen tree. Graceful, fine textured foliage gives weeping effect
Growing Patterns:	Rounded to pyramidal in form. Grows at a moderate rate.
Typical Applications:	Street tree
Height:	25 – 30 feet tall, 20 feet wide
Water Usage:	Little to moderate





## FEIJOA SELLOWIANA

Plant Name:	Pineapple guava
Colors:	Evergreen tree with edible flowers consisting of white petals and scarlet stamens.
Growing Patterns:	Slow growing multi-stemmed evergreen tree.
Typical Applications:	Street tree
Height:	15 feet tall, 15 feet wide
Water Usage:	Little to moderate





### SAMBUCUS MEXICANA TAPIRO

Plant Name:	Blue Elderberry
Colors:	Deciduous tree with butter yellow flowers and clusters of blue to nearly black berries.
Growing Patterns:	Leaves divided into five to nine toothed 1 – 6 inch long leaflets.
Typical Applications:	Street tree
Height:	10 – 30 feet tall, 8 – 20 feet wide
Water Usage:	Little or no water once established





## JUGLANS CALIFORNICA

Plant Name:	California Black Walnut
Colors:	Leaves divided into many leaflets and have featherlike appearance. Leaves turn yellow in the fall. Bear oval or round nuts.
Growing Patterns:	Large and spreading
Typical Applications:	Stream banks, shade trees
Height:	20 – 25 feet tall, 20 feet wide
Water Usage:	Little to moderate





### **CISTUS 'SUNSET'**

<b>Plant Name:</b>	Rockrose
<b>Colors:</b>	Gray-green leaves, 2-inch dark magenta pink flowers
<b>Growing Patterns:</b>	Fast, dense, spreading
<b>Typical Applications:</b>	Rock gardens, rough areas, driveways, hedges
<b>Height:</b>	2 feet tall, 6 – 8 feet wide
<b>Water Usage:</b>	Little or no water, well drained soils





**SALVIA GREGGII**

Plant Name:	Autumn Sage
Colors:	Red, pink and white flowers are most the most commonly founds colors.
Growing Patterns:	Mounded shrub
Typical Applications:	Ground cover, hedge
Height:	4 feet tall, 2 feet wide
Water Usage:	Low





## CALLIANDRA CALIFORNICA

Plant Name:	Baja Fairy Duster
Colors:	Silky bright deep red stamens, feather duster or powder puff blossoms
Growing Patterns:	Blooms nearly year round
Typical Applications:	Ground cover, shrub
Height:	5 feet tall, 5 – 6 feet wide
Water Usage:	Little to moderate





**DONDONAEA VISCOSA 'PURPUREA'**

Plant Name:	Purple Hopseed Bush
Colors:	Bronzy green leaves that turn deeper in winter, purple
Growing Patterns:	Fast, upright, wide
Typical Applications:	Hedges and screens
Height:	12 – 15 feet wide
Water Usage:	Little or no water, well drained soils





### WESTRINGIA FRUTICOSA

Plant Name:	Coast Rosemary
Colors:	Medium green to gray green. Small white flowers in colder areas.
Growing Patterns:	Spreading, rather loose
Typical Applications:	Good near coast, sunny banks and borders
Height:	3 – 6 feet wide
Water Usage:	Little to moderate





**RHAPHIOLEPIS INDICA 'CLARA'**

Plant Name:	Indian Hawthorn
Colors:	Profusion of flowers ranging from white to pink, red new growth
Growing Patterns:	Moderate, low
Typical Applications:	Low dividers, informal hedges
Height:	3 – 5 feet wide
Water Usage:	Infrequent or lawn watering, avoid overhead watering





## HETEROMELES ARBUTIFOLIA

Plant Name:	Christmas Berry
Colors:	Thick, leathery, glossing green leaves with white flowers in the summer and red berries in the winter
Growing Patterns:	Broad multi-trunk spreading almost as wide as it is tall
Typical Applications:	Screening or bank planting
Height:	6 – 10 feet tall, 4 – 5 feet wide
Water Usage:	Moderate





### LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON

Plant Name:	Texas Rangers
Colors:	Soft rounded shrub with cupped gray-green leaves. Masses of blue-purple flowers.
Growing Patterns:	Compact and slow-growing
Typical Applications:	Low dividers, informal hedges
Height:	3 feet tall, 3 feet wide
Water Usage:	Little water, well drained soils





## DALEA GREGGII

Plant Name:	Trailing Indigo Bush
Colors:	Evergreen. Mounding, creeping ground cover with small silvery-gray fuzzy leaves with small pea-like lavender flowers.
Growing Patterns:	Fast
Typical Applications:	Low growing, heat tolerant
Height:	Up to 2 feet tall, 6 – 8 feet wide
Water Usage:	Infrequent water, well drained soils





### ROSMARINUS O. 'PROSTRATUS'

Plant Name:	Prostrate Rosemary 'Dwarf Rosemary'
Colors:	Curtain of green with pale lavender blue flowers
Growing Patterns:	Endures hot sun and poor soil, good drainage is a must
Typical Applications:	Ground cover, bank covers, trail over raised bed
Height:	2 feet tall with 4 – 8 foot spread
Water Usage:	Little or no water once established





### ACACIA REDOLENS

Plant Name:	Acacia
Colors:	Gray green, puffy yellow balls
Growing Patterns:	Low growing form
Typical Applications:	Ground cover or banks
Height:	1 – 6 feet, spreading 12 feet
Water Usage:	Little or no water

PARCEL MAP Parcel Map #: PM36192

Parcel: 163-400-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Industrial Parcel Map No. 36192 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Industrial Parcel Map No. 36192 Amended No. 1, dated November 15, 2010.

APPROVED EXHIBIT D = Design Guidelines (Sheets 1-13) for Tentative Parcel Map No. 36192 Amended No. 1, dated November 15, 2010.

APPROVED EXHIBIT G = Conceptual Grading Plan for Tentative Parcel Map No. 36192 Amended No. 1, dated November 15, 2010.

APPROVED EXHIBIT L = Preliminary Landscaping Plans (Sheets 1-3) for Tentative Parcel Map No. 36192 Amended No. 1, dated November 15, 2010.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette Booklet, Landscape Concept Theory and Maintenance Plan (Sheets 1-25) for Tentative Parcel Map No. 36192 Amended No. 1, dated November 15, 2010.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule E subdivision of 68.05 gross (67.36 net) acres into twenty (20) industrial parcels and four (4) lettered lots for ingress/egress, open space and detention basin purposes. The proposed subdivision also includes architectural design guidelines and a trail that will run along the northern boundary of the Project site in the riparian area. The trail is proposed to be a minimum of 10 feet wide with total easement of 20 feet minimum.

The project site is located in the Community of Pedley of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of the Union Pacific Railroad, southerly of Limonite Avenue, easterly of Pedley Road and

PARCEL MAP Parcel Map #: PM36192

Parcel: 163-400-001

10. GENERAL CONDITIONS

10. EVERY. 2                    MAP - PROJECT DESCRIPTION (cont.)                    RECOMMND

westerly of Clay Street.

10. EVERY. 3                    MAP - HOLD HARMLESS                    RECOMMND

The land divider 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 the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider 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 land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 4                    MAP - 90 DAYS TO PROTEST                    RECOMMND

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

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

PARCEL MAP Parcel Map #: PM36192

Parcel: 163-400-001

10. GENERAL CONDITIONS

10.BS GRADE. 2                    MAP-G1.2 OBEY ALL GDG REGS (cont.)                    RECOMMND

yards, the applicant shall obtain a grading permit from the Building & Safety Department.

10.BS GRADE. 3                    MAP-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. 4                    MAP-G1.5 EROS CNTRL PROTECT                    RECOMMND

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

10.BS GRADE. 5                    MAP-G1.6 DUST CONTROL                    RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 6                    MAP-G2.1 GRADING BONDS                    RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building & Safety Department. Single family dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

10.BS GRADE. 7                    MAP-G2.5 2:1 MAX SLOPE RATIO                    RECOMMND

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

10.BS GRADE. 8                    MAP-G2.6 SLOPE STABL'TY ANLY                    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 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9                    MAP-G2.8 MINIMUM DRNAGE GRAD                    RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.



PARCEL MAP Parcel Map #: PM36192

Parcel: 163-400-001

10. GENERAL CONDITIONS

10.BS GRADE. 10                    MAP-G2.11DR WAY XING NWC                    RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 11                    MAP-G2.12SLOPES IN FLOODWAY                    RECOMMND

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which may include Riverside County flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 12                    MAP-G2.13FIRE D'S OK ON DR.                    RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 14                    MAP-G2.24LU PMT TO GRD SUB                    RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

10.BS GRADE. 15                    MAP-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

PARCEL MAP Parcel Map #: PM36192

Parcel: 163-400-001

10. GENERAL CONDITIONS

10.BS GRADE. 15                    MAP-G1.4 NPDES/SWPPP (cont.)                    RECOMMND

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                    JCSD WATER AND SEWER SERVICE                    RECOMMND

Parcel Map#36192 is proposing Jurupa Community Services District (JCSD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each lot are met with JCSD as well as all other applicable agencies.

Any existing septic system(s) and/or well(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

FIRE DEPARTMENT

10.FIRE. 1                    MAP-#50-BLUE DOT REFLECTORS                    RECOMMND

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

10.FIRE. 2                    MAP-#15-POTENTIAL FIRE FLOW                    RECOMMND

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE. 3                    MAP-#14-COM/RES HYD/SPACING                    RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more

PARCEL MAP Parcel Map #: PM36192

Parcel: 163-400-001

10. GENERAL CONDITIONS

10.FIRE. 3                      MAP-#14-COM/RES HYD/SPACING (cont.)                      RECOMMND

than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      MAP FLOOD HAZARD RPT 02/10/10                      RECOMMND

Parcel Map No. 36192 is a proposal for Schedule E subdivision of 68.05 acres into 20 industrial parcels and four (4) lettered lots for ingress/egress, open space, and detention basin purposes. The site is located in the Jurupa area, north of Union Pacific Railroad, south of Limonite Avenue, east of Pedley Road, and west of Clay Street.

A portion of the site lies within the 100-year Zone A and AE floodplain limits for 1001 Ranch Drain as delineated on Panel No. 06065C0702G effective date August 28, 2008 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

The site has a tributary drainage area of approximately 1.7 square miles (1001 Ranch Drain). Clay Street protects the site from sheet flow runoff from the east. A HEC-RAS Floodplain Analysis Study, received March 26, 2009, was reviewed by the District. The study identifies the water surface elevation for the 100-year storm for the 1001 Ranch Drain along the north and west boundary of the site. A "no build" limit is delineated based on an erosion hazard set-back added to this floodplain limit. Thus the floodplain would be left free of obstruction, with no buildings nor fill proposed within the floodplain.

The applicant proposes to collect onsite runoff in the streets and storm drain and discharge it into the proposed sand filter detention basin located at the southwest corner of the site. The detention basin discharges into the 1001 Ranch Drain floodplain.

No use is proposed for any of the parcels. However, minor grading and street improvements are expected.

The development of this project adversely impacts water quality. To mitigate for these impacts, the development proposes a sand filter detention basin located at the

PARCEL MAP Parcel Map #: PM36192

Parcel: 163-400-001

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 02/10/10 (cont.)

RECOMMND

southwest corner of the site. It should be noted that though the proposed design is acceptable to the District for PM36192, the final WQMP for individual parcels will be based on the proposed use and permit requirements at the time individual applications are submitted for each parcel since there is no current grading or building proposed. Since the project will not encroach into the mapped floodplain, no Conditional LOMR (CLOMR) or LOMR would be required.

The proposed basin can be considered to meet Condition C of the Hydrologic Conditions of Concern.

A note shall be placed on the environmental constraint sheet stating, "To mitigate for water quality a Final Project Specific Water Quality Management Plan (WQMP) shall be submitted to the District prior to the issuance of grading or building permits (whichever comes first) for any lots within the subdivision. In addition, a preliminary project specific WQMP shall be submitted and approved prior to issuance of recommended Conditions of Approval for any development proposal on any lot. 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."

10.FLOOD RI. 2 MAP SUBMIT ECS & FINAL MAP

RECOMMND

A note shall be placed on the environmental constraint sheet stating, "To mitigate for water quality a Final Project Specific Water Quality Management Plan (WQMP) shall be submitted to the District prior to the issuance of grading or building permits (whichever comes first) for any lots within the subdivision. In addition, a preliminary project specific WQMP shall be submitted and approved prior to issuance of recommended Conditions of Approval for any development proposal on any lot. 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."

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW

RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is

PARCEL MAP Parcel Map #: PM36192

Parcel: 163-400-001

10. GENERAL CONDITIONS

10.FLOOD RI. 3                    MAP 10 YR CURB - 100 YR ROW (cont.)                    RECOMMND

exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4                    MAP 100 YR SUMP OUTLET                    RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5                    MAP PERP DRAINAGE PATTERNS                    RECOMMND

he property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 7                    MAP OWNER MAINT NOTICE                    RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 9                    MAP MAJOR FACILITIES                    RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 16                    MAP WQMP ESTABL MAINT ENTITY                    RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly 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

PARCEL MAP Parcel Map #: PM36192

Parcel: 163-400-001

## 10. GENERAL CONDITIONS

10.FLOOD RI. 16                    MAP WQMP ESTABL MAINT ENTITY (cont.)                    RECOMMND

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.

10.FLOOD RI. 18                    MAP SUBMIT FINAL WQMP =PRELIM                    RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:  
[www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

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

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised 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.



PARCEL MAP Parcel Map #: PM36192

Parcel: 163-400-001

10. GENERAL CONDITIONS

10.FLOOD RI. 19                   MAP BMP MAINTENANCE & INSPECT                   RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

10.FLOOD RI. 20                   MAP SHOW FLDPLN & SETBACK ECS                   RECOMMND

The 100-year floodplain and erosion building set-back limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. The erosion setback limit as shown in the December 17, 2009 Water Quality Management Plan (Preliminary Hydrology Plan, Sheet 2 of 3) is acceptable. However, if the applicant chooses to change such setback, calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval. The area within the delineated floodplain limits and erosion building set-back shall be labeled "floodplain" and "erosion building set-back" on the environmental constraint sheet, respectively. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains and erosion building set-back must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

PLANNING DEPARTMENT

10.PLANNING. 3                   MAP - PDP01359                   RECOMMND

County Paleontological Report (PDP) No. 1359, submitted for this project (PM36192), was prepared by CA.R.E. and is entitled: "Paleontological Resources Investigation for Bechtel Wireless Telecommunications Site RS0187 (Winchester), 33630 Elmhurst Lane, Winchester, California 92596 (PP23860) ", dated June 16, 2009.

PDP01359 concluded:

1.The project area's sensitivity for paleontological resources appears to vary depending on the sedimentary rocks encountered.

PARCEL MAP Parcel Map #: PM36192

Parcel: 163-400-001

10. GENERAL CONDITIONS

10.PLANNING. 3

MAP - PDP01359 (cont.)

RECOMMND

PDP01359 recommended:

- 1.Periodical monitoring at the commencement of earth-moving activities in the project area and in areas that have been disturbed or contain construction debris fill.
- 2.Continuous monitoring for paleontological resources if older Pleistocene-age sediments are encountered.
- 3.Continuous monitoring of any deep utility trenching.
- 4.Collection and curation and permanent storage of fossil invertebrates and vertebrates

PDP01359 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01359 is hereby accepted for PM36192. This project shall be conditioned for a paleontological resource impact mitigation program (PRIMP) and monitoring report, as described elsewhere in this conditions set.

10.PLANNING. 4

MAP - 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

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10. GENERAL CONDITIONS

10.PLANNING. 4                   MAP - IF HUMAN REMAINS FOUND (cont.)                   RECOMMND

consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 5                   MAP - 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. 7                   MAP - GEO02158                   RECOMMND

County Geologic Report (GEO) No. 2158, submitted for this project (PM36192) was prepared by Medall, Aragon Geotechnical, Inc. (MAG) and is entitled: "Geotechnical Plan Review & Field Investigation Results, Tentative Parcel

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10. GENERAL CONDITIONS

10. PLANNING. 7

MAP - GEO02158 (cont.)

RECOMMND

Map No. 36192, Clay Street Business Park, Pedley, Riverside County, California", dated April 17, 2009, Project No. 3992-SF. In addition, the following documents were submitted for this GEO:

MAG, June 4, 2009, "Ground Improvement Recommendations, Lot 18, Tentative Parcel Map No. 36192, Clay Street Business Park, Pedley, Riverside County, California".

MAG, August 11, 2009, "Technical Review Responses, County Geologic Report No. 02158, Tentative Parcel Map No. 36192, Pedley, Riverside County, California"

MAG, August 27, 2009, "Earthquake Fault Surface Rupture Risk, County Geologic Report No. 02158, Tentative Parcel Map No. 36192, Pedley, Riverside County, California"

C.H.J., January 6, 2006, "Engineering Geology Investigation, Proposed Residential Development, Pedley Area, Riverside County, California".

C.H.J., February 20, 2006, "Geotechnical Investigation, Proposed Residential Development, Pedley Area, Riverside County, California".

C.H.J., April 20, 2007, "Slope Stability Investigation, Tentative Tract No 34112, Pedley Area, Riverside County, California".

C.H.J., April 25, 2007, "Soil Percolation Investigation, Proposed On-site Storm Water Retention/Detention Area, Tentative Tract 34112, Pedley Area, Riverside County, California".

C.H.J., July 17, 2006, "Revised Slope Setbacks, Tentative Tract 34112, Pedley Area, Riverside County, California".

GEO02158 concluded:

1. Based on verified distances to known active fault zones and lack of evidence for previously undetected active faults on the property, the risk due to ground rupture potential in Tentative parcel Map No. 36192 is extremely low and below a level of significance.

2. The saturated buried younger alluvium at the site has a

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10. GENERAL CONDITIONS

10.PLANNING. 7

MAP - GEO02158 (cont.) (cont.)

RECOMMND

high potential for liquefaction. The older fan alluvium or basement rock has a very low to nil potential for liquefaction.

3.High risks of excessive settlement, fissuring, slope instability and permanent ground deformation from liquefaction exist in the arroyo area.

4.The investigation data characterize the alluvial materials as suitable for several possible in situ ground modification options to mitigate liquefaction hazards. The treatment area can be reduced slightly if wider setbacks are imposed by other conditions.

GEO02158 recommended:

1.Ground improvement, such as low-mobility displacement grouting or vibro-replacement with introduction of crushed stone columns, to mitigate liquefaction hazards and setbacks. The treatment area can be reduced slightly if wider setbacks are imposed by other conditions.

2.The setback line should apply to proposed paved parking and driveway areas (especially emergency access paths) in addition to the preclusion of settlement sensitive structures.

3.Mitigation for undocumented fill in all areas not within recommended setback areas will consist of their removal and replacement.

4.Earthwork should be performed in accordance with the listed C.H.J. reports and the MAG update letter and reports.

GEO02158 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02158 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.

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10. GENERAL CONDITIONS

10.PLANNING. 8

MAP - 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.

10.PLANNING. 9

MAP - MAP ACT COMPLIANCE

RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule E, unless modified by the conditions listed herein.

10.PLANNING. 10

MAP - FEES FOR REVIEW

RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or



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10. GENERAL CONDITIONS

10.PLANNING. 10                   MAP - FEES FOR REVIEW (cont.)                   RECOMMND

building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 12                   MAP - TRAIL MAINTENANCE                   RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 13                   MAP - 2ND DIST LS GUIDELINES                   RECOMMND

The land divider 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 and October 8, 2002 to APPROVED EXHIBITS D and L.

Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

Note: If a conflict arises between the project Design Guidelines and the 2nd District Guidelines, the Project Guidelines shall take precedence.

10.PLANNING. 15                   MAP - OFFSITE SIGNS ORD 679.4                   RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 16                   MAP - FINAL MAP PREPARER                   RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

12/08/10  
16:13

Riverside County LMS  
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - ORD 810 OPN SPACE FEE

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 20 MAP - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 21 MAP - OFF-HIGHWAY VEHICLE USE

RECOMMND

No off-highway vehicle use shall be allowed on any parcel or open space area located within the boundaries of this land division.

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10. GENERAL CONDITIONS

10.PLANNING. 22                   MAP - PM DESIGN GUIDELINES                   RECOMMND

All new Plot Plans, Conditional Use Permits and Substantial Conformance Applications submitted to the Planning Department to develop Parcel Map No. 36192 (Schedule E subdivision) shall be in substantial conformance with the Design Guidelines shown on APPROVED EXHIBITS D, L and L-1. All new use permits shall conform to the development standards of the designation Manufacturing - Service Commercial (M-SC) zone applicable to the property.

10.PLANNING. 23                   MAP - 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 July 17, 2009, summarized as follows:

The Riverside County Waste Management Department has reviewed the proposed project located south of Limonite Avenue, east of Pedley Road, and west of Clay Street, in the Jurupa Area Plan. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impacts, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

1. Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
2. 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.
3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
4. Hazardous materials are not accepted at Riverside County landfills. Any hazardous wastes, including paint used during construction must be properly disposed of at a licensed facility in accordance with local, state and

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10. GENERAL CONDITIONS

10.PLANNING. 23 MAP - WASTE MGMT CLEARANCE (cont.) RECOMMND

federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

Any questions, please contact Ryan Ross, Planner from the Riverside County Waste Management Department Phone (951) 486-3351.

10.PLANNING. 24 MAP - EXTERIOR NOISE LEVELS RECOMMND

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) - 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, 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 building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
4. When feasible, try to coordinate the noisiest operations simultaneously in the construction program to avoid prolong periods of annoyance west of the site.
5. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from west of the site (or the existing residential dwellings).
6. Prior to approval of a site development for those

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10. GENERAL CONDITIONS

10.PLANNING. 24                    MAP - EXTERIOR NOISE LEVELS (cont.)                    RECOMMND

southern lots, a noise study will be required for the final version of the industrial shell buildings of the project site to ensure that noise from the trains will be minimized. On-site building layout and orientation for those southern lots that are directly adjacent to the UPRR tracks should be carefully designed to minimize the on-site train noise exposure to the proposed uses.

7. Our department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above) addressing the noise that might be produced from traffic along Clay Street. Prior to the issuance of building permits for business and professional office that face Clay Street, an acoustical report must be submitted. Building design must be shown to reduce interior noise to at or below 50 Ldn for those buildings along Clay Street.

8. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

10.PLANNING. 25                    MAP - ALUC MITIGATION                    RECOMMND

The project shall comply with the following mitigation measures, pursuant to the July 10, 2009 review of the Airport Land Use Commission:

1. Any outdoor lighting that is installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.

2. The following uses shall be prohibited:

a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA- approved navigational signal light or visual approach slope indicator.

b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a

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10. GENERAL CONDITIONS

10.PLANNING. 25 MAP - ALUC MITIGATION (cont.)

RECOMMND

straight final approach towards a landing at an airport.

c. Any use which would generate smoke or water or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landfills, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, composting operations, fly ash disposal, wastewater management facilities, and fertilizer production.

d. Any use which would generate electrical interference that may be determined to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be provided to all prospective buyers and tenants of the property, as well as to all current tenants, and shall be recorded as a deed notice.

4. Bio swales and detention basin shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5. The County of Riverside shall require Airport Land Use Commission review of any plot plans or use permits proposing structures with a building floor area of 20,000 square feet or greater and prior to the establishment of any of the following uses on the site:

Auction rooms, auditoriums, retail sales facilities, courtrooms, community care facilities, churches and chapels, dance floors, lodge rooms, reviewing stands, dining rooms, exhibit rooms, restaurants, day care centers, drinking establishments, gymnasiums, lounges, stages, and other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A.

6. Any future building exceeding an elevation of 822.2 feet



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10. GENERAL CONDITIONS

10.PLANNING. 25                   MAP - ALUC MITIGATION (cont.) (cont.)                   RECOMMND

above mean sea level at top of roof shall require Federal Aviation Administration review.

7. Lot "A" shall be maintained as perpetual open space. No structures shall be constructed thereon.

10.PLANNING. 26                   MAP - PROJECT FLOOR AREA RATIO                   RECOMMND

The development of the proposed subdivision shall not exceed 889,502 square feet of light industrial and business park building area on a 68.05 gross (67.36 net) acre site with a floor area ratio of 0.60 (Light Industrial requires a 0.25 - 0.60 floor area ratio).

TRANS DEPARTMENT

10.TRANS. 1                       MAP - TS/CONDITIONS                   RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Etiwanda Avenue (NS) at:  
Limonite Avenue (EW)

Bain Street (NS) at:  
Limonite Avenue (EW)

Beach Street (NS) at:  
Limonite Avenue (EW)

Felspar Stret (NS) at:  
Limonite Avenue (EW)

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10. GENERAL CONDITIONS

10.TRANS. 1

MAP - TS/CONDITIONS (cont.)

RECOMMND

Collins Street (NS) at:  
Limonite Avenue (EW)

Van Buren Boulevard (NS) at:  
Bellegrave Avenue (EW)  
Jurupa Road (EW)  
Limonite Avenue (EW)  
Clay Street (EW)  
Jurupa Avenue (EW)  
Arlington Avenue (EW)

Pedley Road (NS) at:  
Limonite Avenue (EW)

Baldwin Avenue (NS) at:  
Limonite Avenue (EW)

Clay Street (NS) at:  
Limonite Avenue (EW)  
Haven View Drive (EW)  
North Project Driveway (EW)  
South Project Driveway (EW)  
Linares Avenue (EW)  
General Drive (EW) (cash-in-lieu of improvements)

El Palomino Drive (NS) at:  
Limonite Avenue (EW)

Camino Real (NS) at:  
Limonite Avenue (EW)

Perlata Place (NS) at:  
Limonite Avenue (EW)

Pacific Avenue (NS) at:  
Limonite Avenue (EW)

As such, the proposed project is consistent with this  
General Plan policy.

The associated conditions of approval incorporate  
mitigation measures identified in the traffic study, which  
are necessary to achieve or maintain the required level of  
service.

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10. GENERAL CONDITIONS

10.TRANS. 2                      MAP - DRAINAGE 1                      RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 3                      MAP - DRAINAGE 2                      RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 4                      MAP - STD INTRO 3(ORD 460/461)                      RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 5                      MAP - OFF-SITE PHASE                      RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads

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10. GENERAL CONDITIONS

10.TRANS. 5                      MAP - OFF-SITE PHASE (cont.)                      RECOMMND

to County maintained roads as approved by the  
Transportation Department.

10.TRANS. 6                      MAP - COUNTY WEB SITE                      RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                      MAP - EXPIRATION DATE                      RECOMMND

The conditionally approved TENTATIVE MAP shall expire three  
(3) years after the County of Riverside Planning  
Commission's original approval date, unless extended as  
provided by County Ordinance No. 460. Action on a minor  
change and/or revised map request shall not extend the time  
limits of the originally approved TENTATIVE MAP. A Land  
Management System (LMS) hold shall be placed on the  
TENTATIVE MAP, and a LMS hold shall be placed on any  
subsequent minor change or revised map, which shall be set  
to take effect on the expiration date. The LMS hold  
effective date shall be extended in accordance with any  
permitted extensions of time. The LMS hold shall be  
downgraded to a LMS notice upon recordation of the the  
first phase of the TENTATIVE MAP. The LMS hold or notice  
shall remain in effect until the recordation of the final  
phase of the TENTATIVE MAP. If the TENTATIVE MAP expires  
before the recordation of the final phase the LMS hold or  
notice shall remain in effect and no further FINAL MAP  
recordation shall be permitted.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1                      MAP-#004-ECS-FUEL MODIFICATION                      RECOMMND

ECS map must be stamped by the Riverside County Surveyor  
with the following note: Prior to the issuance of a  
grading permit, the developer shall prepare and submit to

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50. PRIOR TO MAP RECORDATION

50.FIRE. 1                      MAP-#004-ECS-FUEL MODIFICATION (cont.)                      RECOMMND

the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 2                      MAP-#67-ECS-GATE ENTRANCES                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 3                      MAP-#88-ECS-AUTO/MAN GATES                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. 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' 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.

50.FIRE. 4                      MAP-#46-WATER PLANS                      RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and

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50. PRIOR TO MAP RECORDATION

50.FIRE. 4                      MAP-#46-WATER PLANS (cont.)                      RECOMMND

minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2                      MAP SUBMIT PLANS                      RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. 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.

50.FLOOD RI. 3                      MAP ONSITE EASE ON FINAL MAP                      RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 5                      MAP WRITTEN PERM FOR GRADING                      RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 7                      MAP 3 ITEMS TO ACCEPT FACILITY                      RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.



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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7                      MAP 3 ITEMS TO ACCEPT FACILITY (cont.)                      RECOMMND

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 9                      MAP SUBMIT FINAL WQMP                      RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

50.FLOOD RI. 10                      MAP BMP MAINTENANCE & INSPECT                      RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

50.FLOOD RI. 11                      MAP SHOW FLDPLN & SETBACK ECS                      RECOMMND

The 100-year floodplain and erosion building set-back limits through the property shall be delineated on an environmental constraint sheet to accompany the final map.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 11                    MAP SHOW FLDPLN & SETBACK ECS (cont.)                    RECOMMND

The erosion setback limit as shown in the December 17, 2009 Water Quality Management Plan (Preliminary Hydrology Plan, Sheet 2 of 3) is acceptable. However, if the applicant chooses to change such setback, calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval. The area within the delineated floodplain limits and erosion building set-back shall be labeled "floodplain" and "erosion building set-back" on the environmental constraint sheet, respectively. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains and erosion building set-back must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

50.FLOOD RI. 12                    MAP SUBMIT ECS & FINAL MAP                    RECOMMND

A note shall be placed on the environmental constraint sheet stating, "To mitigate for water quality a Final Project Specific Water Quality Management Plan (WQMP) shall be submitted to the District prior to the issuance of grading or building permits (whichever comes first) for any lots within the subdivision. In addition, a preliminary project specific WQMP shall be submitted and approved prior to issuance of recommended Conditions of Approval for any development proposal on any lot. 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."

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

PARKS DEPARTMENT

50.PARKS. 1                    MAP - TRAIL EASEMENT                    RECOMMND

Prior to or in conjunction with the recordation of the final map, the applicant shall offer the dedication of the 20' Regional Trail easement through Lot "A", between parcels 15, 16, 18 and Lot "A", and to the east of Parcels 10,14, 17, and 18 along Clay Street extending from Linares Avenue northward to the northwest corner of Parcel 18, as shown on the approved map, to the County of

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50. PRIOR TO MAP RECORDATION

50.PARKS. 1 MAP - TRAIL EASEMENT (cont.) RECOMMND

Riverside.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - ECS LIQUEFACTION RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2158, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading, ground improvement, structural design improvements, and/or setbacks is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 2 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 5 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of the 20' Regional Trail easement through Lot "A", between parcels 15, 16, 18 and Lot "A", and to the east of Parcels 10,14, 17, and 18 along Clay Street extending from Linares Avenue northward to the northwest corner of Parcel 18. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 10 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 11 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 13 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 17 MAP - SURVEYOR CHECK RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

C. All knuckle or cul-de-sac lots shall have a minimum of 40 feet of frontage measured at the front lot line.

D. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

E. The total number of lots on the final map shall be 22, with 2 lettered lots.

50.PLANNING. 18 MAP - LOT NUMBERS RECOMMND

Prior to recordation, the Survey Division shall re-number the lots on the FINAL MAP so there are 22 numbered parcels and 2 lettered lots for a total of 24 lots. Parcels 1-18,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 18                   MAP - LOT NUMBERS (cont.)                   RECOMMND

including Parcels 8A and 12A, Lot "A" (Open Space) and Lot "D" (Detention/WQMP Basin) shall be numbered consecutively, commencing with the number "1". Lot B (Loop Street dedication) shall be re-lettered as Lot A. Lot C (Clay Street dedication) shall be re-lettered as Lot B.

TRANS DEPARTMENT

50.TRANS. 1                       MAP - TS/DESIGN                       RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Clay Street (NS) at Haven View Drive (EW)  
Clay Street (NS) at Linares Avenue (EW) (signal modifications due to lane improvements)

with no fee credit.

or as approved by the Transportation Department.

50.TRANS. 2                       MAP - TS/GEOMETRICS                       RECOMMND

The intersection of Clay Street (NS) at Haven View Drive (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes  
Southbound: one left turn lane, two through lanes  
Eastbound: N/A  
Westbound: one shared left/right turn lane

The intersection of Clay Street (NS) at North Project Driveway (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, two through lanes  
Southbound: two through lanes  
Eastbound: one right turn lane  
Westbound: N/A

NOTE: Appropriate traffic control, such as a raised median, signage, and others, shall be installed to prevent left turns out of this driveway.

The intersection of Clay Street (NS) at South Project Driveway (EW) shall be improved to provide the following geometrics:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2                      MAP - TS/GEOMETRICS (cont.)                      RECOMMND

Northbound: one left turn lane, two through lanes  
Southbound: two through lanes  
Eastbound: one left turn lane, one right turn lane  
Westbound: N/A

The intersection of Clay Street (NS) at Linares Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, two through lanes  
Southbound: one left turn lane, two through lanes  
Eastbound: one left turn lane, one through lane  
Westbound: one left turn lane, one through lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

50.TRANS. 3                      MAP - SOILS 2                      RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 4                      MAP - EASEMENT/SUR                      RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 5                      MAP - ACCESS RESTRICTION                      RECOMMND

Lot access shall be restricted on Clay Street and so noted on the final map, with the exception of one access for parcel 18 as shown on Amended No. 1 exhibit dated 10/28/2009.



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50. PRIOR TO MAP RECORDATION

50.TRANS. 6                    MAP - ST DESIGN/IMPRV CONCEPT                    RECOMMND

The street design and improvement concept of this project shall be coordinated with County "TIP" project No. B7-0753.

50.TRANS. 7                    MAP - STRIPING PLAN                    RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 8                    MAP - STREET NAME SIGN                    RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 9                    MAP - INTERSECTION/50' TANGENT                    RECOMMND

All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 10                    MAP - STREET LIGHT PLAN                    RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 11                    MAP - MAP.CORNER CUT-BACK I                    RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12                      MAP - UTILITY PLAN                      RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the 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. 13                      MAP - DEDICATION                      RECOMMND

Street "A" is designated as an Industrial Collector street and shall be improved with 56 foot full-width AC pavement, 6" concrete curb and gutter, and 6' sidewalk adjacent to the curb line within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111. (56'/78')

- NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb line within the 11' parkway.
2. Driveways shall be constructed per County Standard No. 207A.

50.TRANS. 14                      MAP - EXISTING MAINTAINED                      RECOMMND

Clay Street along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 8" concrete curb and gutter located 38 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 61 foot half-width dedicated right-of-way in accordance with County Standard No. 93 and Standard No. 405. (38' AC pavement/61' right-of-way) (Modified for reduced right-of-way from 64' to 61'.)

- NOTE: 1. A 5' sidewalk shall be constructed 4' from the curb line, then Split Rail PVC fence, and a

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14                    MAP - EXISTING MAINTAINED (cont.)                    RECOMMND

10' trail shall be constructed at the right-of-way line per County Standard No. 401 and Standard No. 405 within the 23' modified parkway.

2. The driveway shall be constructed in accordance with County Standard No. 207A.

50.TRANS. 15                    MAP - PEDLEY ROAD                    RECOMMND

Prior to map recordation, the project proponent shall deposit \$200,000 as a cash-in-lieu payment for improvements to Pedley Road or as approved by the Transportation Department.

50.TRANS. 16                    MAP - TRAFFIC SIGNALS 2                    RECOMMND

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

50.TRANS. 17                    MAP - STREET SWEEPING 2                    RECOMMND

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 18                    MAP - 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: [http://www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18                      MAP - IMP PLANS (cont.)                      RECOMMND

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.

50.TRANS. 19                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

Prior to map recordation, 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 applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Clay Street, Pedley Road, and street "A".
- (2) Trails along Clay Street.
- (3) Streetlights.
- (4) Traffic signals located on 90.TRANS.1 condition.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, 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) Two (2) sets of street lighting plans approved by Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19                    MAP - ANNEX L&LMD/OTHER DIST (cont.)                    RECOMMND

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 20                    MAP - LANDSCAPING/TRAILS                    RECOMMND

The project proponent shall comply in accordance with landscaping and trail requirements within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Clay Street and street "A" and trails shall be improved along Clay Street.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance and trails is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

NOTE: Annexation into a maintenance district for landscaping shall be required on Pedley Road.

50.TRANS. 21                    MAP - CLAY STREET UNDERPASS                    RECOMMND

A notice will be placed on the environmental constraints sheet and final map as follows:

"Notice is hereby given that parcels 1, 2, 9, 10, 14 and 17 of tentative Parcel Map 36192 are impacted by the future Riverside County Transportation Department's Clay Street Underpass project. Impacts may include, but are not limited to, dedication of right-of-way, temporary and permanent slope easements, grading, drainage and other temporary and permanent roadway, drainage, and utility improvements. Riverside County Transportation Department should be contacted to determine the impacts."

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                    MAP-G2.4GEOTECH/SOILS RPTS                    RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 2                    MAP-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 and Water Conservation District.

60.BS GRADE. 3                    MAP-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. 4                    MAP-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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                    MAP-G1.4 NPDES/SWPPP (cont.)

RECOMMND

of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 5                    MAP IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. 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.

60.BS GRADE. 6                    MAP NO PRECISE GRADE

RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

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60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1                    GRADE - HAZMAT PHASE II                    RECOMMND

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

EPD DEPARTMENT

60.EPD. 1                    EPD - NESTING BIRD SURVEY                    RECOMMND

PRIOR TO ISSUANCE OF A GRADING PERMIT A NESTING BIRD SURVEY MUST BE COMPLETED BY A QUALIFIED BIOLOGIST. THIS CONDITION ONLY APPLYS IF A GRADING PERMIT IS SOUGHT BETWEEN FEB 1 AND AUG 31ST AND THE RESULTS MUST BE SUBMITTED TO EPD FOR REVIEW AND APPROVAL. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT J. BOND WITH EPD AT 951-955-0314

60.EPD. 2                    EPD- BMP'S FOR GRADING                    RECOMMND

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.

FIRE DEPARTMENT

60.FIRE. 1                    MAP-#004 FUEL MODIFICATION                    RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1                      MAP-#004 FUEL MODIFICATION (cont.)                      RECOMMND

- a) fuel modification to reduce fire loading
  - b) appropriate fire breaks according to fuel load, slope and terrain.
  - c) non flammable walls along common boundaries between rear yards and open space.
  - d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2                      MAP SUBMIT PLANS                      RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3                      MAP EROS CNTRL AFTER RGH GRAD                      RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 6                      MAP PHASING                      RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 8                      MAP SUBMIT FINAL WQMP                      RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

PARKS DEPARTMENT

60.PARKS. 2

MAP - TRAIL PLAN

RECOMMND

Prior to the issuance of any grading permits, the applicant shall have submitted and received approval from the Park District of the project's trails plan. The trails plan is to show the trail with all topography, grading, ADA compliance, typical cross-sections, fencing, trail separations (if applicable), pavement markings, street crossings, signage, bollards (if applicable) and landscaping and irrigation plans. If you have questions please call Dan Nove at (951) 955-6998.

PLANNING DEPARTMENT

60.PLANNING. 4

MAP - PALEO PRIMP & MONITOR

RECOMMND

PDP01359, prepared by CRM Tech for this project (PM36192), concluded there is a potential to impact significant paleontological resources at this site. 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.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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 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,

PARCEL MAP Parcel Map #: PM36192

Parcel: 163-400-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 5 MAP - CULTURAL RESOURCES PROFE RECOMMND

As a result of information contained in archaeological study PD-A-4588, prepared by Michael Brandman Associates, dated July 7, 2009 for EIR 505, it has been determined that archaeological monitoring is required during grading activities to commence once a depth of three feet below current grade is reached.

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





PARCEL MAP Parcel Map #: PM36192

Parcel: 163-400-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8                    MAP - TRIBAL MONITORING (cont.)                    RECOMMND

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.

60.PLANNING. 13                    MAP - PLANNING DEPT REVIEW                    RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 15                    MAP - SECTION 1601/1603 PERMIT                    RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 16                    MAP - SECTION 404 PERMIT                    RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section

PARCEL MAP Parcel Map #: PM36192

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16                    MAP - SECTION 404 PERMIT (cont.)                    RECOMMND

404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 18                    MAP - FEE BALANCE                    RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 19                    MAP - GRADING PLAN REVIEW                    RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1                            EPD - RIPARIAN INSPECTION                    RECOMMND

PRIOR TO GRADING FINAL INSPECTION EPD STAFF BIOLOGIST MUST BE CONTACTED TO CONDUCT A SITE VISIT TO INSURE THAT BMP'S WERE UP HELD DURING ALL GRADING AND THAT THE RIPARIAN/RIVERINE HABITAT WAS NOT DISTRUBED BY GRADING ACTIVITES. IF IMPACTS TO RIPARIAN DRAINAGE DID OCCUR THEN ADDITIONAL MITIGATION OR RESTORATION WILL BE REQUIED. IF YOU HAVE ANY QUESTIONS CONTACT EPD BIOLOGIST JARED BOND AT 951-955-0314

PARKS DEPARTMENT

70.PARKS. 1                        MAP - TRAIL INSPECTION                    RECOMMND

Prior to the final grading inspection, the applicant is required to have graded the proposed trail project in accordance with the grading plan and comply with the conditions on the District approved trails plan. Prior to final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from the Riverside County Department of Building and

PARCEL MAP Parcel Map #: PM36192

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70. PRIOR TO GRADING FINAL INSPECT

70.PARKS. 1                    MAP - TRAIL INSPECTION (cont.)                    RECOMMND

Safety, Grading Division, shall inspect the proposed project site in order to ensure the trail grading meets the standards as determined by the District and in conjunction with the Building and Safety Department, Grading Division.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                    MAP-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 Divisin of the Building and Safety Department.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2                    MAP SUBMIT PLANS                    RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 4                    MAP SUBMIT FINAL WQMP                    RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PARKS DEPARTMENT

80.PARKS. 1                    MAP - TRAIL CONSTRUCTION                    RECOMMND

Upon the issuance of the first building permit the applicant shall build the trail to the east of Parcels 10, 14, 17 and 18 along Clay Street from Linares Avenue northerly to the northeast corner of Parcel 18 as shown on the approved trail plan. It is the Districts understanding that the applicant plans to offer Lot "A" to the California

PARCEL MAP Parcel Map #: PM36192

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PARKS. 1                      MAP - TRAIL CONSTRUCTION (cont.)                      RECOMMND

Department of Fish and Game and the US Fish and Wildlife Service for conservation easement purposes. Said easement needs to accomodate the proposed 20' trail alignment following existing road across Lot "A" as shown on the approved trail plan. The applicant will be required to build trail through Lot "A" pursuant to conservation easement guidelines.

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.

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;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1                   USE - LC LANDSCAPE PLOT PLAN (cont.)                   RECOMMND

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 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



PARCEL MAP Parcel Map #: PM36192

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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. 3 MAP - NO BUILDING PERMITS RECOMMND

No building permits shall be attached to this Parcel Map. All building permits should be filed with a use permit approval submitted to the Planning Department to develop Parcel Map No. 36192.

TRANS DEPARTMENT

80.TRANS. 1 USE - 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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 1 USE - HAZMAT BUS PLAN (cont.) RECOMMND

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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP 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 residents. 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](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 MAP 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3                    MAP IMPLEMENT WQMP (cont.)                    RECOMMND

owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 4                    MAP 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                    MAP - TRAIL FINAL INSPECTION                    RECOMMND

Prior to the issuance of the first occupancy permit, the applicant shall complete construction of the trail with all requirements of the trails plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District.

PLANNING DEPARTMENT

90.PLANNING. 2                    MAP - PALEO MONITORING REPORT                    RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2            MAP - PALEO MONITORING REPORT (cont.)            RECOMMND

into their Regional Locality Inventories.

90.PLANNING. 3            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. 4            USE - LC LNDSCP INSPECT DEPOST            RECOMMND

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

90.PLANNING. 5            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

PARCEL MAP Parcel Map #: PM36192

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - LC COMPLY W/ LNDSKP/ IRR (cont.) RECOMMND

Completion. Upon determination of compliance, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 1 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of all traffic signal.

Prior to final inspection of any buildings the following signals shall be installed and operational:

Clay Street (NS) at Haven View Drive (EW)  
Clay Street (NS) at Linares Avenue (EW) (signal modifications due to lane improvements)  
Clay Street (NS) at General Drive (EW) (\$50,000 cash-in-lieu of construction)

with no fee credit.

or as approved by the Transportation Department.

90.TRANS. 2 MAP - TS/INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Clay Street (NS) and Haven View Drive (EW) to the signal at Clay Street (NS) and Linares Avenue (EW).

The traffic signal at Clay Street (NS) at Haven View Drive (EW) shall be ultimately interconnected with a signal at Clay Street (NS) at General Drive (EW). The project proponent shall provide interconnect along the project frontage and shall make all provisions necessary for the ultimate interconnect between Haven View Drive and Linares Avenue.

or as approved by the Transportation Department.

90.TRANS. 3 MAP - WRCOG TUMF RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4                      MAP STREETLIGHT AUTHORIZATION                      RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1 Administrator
- 2 Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 5                      MAP - E STREET LIGHTS INSTALL                      RECOMMND

Install streetlights and bridge lights 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 the streets associated with this development where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 6                      MAP - UTILITY INSTALL                      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. 7                      MAP - TRAFFIC SIGNAL 2                      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



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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7                      MAP - TRAFFIC SIGNAL 2 (cont.)                      RECOMMND

rights-of-way for the required traffic signal(s).

90.TRANS. 8                      MAP - STREET SWEEPING 2                      RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 9                      MAP - 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 other maintenance district approved by the Transportation Department 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 Clay Street, Pedley Road, and street "A".
- (2) Trails along Clay Street.
- (3) Streetlights.
- (4) Traffic signals located per 90.TRANS.1 condition.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

\*\*\*\*\*

\*Case No: GEO02232 \*

Applied: 12/07/2010

\*\*\*\*\*

Proposal: GEOLOGIC REVIEW FOR TR36317

Appl Type: GEO3 GEOLOGIC REPORT APPROVAL

Location: N/CLEVELAND NAT FRST S/SANTIAGO CYN RD E/MAITRI W/I-15

Project size: 89.38 F/A: ACRES

Min lot size: F/A:

Lots/units:

Assessor Parcel No: 290670007

Section: Twnshp/Range: T5SR6W

Supervisor District:

Census Tract: 419.08

Team:

Zoning: SP ZONE

Zoning Area/Dist: TEMESCAL

Developer Agreement:

Open Space & Cons Elem: Unknown

Community Plan:

Category/Designation:

EA: 42390

Concurrent Cases: TR36317 CFG05754 GEO02232

Related Cases: N/A

APPLICANT	STARFIELD SYCAMORE INV 2151 MICHELSON DR #250 IRVINE CA 92612	12/07/2010 Phone: 949 748-6714
PLANNER	JONES DAVID	12/08/2010
ENG-REP	ALBERT A WEBB ASSOCIATES 3788 MCCRAY ST RIVERSIDE CA 92506	12/08/2010 Phone: 951 686-1070
OWNER	STARFIELD SYCAMORE INV 2151 MICHELSON DR #250 IRVINE CA 92612	12/07/2010 Phone: 949 748-6714

Also is Applicant



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

DATE: July 7, 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  
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. Surveyor – D. Duda  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Jurupa Area Recreation & Parks Dist.  
Riv. Co. Economic Dev Agency  
Riv. Co. ALUC – J. Guerin  
Riv. Municipal Airport  
2nd District Supervisor  
2nd District Planning Commissioner  
Jurupa Unified School District

Jurupa Community Service Dist.  
Southern California Edison  
Southern California Gas Co.  
Regional Water Quality Control – Santa Ana  
South Coast Air Quality Mgmt. Dist.  
Eastern Information Center (UCR)  
U.S. Postal Service  
Army Corps of Engineers  
State Clearing House  
Community Action & Environmental Justice

**TENTATIVE PARCEL MAP NO. 36192 – EA40636 – Applicant: WCP Deanza, LLC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: northerly of the Union Pacific Railroad, southerly of Limonite Avenue, easterly of Pedley Road, and westerly of Clay Street – 68.05 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Tentative Parcel Map is a Schedule 'E' subdivision of 68.05 acres into 18 industrial parcels and four (4) lettered lots for ingress/egress, open space, and detention basin purposes. – APN(s): 163-400-001 and 163-400-002 – Concurrent Cases: EIR00505 – Related Cases: GPA00779, CZ07276, PM34263, PP23214, and TR34112.**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on July 30, 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.*

# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

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*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

**FROM:** **Redevelopment Agency**  
Nicole Walker, Development Specialist

**DATE:** December 2, 2010

**SUBJECT:** **COMPREHENSIVE PLANNING REVIEW**  
Comments

**Case:** Tentative Parcel Map 36192 [20 Industrial Parcels – Pedley]

**Site Visit:** August 30, 2010

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### PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map 36192 requests to subdivide a 68.05 acre parcel into 20 industrial lots and four (4) lettered lots for ingress/egress, open space, and detention basin purposes in the community of Pedley. This site is currently vacant, and fenced off by chain link. The proposed project is located northerly of the Union Pacific Railroad, southerly of Limonite Avenue, easterly of Pedley Road, and westerly of Clay Street. Linares Avenue ends at the entrance of the project site. The zoning classification for the project site is Manufacturing-Service Commercial (M-SC) and the land use designation is Light Industrial (CD: LI). The surrounding land uses include, vacant land to the east and west of the project site, commercial uses to the north and manufacturing/commercial uses to the south. Concurrent planning case(s) include Environmental Impact Report 505 (EIR00505), and related planning case(s) include General Plan Amendment 779 (GPA00779), Change of Zone 7276 (CZ07276), Parcel Map 34263 (PM34263), Plot Plan 23214 (PP23214), and Tract Map 34112 (TR34112).

### REDEVELOPMENT PROJECT AREA(S)

The proposed project is located in the Jurupa Valley Project Area (JVPA) (Pedley 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 Pedley sub-area where blighting conditions are still present. In addition, it is

# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

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Robert Field  
Assistant County Executive Officer/EDA


Comprehensive Planning Review Comments  
Re: Tentative Parcel Map 36192  
December 2, 2010  
Page 2

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.

The applicant has submitted a revised landscape plan replacing the original proposed tree *Acacia pendula* (Weeping Acacia/ Weeping Myall) with Willow Acacia (*Acacia salicina*). This tree complies with the plant palette listed in the *County of Riverside's Guide to California Friendly Landscaping (December 2009)*.

The Redevelopment Agency has no further comments or concerns regarding the proposed project at this time.



 **Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

July 17, 2009

Christian Hinojosa, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Tentative Parcel Map No. 36192**  
**Proposal: Schedule E subdivision of 68.05 acres into 18 industrial parcels**  
**APNs: 163-400-001;-002**

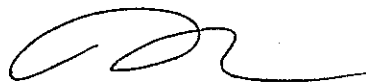
Dear Mr. Hinojosa:

The Riverside County Waste Management Department has reviewed the proposed project located south of Limonite Avenue, east of Pedley Road, and west of Clay Street, in the Jurupa Area Plan. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- 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.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint used during construction must be properly disposed of at a licensed facility 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. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross  
Planner IV

PD#46120v74



Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

**Date:** December 8, 2009

**To:** Christian Hinojosa  
Riverside County Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, California 92502  
Fax: (951) 955-3157

**From:** Steven D. Hinde, REHS, CIH *SH*  
Senior Industrial Hygienist  
Department of Public Health  
Office of Industrial Hygiene  
P.O. BOX 7600  
Riverside, California 92513-7600  
Phone: (951) 358-5050 Fax: (951) 358-5443



**Project Reviewed:** Environmental Impact Report No. 505 Screen check No. 1, Tentative Parcel Map No. 36192

**Reference Number:** 96681

**Applicant:** Daniel Karcher  
WCP Deanza, LLC  
1420 Bristol Street North, Suite 100  
Newport Beach, CA 92660

**Noise Consultant** LSA Associates  
20 Executive Park, Suite 200  
Irvine, CA 92614-4731  
(949) 553-06666

**Review Stage:** Second Review

**Information Provided:** "Administrative Draft, Environmental Impact Report, Clay Street Business Park, Riverside County, California, (State Clearinghouse No. 2009081048) dated November 5, 2009. "Noise Impact Analysis, Clay Street Industrial Business Park Riverside County, California", which is dated October 2009.

**Noise Standards:**

**I. For Stationary Noise Sources:**

**A. Standards**

Facility-related noise, as projected to any portion of any surrounding property containing a “habitable dwelling, hospital, school, library or nursing home”, must not exceed the following worst-case noise levels.

- A) 45 dB(A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- B) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard)

**B. Requirement For Determination of Community Noise Impact:**

1. Noise originating from operations within the facility grounds shall be treated as “stationary” noise sources for which this standard will apply.
2. Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
3. Required Modeling Parameters for Stationary Sources:
  - i. Stationary sources are to be modeled as “point” sources.
  - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
  - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
  - iv. Predicted noise levels are to be expressed in terms of worst-case “equivalent continuous sound levels” [or, Leq] averaged over a ten minute period.
  - v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.

- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

**II. For Traffic Noise Sources to Residential Structures:**

**Noise Standards:**

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

**Highway Prediction Model:**

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

**Acoustical Parameters for County Highways:**

1. Average daily traffic (ADT) design capacity of 27,300 assumed for Clay Street (the County General Plan classifies Clay Street Road as "Major" roadways). (the County General Plan classifies Interstate 10 as "Freeway" roadways), quoted from the "Jurupa Valley Area Plan Circulation, Figure 6", dated 10/07/2003.
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

**For Major Highways**

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

3. Traffic Speed of 40 MPH for Clay Street.

4. The distance from the centerline of Clay Street to the nearest building face is estimated to be approximately 79 feet.
5. Modeling for of Clay Street was done using a "hard site" assumption.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

#### **Findings:**

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night.

#### **Recommendations:**

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be under taken 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 building official.

3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
4. When feasible, try to coordinate the noisiest operations simultaneously in the construction program to avoid prolong periods of annoyance west of the site.
5. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from west of the site (or the existing residential dwellings).
6. Prior to approval of a site development for those southern lots, a noise study will be required for the final version of the industrial shell buildings of the project site to ensure that noise from the trains will be minimized. On-site building layout and orientation for those southern lots that are directly adjacent to the UPRR tracks should be carefully designed to minimize the on-site train noise exposure to the proposed uses.
7. Our department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above) addressing the noise that might be produced from traffic along Clay Street. Prior to the issuance of building permits for business and professional office that face Clay Street, an acoustical report must be submitted. Building design must be shown to reduce interior noise to at or below **50 Ldn** for those buildings along Clay Street.
8. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.



**RIVERSIDE COUNTY**  
*Regional Park And Open-Space District*



4600 Creamery Road • Riverside, CA 92509-6858 • (951) 955-4310 • Fax (951) 955-4305

SCOTT BANGLE  
General Manager/Parks Director

September 21, 2009

Daniel Karcher  
Davis Partners  
1420 Bristol Street, Suite 100  
Newport Beach, CA, 92660

Dear Mr. Karcher,

Thank you for your time and patience in working with the Regional Park and Open-Space District (Park District) to resolve the issues pertaining to the regional trail within your project. As you know, the portion of regional trail traversing through PM-36192 is an important segment of the trail network in the Jurupa area as it represents a significant portion of trail linkage between two existing trails.

The Park District intends to apply the following conditions of approval against PM-36192. Please contact the Park District if you feel that these conditions do not address all of the concerns emanating from previous meetings and discussions between the Park District and your firm.

**Milestone 5 - DRT Correction**

**REGIONAL TRAIL:** The Jurupa Area Plan identifies a regional trail impacted by the proposed project. The applicant is required to prepare an amended map showing a 20' regional trail easement through Lot "A", between Parcels 15, 16, 18 and Lot "A", and to the east of Parcels 10, 14, 17, and 18 along Clay Street. The portion of the trail along Clay Street shall extend from Linares Avenue northward to the northwest corner of Parcel 18 and comply with Transportation Street Section Standard 405 with an additional 3' of landscaping.

**Milestone 50 – Prior to Recordation**

**TRAIL EASEMENT:** Prior to or in conjunction with the recordation of the final map, the applicant shall offer the dedication of the regional trail easement shown on the map to County of Riverside.

**Milestone 60 – Prior to Grading Permits Issuance**

**TRAILS PLAN:** Prior to the issuance of any grading permit, the applicant shall have submitted and received approval from the Park District of the project's trails plan. The trails plan is to show the trail with all topography, grading, ADA compliance, typical cross sections, fencing, trail separations (if applicable), pavement markings, street crossings, signage, bollards (if applicable), and landscaping and irrigation plans.

[Recipient Name]  
September 21, 2009  
Page 2

David Karcher, Davis Partners

9/21/09

Page 2

**Milestone 70 – Prior to Grading Final Inspection**

Prior to the final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with the conditions on the Park District approved trails plan.

Prior to final grading inspection, the Park District in conjunction with a representative from Riverside County Department of Building and Safety, Grading Division, shall inspect the proposed project site in order to ensure the trail grading meets our standards.

**Milestone 80 – Prior to the Issuance of Building Permits**

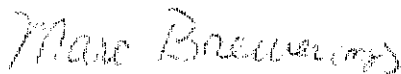
**TRAIL CONSTRUCTION:** Upon the issuance of the first building permit, the applicant shall build the trail to the east of Parcels 10, 14, 17, and 18 along Clay Street from Linares Avenue northerly to the northeast corner of Parcel 18 as shown on the approved trail plan. It is the Park District's understanding that the applicant plans to offer Lot "A" to the California Department of Fish and Game and the US Fish and Wildlife Service for conservation easement purposes. Said easement needs to accommodate the proposed trail 20' alignment following existing road across Lot "A" as shown on the approved trail plan. The applicant will be required to build the trail through Lot "A" pursuant to conservation easement guidelines.

**Milestone 90 – Prior to Issuance of Occupancy Permits**

Prior to the issuance of the first occupancy permit, the applicant shall complete construction of the trail with all requirements of the trail plan being met. The applicant will coordinate a final inspection with the Park District.

If I can assist you further, please feel free to call me directly at 951/955-4398

Respectfully,



Marc Brewer  
Senior Park Planner

PN 3334

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

RECEIVED  
JUL 09 2009

DATE: July 7, 2009

BY: KB ENG

TO:

- |  |                                      |  |
|--|--------------------------------------|--|
| Riv. Co. Transportation Dept.              | Riv. Co. Surveyor – D. Duda          | Jurupa Community Service Dist.             |
| Riv. Co. Environmental Health Dept.        | Riverside Transit Agency             | Southern California Edison                 |
| Riv. Co. Flood Control District            | Riv. Co. Sheriff's Dept.             | Southern California Gas Co.                |
| Riv. Co. Fire Department                   | Riv. Co. Waste Management Dept.      | Regional Water Quality Control – Santa Ana |
| Riv. Co. Dept. of Bldg. & Safety - Grading | Jurupa Area Recreation & Parks Dist. | South Coast Air Quality Mgmt. Dist.        |
| Regional Parks & Open Space District       | Riv. Co. Economic Dev Agency         | Eastern Information Center (UCR)           |
| Riv. Co. Environmental Programs Dept.      | Riv. Co. ALUC – J. Guerin            | U.S. Postal Service                        |
| P.D. Geology Section-D. Jones              | Riv. Municipal Airport               | Army Corps of Engineers                    |
| P.D. Trails Section- J. Jolliffe           | 2nd District Supervisor              | State Clearing House                       |
| P.D. Landscaping Section-R. Dyo            | 2nd District Planning Commissioner   | Community Action & Environmental Justice   |
| P.D. Archaeology Section-L. Mouriquand     | Jurupa Unified School District       |  |

**TENTATIVE PARCEL MAP NO. 36192** – EA40636 – Applicant: WCP Deanza, LLC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: northerly of the Union Pacific Railroad, southerly of Limonite Avenue, easterly of Pedley Road, and westerly of Clay Street – 68.05 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Tentative Parcel Map is a Schedule 'E' subdivision of 68.05 acres into 18 industrial parcels and four (4) lettered lots for ingress/egress, open space, and detention basin purposes. – APN(s): 163-400-001 and 163-400-002 – Concurrent Cases: EIR00505 – Related Cases: GPA00779, CZ07276, PM34263, PP23214, and TR34112.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on July 30, 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](mailto:chinojos@rctlma.org) / MAILSTOP# 1070.

COMMENTS: *As evidenced by the attached correspondence dated 6/24/09, Jurupa Community Services District has issued an availability letter and San 59 form for the above referenced parcel map.*

DATE: 7/9/09 SIGNATURE: Nickie Hamie  
PLEASE PRINT NAME AND TITLE: Nickie Hamie Development Engineering, Rep-  
TELEPHONE: 951-685-7434 X141 representative

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.

Kathryn Bogart, President  
Betty A. Anderson, Vice-President  
Jane F. Anderson, Director  
R.M. "Cook" Barela, Director  
Kenneth J. McLaughlin, Director



June 24, 2009

County of Riverside  
Department of Environmental Health  
4080 Lemon Street, 2<sup>nd</sup> Floor  
Riverside, CA 92501

Re: PARCEL MAP 36192

Dear Gentlemen:

The Jurupa Community Services District will provide water and sewer services to the above referenced property conditional upon compliance with District rules, regulations and payment of appropriate fees.

The District must receive sewer and water plans for the subject property no later than one (1) year from the date of this letter or a new request for water and/or sewer availability must be made. In no event will the District be liable for supplying service to the above referenced property beyond two (2) years without a new request.

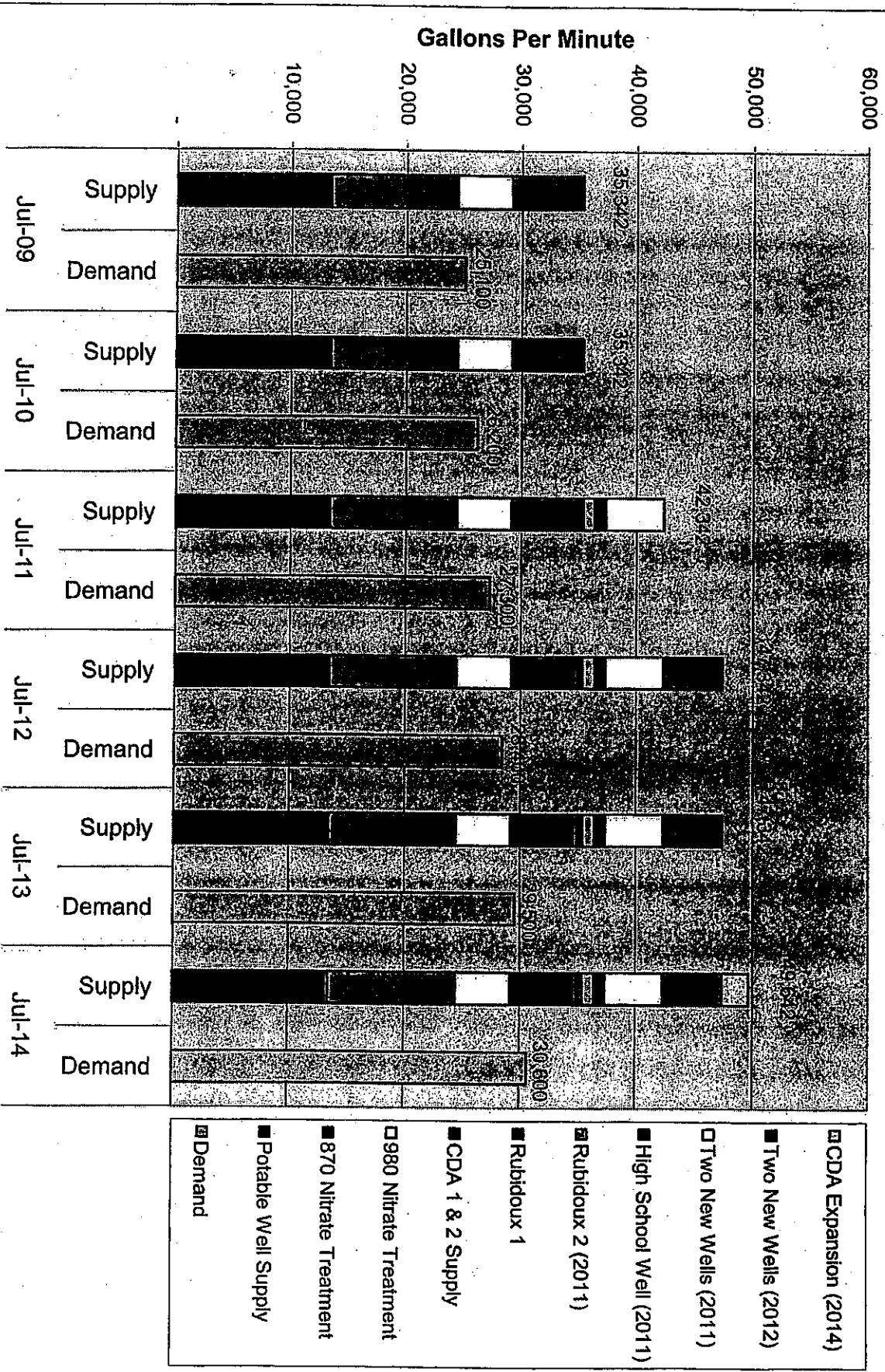
Sincerely,

A handwritten signature in black ink that reads "Nickie Hamic". The signature is written in a cursive, somewhat stylized script.

Nickie Hamic  
Development/Engineering  
Representative

3339 I. Project  
4203 Engineer/nh

### Jurupa Community Services District Supply vs Maximum Day Demand, 2009~2014



JURUPA COMMUNITY SERVICES DISTRICT  
INFORMATION FORM FOR LAND DEVELOPMENTS  
REQUIRING WATER AND SEWER AVAILABILITY

**LAND DEVELOPMENT CATEGORY:**

Tentative Parcel Map No.: PM 36192 No. Parcels/Lots: 2 Parcels  
Mobile Home, R.V., T.T., Park Name: \_\_\_\_\_ Total Acres: 67 ±  
Use Case No., PU, CU, P/P, etc.: \_\_\_\_\_ Zoning: \_\_\_\_\_  
Other SGD, GP of Lots, etc.: \_\_\_\_\_ Map Schedule: \_\_\_\_\_  
Area: JCSD

**WATER: DOMESTIC**

1. Estimate daily and peak demands and fire requirements demands for development (domestic, irrigation and commercial uses).  
Average Demand = 67 ac x 1.28 gpm/ac = 86 gpm  
Maximum Demand = 86 gpm x 2.7 = 232 gpm  
The fire flow requirements for the subject site are unknown at this time since the applicant needs to obtain this information from the Riverside County Fire Department.
  
2. Source of water for developer:
  - a. If local district wells water are to be used, provide information with regards to any over drafting impacts on the ground water basin being served from this development.  
The District wells are located within the Chino Ground Water Basin, which is an adjudicated basin. All municipal water entities that exceed their safe yield pay a pump tax, which is used by the Water Master to recharge the ground water basin with State Water Project water. The Chino Basin has been maintained by the Water Master in a safe yield condition under this method of operation.
  
  - b. Source:  
Local wells/imported Northern California Water, or Colorado River water.  
The water source will be from local wells, including treated groundwater from the Chino I Desalter, the Chino II Desalter and the Roger Teagarden Ion Exchange Treatment Plant.
  
  - c. Are there additional sources of water needed for this project? Provide details.  
The District's current water supply exceeds the projected maximum day demand projected in the next five years. The District continues to develop additional water supply resources which are currently budgeted.
  
3. Location of closest main line of sufficient size to supply development.
  - a. If offsite water is needed, state approximate length of offsite improvements needed.  
Offsite water improvements will not be needed.
  
  - b. At what point or points of the subdivision or development shall the off-site connect?  
Offsite connections will not occur.



- c. If water currently fronts intended development, will it be available to each and every lot? What is the size and capacity of lines?  
An existing 12-inch diameter line fronts the development in Clay Street. This line will be available to the subject site. A fire flow test will be required to determine flow rates and residual pressure capabilities of this waterline. A comparison of this flow must be made to the Riverside County Fire Department requirements.
- d. Is additional plant pumping capability required for this development, if so, state quantity and location.  
Additional plant pumping is not required.
- e. Will adequate storage and pressure for fire flow be available? Explain.  
There is a current storage deficit in the 1100-foot pressure zone. A proposed reservoir which is currently in construction at the Sunnyslope site, will be required to serve the subject project. Adequate pressure and fire flow must be verified by comparison to the requirements of the Riverside County Fire Department.

**SEWER:**

1. Estimate waste flow from the project (MGD).  
 $Q_{pk} = 2000 \text{ gpd/ac} \times 67 \text{ ac} \times 3.0/1,000,000 = 0.40 \text{ MGD}$
2. Name and location of sewage treatment facility to treat wastes for this development.  
Wastewater treatment will occur at the City of Riverside Wastewater Reclamation Plant.
3. Does treatment facility have capacity for this development?  
Wastewater Treatment Plant capacity for the subject project may have to be purchased. Treatment Plant capacity needs to be verified by the District.
4. Location of nearest trunk line of sufficient capacity to accept the waste flow from intended project.  
An existing 12-inch diameter influent line to the Clay Street Lift Station in Linares Avenue east of Clay Street has the capacity to accept the generated waste flow from the northeast portion of Parcel Map 36192. An existing 8-inch diameter influent line to the Clay & Van Buren Lift Station is the nearest trunk line of sufficient capacity to accept the waste flow from the southwest portion of Parcel Map 36192.
5. Is offsite needed; if so, provide approximate length. At what point or points of the subdivision or development shall the offsite connect?  
Approximately 400 L.F. of offsite sewer improvements will be required in Linares Avenue to connect to the existing 12-inch diameter influent line to the Clay Street Lift Station to carry the generated waste flow from the northeast portion of Parcel Map 36192. Approximately 1,000 L.F. of offsite sewer improvements will be required in Van Buren Boulevard to connect to the existing 8-inch diameter influent line to the Clay & Van Buren Lift Station to carry the generated waste flow from the southwest portion of Parcel Map 36192.
6. How will the disposal of waste water from this project be accommodated, i.e., construction of lift stations or force mains?  
Wastewater will be accommodated by gravity flow in the District's sewer main
7. If sewer currently fronts intended development, will it be available to each and every lot? What is the size and capacity of lines?  
An existing 10-inch diameter line fronting the development in Clay Street may not be available due to grading constraints. The existing 8-inch diameter Clay Street Lift Station Overflow Line does not have available capacity to carry the generated waste flow.

**RECLAIMED WATER:**

1. Is, or will reclaimed water be available to this development? If so, what is degree of treatment?  
What is the distance to the project?

The potential use of reclaimed water for the project area is currently under review.

2. Does this project have areas that can use reclaimed water? If so, does the sewer agency require such use?

The potential use of reclaimed water for the project area is currently under review.

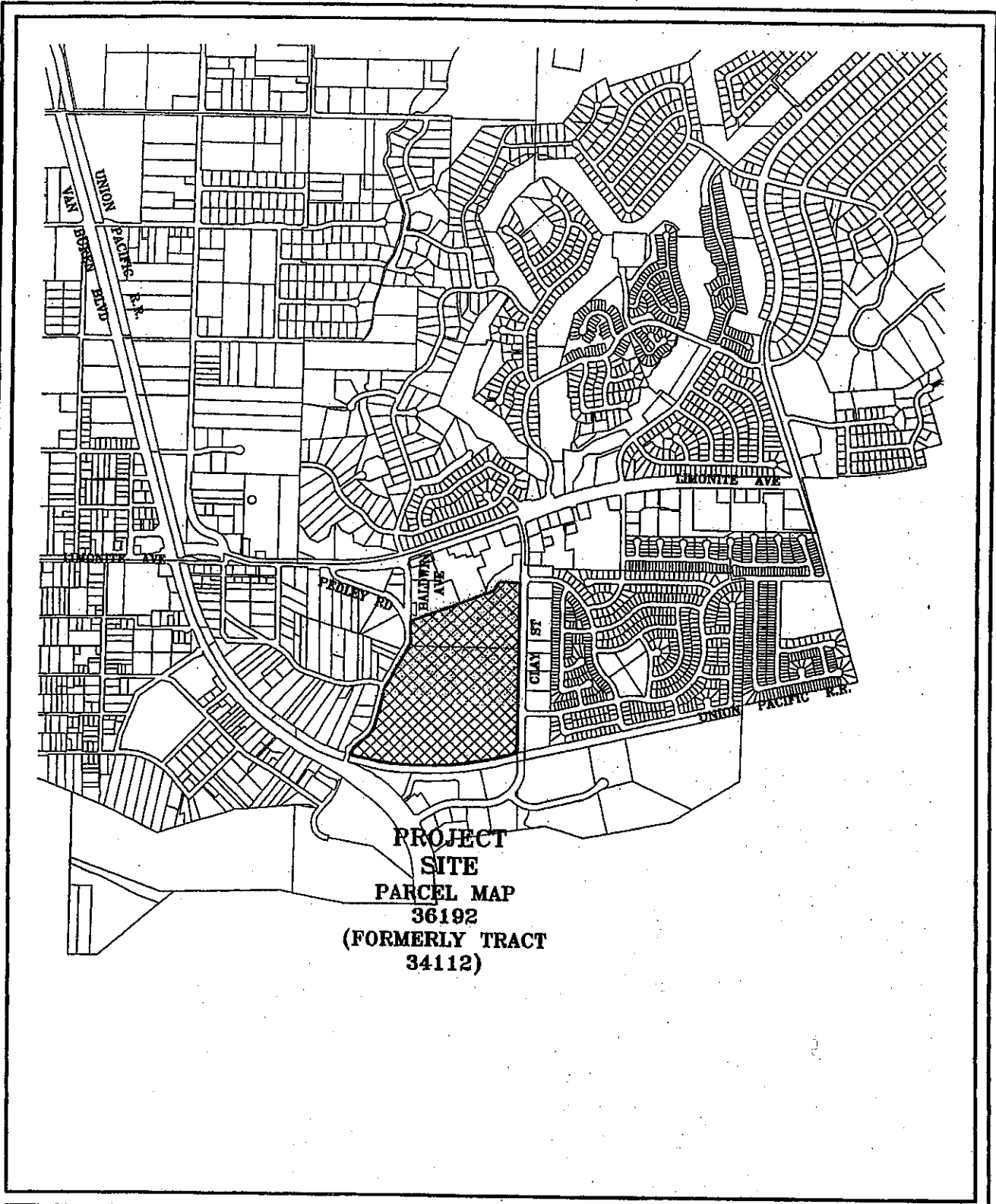
**REMARKS:** \_\_\_\_\_

**SIGNATURE** \_\_\_\_\_

*Nickie D. Hamis*  
JURUPA COMMUNITY SERVICES DISTRICT

**DATE** \_\_\_\_\_

*6/24/09*



**PROJECT  
SITE  
PARCEL MAP  
36192  
(FORMERLY TRACT  
34112)**

**Jurupa**  
COMMUNITY SERVICES DISTRICT

ALBERT A.  
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS



**Project Location**

**Jurupa Community Services District**

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



July 10, 2009

**CHAIR**  
Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

**COMMISSIONERS**

Arthur Butler  
Riverside

Robin Lowe  
Hemet

John Lyon  
Riverside

Glen Holmes  
Hemet

Melanie Fesmire  
Indio

**STAFF**

Director  
Ed Cooper

John Guerin  
Brenda Ramirez  
Barbara Santos

County Administrative Center  
4080 Lemon St., 9<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Mr. Christian Hinojosa, Urban Regional Planner III  
County of Riverside Planning Department, 9<sup>th</sup> Floor  
HAND DELIVERY

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1046RI09  
Related File No.: PM36192 (Tentative Parcel Map)  
APN: 163-400-001; 163-400-002

Dear Mr. Hinojosa:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above referenced proposal for a Tentative Parcel Map that will subdivide approximately 68.05 acres into 18 industrial parcels and four "letter" lots for open space, detention basin, and road purposes.

The site is located in Airport Compatibility Zones D and E of the 2005 Riverside Municipal Airport Land Use Compatibility Plan. The site is northerly of Van Buren Boulevard, westerly of Clay Street, easterly of both Pedley Road and Baldwin Avenue, and southerly of Limonite Ave, approximately 6,468 feet northwesterly of the westerly terminus of Runway 9-27 at Riverside Municipal Airport. As no buildings are proposed at this time, Federal Aviation Administration review is not required. However, any future structure with an elevation at top of roof exceeding 822.3 feet above mean sea level will require review.

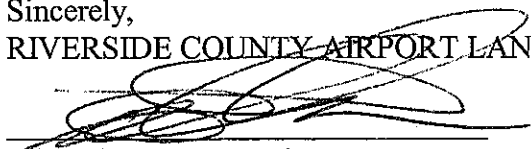
As ALUC Director, I find the above-referenced project **CONSISTENT** with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, subject to the following conditions:

1. Any outdoor lighting that is installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
  - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA- approved navigational signal light or visual approach slope indicator.
  - b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

- c. Any use which would generate smoke or water or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landfills, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, composting operations, fly ash disposal, wastewater management facilities, and fertilizer production.
  - d. Any use which would generate electrical interference that may be determined to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all prospective buyers and tenants of the property, as well as to all current tenants, and shall be recorded as a deed notice.
  4. Bio swales and detention basin shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
  5. The County of Riverside shall require Airport Land Use Commission review of any plot plans or use permits proposing structures with a building floor area of 20,000 square feet or greater and prior to the establishment of any of the following uses on the site:  
  
Auction rooms, auditoriums, retail sales facilities, courtrooms, community care facilities, churches and chapels, dance floors, lodge rooms, reviewing stands, dining rooms, exhibit rooms, restaurants, day care centers, drinking establishments, gymnasiums, lounges, stages, and other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A.
  6. Any future building exceeding an elevation of 822.2 feet above mean sea level at top of roof shall require Federal Aviation Administration review.
  7. Lot "A" shall be maintained as perpetual open space. No structures shall be constructed thereon.

If you have any questions, please contact Brenda Ramirez, ALUC Contract Planner, at (951) 955-0549.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



---

Edward C. Cooper, Director

BR:bks

Attachments: Notice of Airport in Vicinity

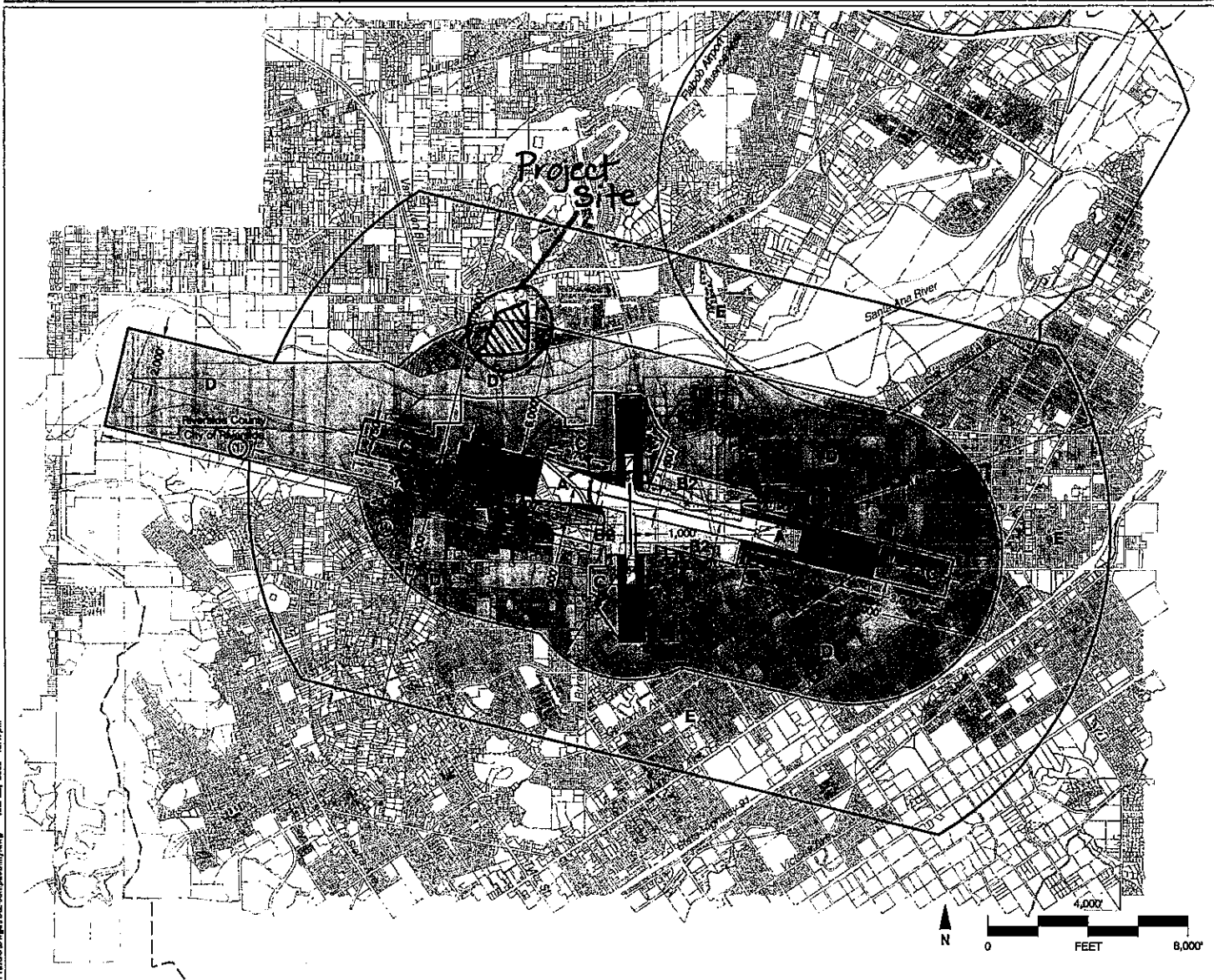
cc: ALUC Staff  
WCP Deanza LLC c/o Davis Partners – Attn: Daniel Karcher  
Albert A. Webb Associates  
Riverside Municipal Airport – Attn.: Mark Ripley

Y:\ALUC\Riverside\ZAP1046RI09.LTR.doc



# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 12(A)



**Legend**

**Compatibility Zones**

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Height Review Overlay Zone

**Boundary Lines**

- Airport Property Line
- - - City Limits

**Note**

Airport Influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map. See Section RI.2 for special exceptions to the Table 2A criteria.

**Riverside County**  
**Airport Land Use Commission**  
**Riverside County**  
**Airport Land Use Compatibility Plan**  
**Policy Document**  
*(Adopted March 2005)*

Map RI-1

**Compatibility Map**  
**Riverside Municipal Airport**

RIVERSIDE COUNTY GIS



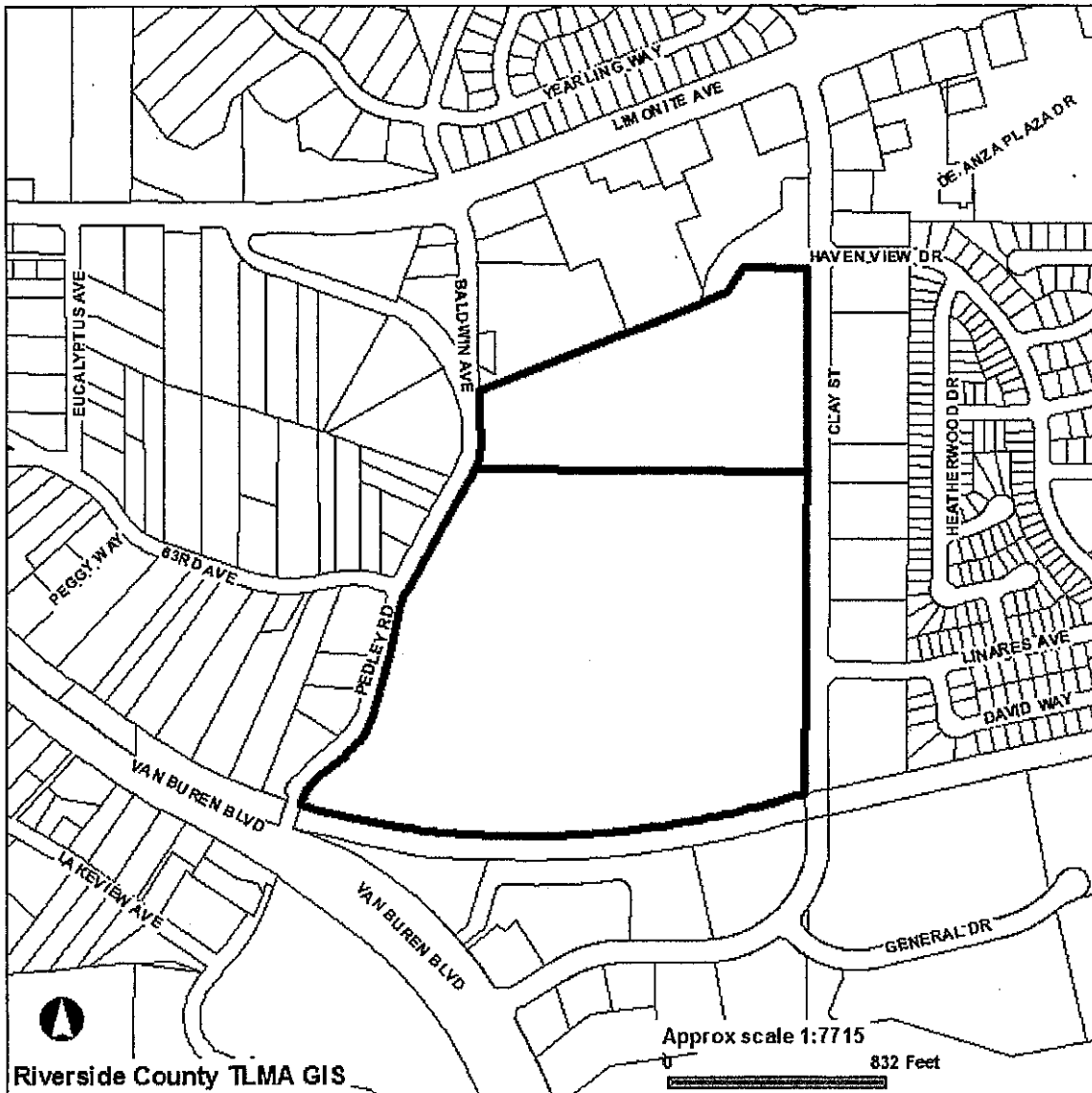
**Selected parcel(s):**  
163-400-001 163-400-002

**\*IMPORTANT\***

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

REPORT PRINTED ON...Wed Jul 01 16:10:44 2009

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
 163-400-001 163-400-002

**\*IMPORTANT\***

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**AIRPORTS REPORT**

APN(s): 163-400-001-7 163-400-002-8

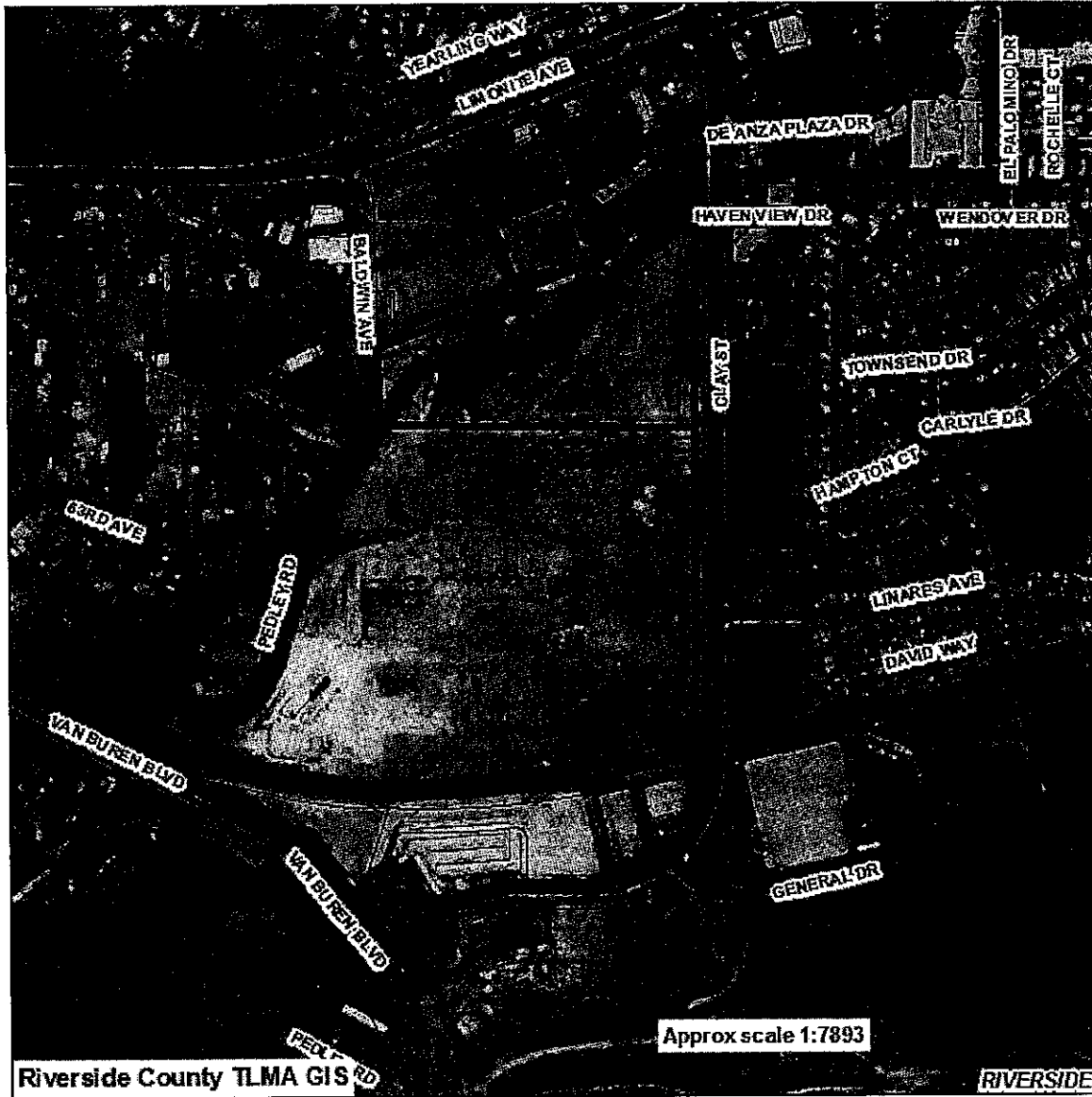
AIRPORT INFLUENCE AREAS: - RIVERSIDE MUNICIPAL

AIRPORT COMPATIBILITY ZONES: - RIVERSIDE MUNICIPAL ZONE D  
 - RIVERSIDE MUNICIPAL ZONE E

SPECIAL NOTES: - Mira Loma Warehouse/Distribution Center policy area

REPORT PRINTED ON...Wed Jul 01 16:08:19 2009

RIVERSIDE COUNTY GIS



Selected parcel(s):  
163-400-001 163-400-002

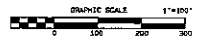
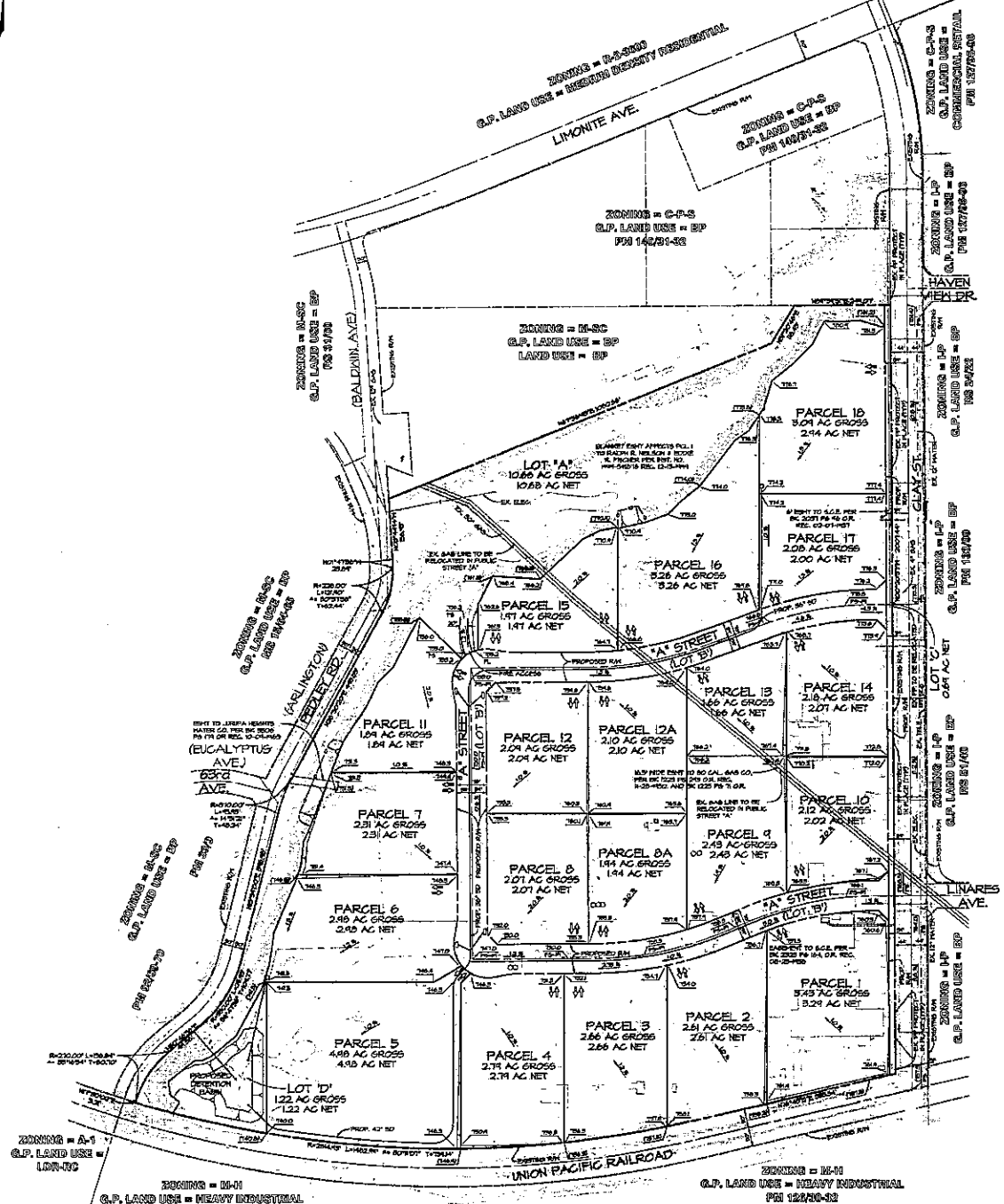
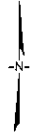
**\*IMPORTANT\***

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

REPORT PRINTED ON...Wed Jul 01 16:29:25 2009







ZONING = A-1  
G.P. LAND USE = LDR-7C

ZONING = M-41  
G.P. LAND USE = HEAVY INDUSTRIAL

ZONING = M-41  
G.P. LAND USE = HEAVY INDUSTRIAL  
PH 12270-32

EARTHWORK QUANTITIES  
 RAV CUT: 12500 CY  
 RAV FILL: 20400 CY

NO.	DATE	BY

WCP DEANZA, LLC  
 COUNTY OF RIVERSIDE  
 TENTATIVE PARCEL MAP #36192  
 GRADING EXHIBIT

DATE PLOTTED	DATE	CHECKED BY	DATE

**WEBB**  
 CIVIL ENGINEER  
 1500 W. 10TH STREET, SUITE 200  
 ANAHEIM, CALIFORNIA 92802  
 TEL: 714.771.1111  
 FAX: 714.771.1112  
 LICENSE NO. 45678

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> TRACT MAP             | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP           | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM36192 DATE SUBMITTED: 6/22/09

**APPLICATION INFORMATION**

Applicant's Name: WCP Deanza, LLC E-Mail: Daniel.Karcher@Davis-Partners.com

Mailing Address: Attn: Daniel Karcher, 1420 Bristol Avenue North, Suite 100  
Newport Beach CA 92660  
City State ZIP

Daytime Phone No: ( 949 ) 296-3560 Fax No: ( 949 ) 752-8776

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: sandy.chandler@webbassociates.com

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

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

Property Owner's Name: WCP Deanza, LLC E-Mail: Daniel.Karcher@Davis-Partners.com

Mailing Address: Attn: Daniel Karcher, 1420 Bristol Avenue North, Suite 100  
Newport Beach CA 92660  
City State ZIP

Daytime Phone No: ( 949 ) 296-3560 Fax No: ( 949 ) 752-8776

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those 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.

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 SUBDIVISION AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Propose to subdivide 68± acres into 18 lots

Related cases filed in conjunction with this request:

Geo 01620

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

If yes, provide Case No(s). TR34112 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 40636 E.I.R. No. (if applicable): 505

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: See Attached List

Is water service available at the project site: Yes  No

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

Is sewer service available at the site? Yes  No

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

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 136,900 CY

Estimated amount of fill = cubic yards 54,500 CY

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

Import \_\_\_\_\_ Export X Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?  
Unknown at this time

## STUDIES INCLUDED WITH PM36192

Study	Prepared By
Traffic Study Letter	Kunzman (Submitted to Trans. 6/3/09)
PWQMP	Webb
Hydrology Report	Webb
Geotechnical Reports (Prepared for PM36192)	
Plan Review & Field Investigation	Medall, Aragon Geotech. Inc.
Ground Improvement Recommendation	Medall, Aragon Geotech. Inc.
Geotechnical Reports for Reference (Prepared for previous TR34112)	
Soil Percolation Investigation	CHJ, Inc.
Geotechnical Investigation	CHJ, Inc.
Slope Stability Investigation	CHJ, Inc.
Engineering Geology Investigation	CHJ, Inc.
Revised Slope Setback	CHJ, Inc.
Habitat Assessment	MBA (12/5/08)
Cultural Resource Study	CRM (8/19/05)
Paleontological Survey	CRM (8/18/05)

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

What is the anticipated route of travel for transport of the soil material?  
Unknown at this time

How many anticipated truckloads? Unknown at this time truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 2,934,202 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both

Is the subdivision 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 subdivision 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

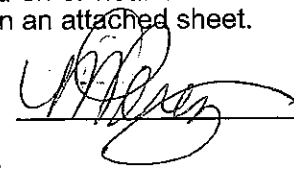
**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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 6/15/09  
Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

<b>Project File No.</b>	PM36192
<b>Project Name:</b>	Clay Street Business Park
<b>Project Location:</b>	Northwest corner of Clay Street and Union Pacific Railroad
<b>Project Description</b>	Proposal to subdivide approximately 68 acres into 18 lots

<b>Proposed Project Consists of or Includes:</b>	<b>Yes</b>	<b>No</b>
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 <sup>1</sup> 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 <sup>2</sup> 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 <sup>3</sup> . "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"/>

<sup>1</sup>Land area is based on acreage disturbed.

<sup>2</sup>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](http://www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf).

<sup>3</sup>The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://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**  
and  
**INTENT TO TENTATIVELY CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**ADOPTION OF PLANNING COMMISSION RESOLUTION NO. 2010-007 / CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 505 / TENTATIVE PARCEL MAP NO. 36192** – Intent to Certify an Environmental Impact Report – Applicant: WCP Deanza, LLC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: northerly of the Union Pacific Railroad, southerly of Limonite Avenue, easterly of Pedley Road and westerly of Clay Street – 68.05 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Environmental Impact Report analyzes the potential environmental impacts of Tentative Parcel Map No. 36192. The Tentative Parcel Map is a Schedule E subdivision of 68.05 gross (67.36 net) acres into twenty (20) industrial parcels and four (4) lettered lots for ingress/egress, open space and detention basin purposes. The proposed subdivision also includes architectural design guidelines and a trail that will run along the northern boundary of the Project site in the riparian area. The trail is proposed to be a minimum of 10 feet wide with total easement of 20 feet minimum. – APN(s): 163-400-001 and 163-400-002. (Legislative)

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	January 5, 2011
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](mailto: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](http://www.tlma.co.riverside.ca.us/planning/pc.html)

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 505, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the environmental impact report, at the public hearing.

The case file for the proposed project, and the environmental impact report, 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 11/23/2010.

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

APN (s) or case numbers Pm36192/E1R00505 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

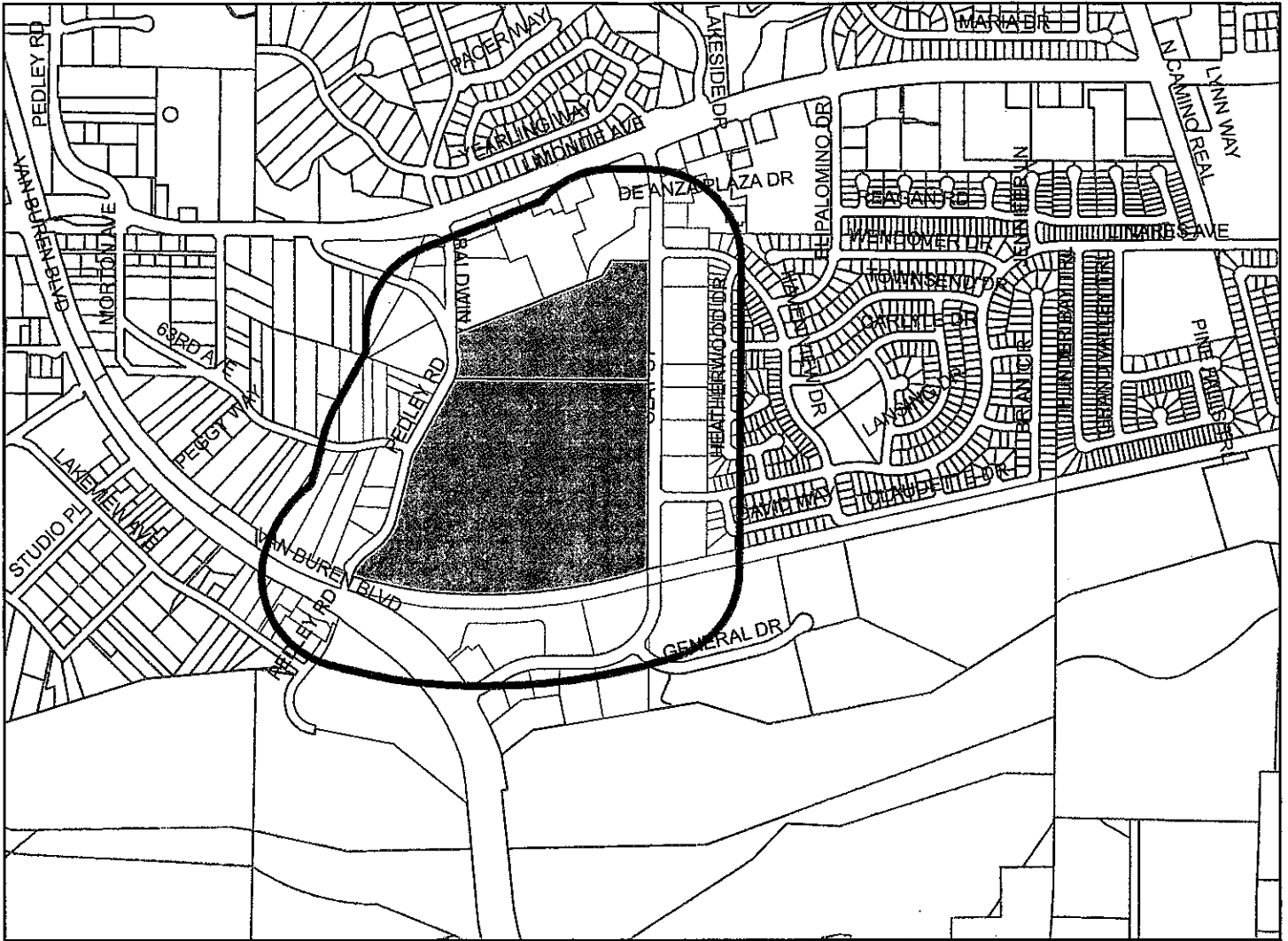
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*Checked by V Calder  
exp. 11/23/11*

## 600 feet buffer



### Selected Parcels

163-400-035	163-400-015	163-220-005	163-332-014	163-220-012	163-400-046	163-230-018	163-220-014	163-321-003	163-180-008
163-393-012	163-312-014	163-331-037	163-393-016	163-400-044	163-400-004	163-332-005	163-220-007	163-220-011	163-332-006
163-400-005	163-393-011	163-220-013	163-312-020	163-400-009	163-332-012	163-400-011	163-400-032	163-300-002	163-312-003
163-180-007	163-341-001	163-400-026	163-400-036	163-400-045	163-400-041	163-400-040	163-400-037	163-400-042	163-312-019
163-311-011	166-620-001	163-312-016	163-312-018	163-170-008	163-332-004	163-400-028	163-400-023	163-311-009	163-311-018
163-341-004	163-321-006	163-331-025	163-220-015	163-400-030	163-341-002	166-620-044	163-332-025	163-230-019	163-230-016
163-180-006	163-332-024	166-620-005	163-311-019	163-332-011	163-400-008	163-311-007	163-392-014	163-311-008	163-311-004
163-311-013	163-311-014	163-331-036	163-332-007	163-332-010	163-392-013	163-311-015	163-190-001	163-190-006	163-312-001
166-620-043	166-620-042	163-400-007	163-230-009	163-170-004	163-170-007	163-190-010	163-332-001	163-230-013	163-230-010

First 90 parcels shown



1,300 650 0 1,300 Feet

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



APN: 163400015, ASMT: 163400015  
6510 GENERAL DR CORP  
C/O TDA INVESTMENT GROUP  
2025 PIONEER CT  
SAN MATEO CA 94403

APN: 163321003, ASMT: 163321003  
ADRIAN FELECAN, ETAL  
6292 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163220005, ASMT: 163220005  
8368 63RD STREET TRUST  
C/O JOHN STEELES MITH  
7411 BERTA RD  
EUREKA CA 95503

APN: 163180008, ASMT: 163180008  
ALCORN FENCE CO  
9901 GLENOAKS BLV  
SUN VALLEY CA 91352

APN: 163332014, ASMT: 163332014  
AARON G MAGGS, ETAL  
6385 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163393012, ASMT: 163393012  
ALEXANDER PARRA, ETAL  
8113 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163220012, ASMT: 163220012  
ABEL FLORES  
8300 63RD ST  
RIVERSIDE CA. 92509

APN: 163312014, ASMT: 163312014  
ANNE E THAYER  
PMB 126  
8304 LIMONITE AVE STE D  
RIVERSIDE CA 92509

APN: 163400046, ASMT: 163400046  
ABSOLUTE STORAGE RIVERSIDE VAN BUREN  
291 CORPORATE TERRACE CIR  
CORONA CA 92879

APN: 163331037, ASMT: 163331037  
ARMANDO DELAPAZ, ETAL  
5376 JURUPA AVE  
RIVERSIDE CA 92504

APN: 163230018, ASMT: 163230018  
ADALBERTO VALADEZ, ETAL  
C/O ANGELICA MUNOZ  
8457 LAKEVIEW AVE  
RIVERSIDE CA. 92509

APN: 163393016, ASMT: 163393016  
BENJAMIN RAMIREZ  
8153 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163220014, ASMT: 163220014  
ADAM LOPEZ, ETAL  
2085 SAN MARINO AVE  
SAN MARINO CA 91108

APN: 163400044, ASMT: 163400044  
BFS RETAIL & COMMERCIAL OPERATIONS, ET  
C/O LAW DEPT  
333 E LAKE ST  
BLOOMINGDALE IL 60108



APN: 163400004, ASMT: 163400004  
BLR PROP  
75 MARYLAND AVE  
BERKELEY CA 94707

APN: 163312020, ASMT: 163312020  
CHRISTOPHER PATRICK  
6232 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163332005, ASMT: 163332005  
BRYAN CLARK, ETAL  
6333 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163400009, ASMT: 163400009  
CIT LENDING SERVICES CORP  
C/O DENNIS DAVIS  
1 CIT DR  
LIVINGSTON NJ 7039

APN: 163220011, ASMT: 163220011  
BUTLER THELMA L LIVING TRUST  
C/O JENNIFER SNIFF  
P O BOX 1202  
RIVERSIDE CA 92502

APN: 163332012, ASMT: 163332012  
CLAIRE A HALESWORTH  
6375 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163332006, ASMT: 163332006  
CARI M TULLEYS  
6339 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163400011, ASMT: 163400011  
CLAY STREET PROP  
2612 26TH ST  
SANTA MONICA CA 90405

APN: 163400005, ASMT: 163400005  
CBR CORP  
C/O ANMG  
7651 ALABAMA AVE STE C  
CANOGA PARK CA 91304

APN: 163400032, ASMT: 163400032  
COMMUNITY BANK OF RAYMORE  
C/O LAPETITE ACADEMY INC  
130 S JEFFERSON STE 300  
CHICAGO IL 60661

APN: 163393011, ASMT: 163393011  
CELIA LOUISE ORNELAS  
8103 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163300002, ASMT: 163300002  
COUNTY OF RIVERSIDE  
DEPARTMENT OF BUILDING SERVICES  
3133 7TH ST  
RIVERSIDE CA 92501

APN: 163220013, ASMT: 163220013  
CHRIS A BOYER, ETAL  
C/O ROSEMARY BRUN  
5934 FELSPAR ST  
RIVERSIDE CA 92509

APN: 163312003, ASMT: 163312003  
CURTIS CRANO, ETAL  
C/O JANET CRANO  
8136 HAVEN VIEW DR  
RIVERSIDE CA. 92509





APN: 163180007, ASMT: 163180007  
DALE VANDE BRAKE  
6411 PEDLEY RD  
RIVERSIDE CA. 92509

APN: 163312019, ASMT: 163312019  
DEANN LEE HIGGINBOTHAM  
6236 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163341001, ASMT: 163341001  
DAVID BECKETT, ETAL  
1591 GLBRAITH AVE 100  
GRAND RAPIDS MI 49546

APN: 163311011, ASMT: 163311011  
DEBORAH LANGSTON  
6251 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163400026, ASMT: 163400026  
DE ANZA COUNTRY DE ANZA BUSINESS PARK  
8175 LIMONITE  
RIVERSIDE CA 92509

APN: 166620001, ASMT: 166620001  
DEL TACO RESTAURANT PROP II  
25521 COMMERCENTRE NO 200  
LAKE FOREST CA 92630

APN: 163400041, ASMT: 163400041  
DE ANZA MARKET PLACE  
STE 210  
2020 E ORANGETHORPE AVE  
FULLERTON CA 92831

APN: 163312016, ASMT: 163312016  
DEWITT CHEATEAM  
6256 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163400040, ASMT: 163400040  
DE ANZA MARKET PLACE, ETAL  
C/O DEPT 70428 CORP TAX  
P O BOX 20  
BOISE ID 83726

APN: 163312018, ASMT: 163312018  
DIEGO AUGUSTINE RODRIGUEZ  
6246 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163400037, ASMT: 163400037  
DE ANZA MARKET PLACE  
STE 210  
2020 E ORANGETHORPE AVE  
FULLERTON CA 92831

APN: 163170008, ASMT: 163170008  
DONALD D DAMERELL  
5775 FALLING LEAF LN  
RIVERSIDE CA 92509

APN: 163400042, ASMT: 163400042  
DE ANZA MARKETPLACE  
2020 E ORANGETHORPE 210  
FULLERTON CA 92831

APN: 163332004, ASMT: 163332004  
DONALD R PUCKETT  
6327 HEATHERWOOD DR  
RIVERSIDE CA. 92509



APN: 163400023, ASMT: 163400023  
EDDIE R FISCHER, ETAL  
C/O HENRY COX  
2020 E ORANGETHORPE AVE  
FULLERTON CA 92831

APN: 163400030, ASMT: 163400030  
EXTENDED CARE PORTFOLIO CALIF  
C/O DELOITTE TAX LLP ATTN HCPI  
2235 FARADAY AVE STE O  
CARLSBAD CA 92009

APN: 163311009, ASMT: 163311009  
EDWIN G ARPA, ETAL  
6261 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163341002, ASMT: 163341002  
FERNANDO CARDENAS  
8157 HAVEN VIEW DR  
RIVERSIDE CA. 92509

APN: 163311018, ASMT: 163311018  
ELIZABETH GALLARDO, ETAL  
8294 STARVIEW DR  
RIVERSIDE CA 92509

APN: 166620044, ASMT: 166620044  
FRESH & EASY NEIGHBORHOOD MARKET INC  
C/O MICHAEL R UDELL  
444 S FLOWER ST 8TH FL  
LOS ANGELES CA 90071

APN: 163341004, ASMT: 163341004  
ELVIRA ESCAMILLA, ETAL  
8147 HAVEN VIEW DR  
RIVERSIDE CA. 92509

APN: 163332025, ASMT: 163332025  
GALILEO FINANCIAL  
C/O PREFERRED GRP PROP  
31910 DEL OBISPO STE 120  
SAN JUAN CAPO CA 92675

APN: 163321006, ASMT: 163321006  
EMILY CHAVEZ  
6276 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163230019, ASMT: 163230019  
GARY A VANDERBROEK, ETAL  
8458 LAKEVIEW AVE  
RIVERSIDE CA 92509

APN: 163331025, ASMT: 163331025  
ERIKA G GUERRERO  
8060 HAMPTON CT  
RIVERSIDE CA. 92509

APN: 163230016, ASMT: 163230016  
GENE E BOLING, ETAL  
4790 JACKSON ST APT 133  
RIVERSIDE CA 92503

APN: 163220015, ASMT: 163220015  
EVELIA PEREZ  
6619 PEDLEY RD  
RIVERSIDE CA. 92509

APN: 163180006, ASMT: 163180006  
GEORGE MAKAR, ETAL  
6357 PEDLEY RD  
RIVERSIDE CA. 92509



APN: 163332024, ASMT: 163332024  
GLEN A BEELER, ETAL  
8123 LINARES AVE  
RIVERSIDE CA. 92509

APN: 163311008, ASMT: 163311008  
JEFFREY F COCHRAN, ETAL  
7762 CORTE CASTILLO  
RIVERSIDE CA 92509

APN: 166620005, ASMT: 166620005  
GRT FINANCIAL LTD  
6180 CLAY ST  
RIVERSIDE CA. 92509

APN: 163311004, ASMT: 163311004  
JEREMIAH JONES, ETAL  
6285 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163311019, ASMT: 163311019  
HARRY KOEBERNIK  
P O BOX 422  
MOUNT AUKUM CA 95656

APN: 163311013, ASMT: 163311013  
JERRY DIAZ  
14585 MARINO ST  
CABAZON CA 92230

APN: 163332011, ASMT: 163332011  
IDREES MALIK, ETAL  
20515 REGAL OAK DR  
YORBA LINDA CA 92886

APN: 163311014, ASMT: 163311014  
JOHN F FREIBURGER, ETAL  
6235 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163400008, ASMT: 163400008  
IN N OUT BURGER  
4199 CAMPUS DR NO 900  
IRVINE CA 92612

APN: 163331036, ASMT: 163331036  
JOSE L AYALA, ETAL  
17386 LA SARENA CT  
RIVERSIDE CA 92504

APN: 163311007, ASMT: 163311007  
JAMES T JOHNSTON, ETAL  
6271 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163332007, ASMT: 163332007  
JOSE L ROBLES, ETAL  
6345 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163392014, ASMT: 163392014  
JAVED IQBAL, ETAL  
8130 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163332010, ASMT: 163332010  
JOSE VARGAS, ETAL  
6363 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163392013, ASMT: 163392013  
JUAN C QUIJANO, ETAL  
8140 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163230009, ASMT: 163230009  
KENNETH M SMITH, ETAL  
8487 LAKEVIEW AVE  
RIVERSIDE CA. 92509

APN: 163311015, ASMT: 163311015  
JUAN J MORENO, ETAL  
P O BOX 7691  
RIVERSIDE CA 92513

APN: 163170007, ASMT: 163170007  
KERRY K TOWNSEND, ETAL  
2625 STEWART ST  
RIVERSIDE CA 92503

APN: 163190001, ASMT: 163190001  
JUAN J TELLEZ  
6491 PEDLEY RD  
RIVERSIDE CA. 92509

APN: 163190010, ASMT: 163190010  
L A SHERIDAN  
9671 MAGNOLIA AVE STE 122  
ARLINGTON CA 92503

APN: 163190006, ASMT: 163190006  
JUAN M MUNOZ  
8301 63RD ST  
RIVERSIDE CA. 92509

APN: 163332001, ASMT: 163332001  
LE DUY VO  
6307 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163312001, ASMT: 163312001  
JUDITH A TOCHTROP  
8146 HAVEN VIEW DR  
RIVERSIDE CA. 92509

APN: 163230013, ASMT: 163230013  
LEOPOLDO PENA, ETAL  
8441 LAKEVIEW AVE  
RIVERSIDE CA. 92509

APN: 166620042, ASMT: 166620042  
JURUPA VALLEY SPECTRUM PHASE R  
C/O ARCHIT VENTURES  
9200 SUNSET BLV 9TH FL  
LOS ANGELES CA 90069

APN: 163230010, ASMT: 163230010  
LESLIE L HITCHCOCK  
8463 LAKEVIEW AVE  
RIVERSIDE CA. 92509

APN: 163400007, ASMT: 163400007  
JURUPA WESTERN INC  
2020 E ORANGETHORPE AVE  
FULLERTON CA 92831

APN: 163392012, ASMT: 163392012  
LILIAN ARACELY MACDONALD  
8150 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163312015, ASMT: 163312015  
LINA LUCERO  
8145 TOWNSEND DR  
RIVERSIDE CA. 92509

APN: 163311016, ASMT: 163311016  
LUIS T NAJERA, ETAL  
6225 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163331023, ASMT: 163331023  
LOC TAI PHAM, ETAL  
7409 OXFORD PL  
FORT SMITH AR 72903

APN: 163190005, ASMT: 163190005  
M IRENE CARROLL  
PMB 173  
7900 LIMONITE AVE NO G  
RIVERSIDE CA 92509

APN: 163341018, ASMT: 163341018  
LONDELL RAMSEY  
8093 WENDOVER DR  
RIVERSIDE CA. 92509

APN: 163311006, ASMT: 163311006  
MARIA T ABAD  
13402 CLINTON ST  
GARDEN GROVE CA 92843

APN: 163331038, ASMT: 163331038  
LORENZO TOVAR, ETAL  
6310 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163170006, ASMT: 163170006  
MARK C LAURITZEN, ETAL  
3845 STOBBS WAY  
RIVERSIDE CA 92509

APN: 163311005, ASMT: 163311005  
LUIS E VILLATORO, ETAL  
6281 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163311003, ASMT: 163311003  
MATTHEW S STACK  
6291 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163332021, ASMT: 163332021  
LUIS ROSAS, ETAL  
8099 LINARES AVE  
RIVERSIDE CA. 92509

APN: 163312002, ASMT: 163312002  
MICHELE S PATTERSON, ETAL  
5990 EL PALOMINO DR  
RIVERSIDE CA 92509

APN: 163321005, ASMT: 163321005  
LUIS S DOMINGUEZ  
6282 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163332003, ASMT: 163332003  
MICHELLE A DAVILA  
6321 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163393013, ASMT: 163393013  
MIGUEL GUERRERO  
8123 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163332008, ASMT: 163332008  
NOLAN C RODNEY, ETAL  
303 DEERFIELD ST  
WALNUT CA 91789

APN: 163400010, ASMT: 163400010  
MMI & BDI RIVERSIDE GENERAL  
C/O MARVIN POER & CO  
18818 TELLER AVE STE 277  
IRVINE CA 92612

APN: 163321001, ASMT: 163321001  
OBET PEREZ MARTINEZ  
6302 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163321004, ASMT: 163321004  
MONICA CALVILLO, ETAL  
6286 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163400025, ASMT: 163400025  
PAUL NIKOLAU, ETAL  
10387 LOS ALAMITOS BLVD  
LOS ALAMITOS CA 90720

APN: 166620007, ASMT: 166620007  
MOSTAMAND INC  
C/O ASSADULAH MOSTAMAND  
6100 CLAY ST  
RIVERSIDE CA. 92509

APN: 163190007, ASMT: 163190007  
PIETRO TESTA, ETAL  
1505 CONCHITO DR  
LA HABRA HEIGHTS CA 90631

APN: 163400043, ASMT: 163400043  
NATIONAL CONVIENCE STORES INC, ETAL  
C/O MARVIN L RADER  
622 W MAIN ST  
LEAGUE CITY TX 77573

APN: 163332002, ASMT: 163332002  
RANDY PETERSON, ETAL  
6313 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163230017, ASMT: 163230017  
NESTOR CARRANZA, ETAL  
6745 PEDLEY RD  
RIVERSIDE CA. 92509

APN: 163190003, ASMT: 163190003  
RAUL F GONZALES, ETAL  
6515 PEDLEY RD  
RIVERSIDE CA. 92509

APN: 163321002, ASMT: 163321002  
NICOLAS GONZALEZ, ETAL  
6296 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163393015, ASMT: 163393015  
RICARDO L RENTERIA, ETAL  
8143 DAVID WAY  
RIVERSIDE CA. 92509



APN: 163400029, ASMT: 163400029  
RICHARD B ROGERS, ETAL  
C/O WLD DAVIS HOLDINGS  
4834 BALBOA BLV NO 489  
ENCINO CA 91316

APN: 163332026, ASMT: 163332026  
ROSA A SUAREZ, ETAL  
8141 LINARES AVE  
RIVERSIDE CA. 92509

APN: 163400031, ASMT: 163400031  
RIVERSIDE CLINIC INV IV  
3660 ARLINGTON AVE  
RIVERSIDE CA 92506

APN: 163311010, ASMT: 163311010  
SAMUEL JAIMES  
6255 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163393014, ASMT: 163393014  
ROBERT H NICHOL, ETAL  
8133 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163190004, ASMT: 163190004  
SERAFIN JIMENEZ MARQUEZ  
8291 63RD ST  
RIVERSIDE CA. 92509

APN: 163331024, ASMT: 163331024  
ROBERT VANDORN, ETAL  
6392 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163170005, ASMT: 163170005  
SOUTHERN CALIFORNIA GAS CO  
C/O TAX DEPT  
101 ASH ST NO HW07  
SAN DIEGO CA 92101

APN: 163332023, ASMT: 163332023  
RODOLFO MENDEZ, ETAL  
8115 LINARES AVE  
RIVERSIDE CA. 92509

APN: 163311001, ASMT: 163311001  
STANLEY C PAWLOSKI, ETAL  
6301 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163190002, ASMT: 163190002  
ROGELIO GONZALEZ, ETAL  
6501 PEDLEY RD  
RIVERSIDE CA. 92509

APN: 163341003, ASMT: 163341003  
STEVEN D BACA  
8151 HAVEN VIEW DR  
RIVERSIDE CA. 92509

APN: 163220006, ASMT: 163220006  
ROOM 8 MEMORIAL CAT FOUNDATION  
C/O HETTIE PERRY  
8354 63RD ST  
RIVERSIDE CA. 92509

APN: 163312017, ASMT: 163312017  
SUZANNE P STRAW  
6252 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163332013, ASMT: 163332013  
THOMAS J BUCHANAN  
6381 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163400038, ASMT: 163400038  
WENDYS INTERNATIONAL INC  
C/O PROP TAX  
1155 PERIMETER CENTER W  
ATLANTA GA 30338

APN: 163332022, ASMT: 163332022  
THOMAS WAYNE WHALEY, ETAL  
8107 LINARES AVE  
RIVERSIDE CA. 92509

APN: 163332009, ASMT: 163332009  
WERNER MOORENWEISER, ETAL  
6107 RIDGEVIEW AVE  
MIRA LOMA CA 91752

APN: 163332015, ASMT: 163332015  
TRACEY L CARROLL  
6391 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163220008, ASMT: 163220008  
WILLIAM A GRIFFITH, ETAL  
8320 63RD ST  
RIVERSIDE CA. 92509

APN: 163400003, ASMT: 163400003  
UNION PACIFIC RR  
REGIONAL MANAGER OF PROPERTY TAXES  
1700 FARNAM ST NO 105-FL  
OMAHA NE 68102

APN: 163311020, ASMT: 163311020  
WILLIAM C HAMMOND, ETAL  
6205 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163311012, ASMT: 163311012  
VLADIMIR BARANOWSKI  
C/O ACQUIRE PMC  
319 E PALM DR STE D  
PLACENTIA CA 92870

APN: 163332016, ASMT: 163332016  
WILLIAM E JONES  
8550 LIMONITE AVE  
RIVERSIDE CA 92509

APN: 163400002, ASMT: 163400002  
WCP DEANZA  
C/O WRIGHTWOOD CAPITAL  
2 N LA SALLE ST 9TH FL  
CHICAGO IL 60602

APN: 163190009, ASMT: 163190009  
WILLIAM G MORSCHAUSER  
8347 63RD ST  
RIVERSIDE CA 92509

APN: 163311002, ASMT: 163311002  
WENDY CHILDERS  
6295 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163331026, ASMT: 163331026  
WILLIE MAE COLLINS  
8050 HAMPTON CT  
RIVERSIDE CA. 92509



APN: 163311017, ASMT: 163311017  
ZABI NOORI  
6221 HEATHERWOOD DR  
RIVERSIDE CA. 92509



## Agency Labels for PM36192/EIR00505

Agricultural Commissioner's Office  
John Snyder, Agricultural Commissioner  
4080 Lemon Street, Room 19, Basement  
Riverside, CA 92501

County of Riverside Transportation  
Department  
Patty Ramos, Deputy Director  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Audubon Society  
Larry Lapre'  
San Bernardino Valley  
P.O. Box 10973  
San Bernardino, CA 92423-0973

Building Industry Association  
Borre Winckel, Executive Officer  
3891 11th Street  
Riverside, CA 92501

California State  
Water Resources Control Board  
Nadell Gayou  
1001 I Street  
Sacramento, CA 95814-2828

California Air Resources Board  
1001 I Street  
Sacramento, CA 95812

California Department of Fish and Game  
Inland Desert/Eastern Sierra Region  
Leslie MacNair  
3602 Inland Empire Blvd., Suite C-220  
Ontario, CA 91764

California Department of Food and  
Agriculture  
1220 N Street  
Sacramento, CA 95814

California Dept. of Toxic Substance Control  
Ken Chiang  
9211 Oakdale Avenue  
Chatsworth, 91311-6505

California Energy Commission  
1516 Ninth St., Mail Stop 29  
Sacramento, CA 95814-5504

California Native Plant Society  
Riverside/San Bernardino Chapter  
Kate Barrows  
53298 Montezuma Avenue  
La Quinta, CA 92253

California State Assembly  
Assemblyman Jeff Miller  
71st District  
20532 El Toro Rd, Suite 203  
Mission Viejo, CA 92692

CALTRANS District #8  
Office of Forecasting/IGR/CEQA Review  
464 W. Fourth Street, 6<sup>th</sup> Floor MS 726  
San Bernardino, CA 92401-1400

California State Assembly  
Assemblyman Kevin Jeffries  
66th District  
41391 Kalmia Street Suite 220  
Murrieta, CA 92562

California State Clearinghouse  
Office of Planning & Research  
1400 Tenth Street  
Sacramento, CA 95814

California State Dept. of Housing &  
Community Development  
3737 Main St., Suite 400  
Riverside, CA 92501-3337

California State Park & Recreation  
Commission  
1416 9th Street  
Sacramento, CA 95814

California State Representatives  
Representative Ken Calvert  
44th District  
3400 Central Ave., Suite 200  
Riverside, CA 92506

California State Senate, 31st District  
Senator Bob Dutton  
8577 Haven Ave., Suite 210  
Rancho Cucamonga, CA 91730

California State Senate, 37th District  
Senator Jim Battin  
73-710 Fred Waring Dr., #112  
Palm Desert, CA 92260

California State, Dept. of Forestry & Fire  
Protection  
210 W. San Jacinto Ave.  
Perris, CA 92570-1915

Riverside County  
Regional Parks & Open Space District  
Marc Brewer  
4600 Crestmore Rd., Mail Stop 2970  
Riverside, CA 92509-6858

Center for Biological Diversity  
Monica Bond  
PMB 447  
8033 Sunset Boulevard  
Los Angeles, CA 90046

Center for Community Action  
& Environmental Justice  
Penny Newman  
P.O. Box 33124  
Riverside, CA 92519

Riverside Municipal Airport  
Mr. Mark Ripley, Manager  
6951 Flight Road  
Riverside, CA 92504

Chino Hills State Park  
1879 Jackson St.  
Riverside, CA 92504

City of Anaheim  
Sheri Vander Dussen, Planning Director  
200 S. Anaheim Blvd.  
Anaheim, CA 92805

## Agency Labels for PM36192/EIR00505

City of Banning  
Oscar Orci, Community Development  
Director  
99 E. Ramsey Street  
Banning, CA 92220-0090

City of Beaumont  
Ernest Egger, Director of Planning  
Community Development  
550 E. Sixth St.  
Beaumont, CA 92223

City of Blythe  
Jennifer Wellman, Planning Director  
235 North Broadway  
Blythe, CA 92225

City of Calimesa, Planning Department  
Gus Romo, Director  
908 Park Avenue  
Calimesa, CA 92320

City of Canyon Lake  
Mario Suarez, City Planner  
31516 Railroad Canyon Rd.  
Canyon Lake, CA 92587

City of Cathedral City  
Leisa Lukes, City Planner  
Planning Division  
68700 Avenida Lalo Guerrero  
Cathedral City, CA 92234

City of Chino  
Charles E. Coe, AICP, Community  
Development Director  
13220 Central Ave.  
Chino, CA 91710

City of Chino Hills  
Christine Kelly  
Community Development Director  
2001 Grand Ave.  
Chino Hills, CA 91709-4868

City of Coachella  
Carmen Manriquez, Community  
Development Director  
1515 Sixth St.  
Coachella, CA 92236

City of Colton  
Community Development Department  
David R. Zamora, Director  
650 N. La Cadena Drive  
Colton, CA 92324

City of Corona  
Brad Robbins, Planning Director  
Community Development Dept.  
400 South Vicentia Avenue  
Corona, CA 92882

City of Desert Hot Springs  
Larry Grafton, Planning Manager  
65-950 Pierson Blvd.  
Desert Hot Springs, CA 92240

City of Fontana  
Don Williams, Director of Community  
Development  
8353 Sierra Avenue  
Fontana, CA 92335

City of Grand Terrace  
Gary L. Koontz, Community Development  
Director  
22795 Barton Road  
Grand Terrace, CA 92313-5295

City of Hemet  
Richard Masyczek, Planning Director  
445 E. Latham Ave.  
Hemet, CA 92543

City of Indian Wells  
Corrie D. Kates, Community Development  
Director  
44-950 El Dorado Drive  
Indian Wells, CA 92210-7497

City of Indio  
Steve Copenhaver, Director of Community  
Dev.  
100 Civic Center Mall  
Indio, CA 92201

City of La Quinta  
Les Johnson, Planning Director  
P.O. Box 1504  
La Quinta, CA 92247

City of Lake Elsinore  
Rolfe Preisendanz, Community  
Development Director  
130 S. Main St.  
Lake Elsinore, CA 92530

City of Loma Linda  
Deborah Woldruff, Community Development  
Director  
25541 Barton Road  
Loma Linda, CA 92354

City of Moreno Valley  
John Terell, Planning Official  
14177 Frederick Street  
Moreno Valley, CA 92552

City of Menifee  
Carmen Cave, Director of Planning  
29683 New Hub Drive, Suite C  
Menifee, CA 92586

City of Murrieta  
Mary Lanier, Community Dev. Director  
One Town Square  
24601 Jefferson Ave.  
Murrieta, CA 92562

City of Norco  
James Daniels, Director of Community  
Development  
2870 Clark Ave.  
Norco, CA 92860

City of Ontario  
Jerry L. Blum, Planning Director  
303 East "B" St.  
Ontario, CA 91764

City of Palm Desert  
Lauri Aylaian, Community Development &  
Planning Director  
73-510 Fred Waring Dr.  
Palm Desert, CA 92260

City of Palm Springs  
Craig Ewing  
Director of Planning Services  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

## Agency Labels for PM36192/EIR00505

City of Perris  
Brad Eckhardt, Planning Manager  
101 N. "D" Street  
Perris, CA 92570-1998

City of Rancho Mirage  
Randy Bynder, Director  
Community Development Department  
69-825 Hwy. 111  
Rancho Mirage, CA 92270

City of Redlands  
Jeffrey L. Shaw, Director  
Community Development Department  
35 Cajon Street, Suite 20  
Redlands, CA 92373

City of Rialto  
Planning Division  
150 S. Palm Ave.  
Rialto, CA 92376-6406

City of Riverside  
Ken Gutierrez, Planning Director  
or Diane Jenkins, Principal Planner  
3900 Main St., 3rd floor  
Riverside, CA 92522

City of San Jacinto  
Asher Hartel, Director of Planning  
595 S. San Jacinto Avenue, Building A  
San Jacinto, CA 92583

City of Temecula  
Debbie Ubnoske, Director of Planning  
43200 Business Park Drive  
Temecula, CA 92589-9033

City of Yorba Linda  
Kurt Christiansen, Community Development  
Director  
4845 Casa Loma Avenue  
Yorba Linda, CA 92885

City of Yucaipa  
John McMains, Community Development  
Director  
34272 Yucaipa Boulevard  
Yucaipa, CA 92399

City of Yuma Community Planning Division  
One City Plaza  
PO Box 13013  
Yuma, Arizona 85366-3013

City of Wildomar  
Brad Evanson, Planner  
23873 Clinton Keith Road, Suite 201  
Wildomar, CA 92595

City of Riverside Public Library - Main  
Library  
Attn: Reference Librarian  
3581 Mission Inn Avenue  
Riverside, CA 92501

Corona-Norco Unified School District  
Kent L. Bechler, Ph.D., Superintendent  
2820 Clark Avenue  
Norco, CA 92860

County of Riverside  
Jan Zuppardo, Planning Commissioner  
c/o Planning Commission Secretary  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92501

County of Riverside  
Jim Porras, Planning Commissioner  
c/o Planning Commission Secretary  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92501

County of Riverside  
John Petty, Planning Commissioner  
c/o Planning Commission Secretary  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92501

County of Riverside  
John Roth, Planning Commissioner  
c/o Planning Commission Secretary  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92501

County of Riverside  
John Snell, Planning Commissioner  
c/o Planning Commission Secretary  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92501

County of Riverside  
County Administrative Center  
Bill Luna, County Executive Officer  
4080 Lemon Street, 4<sup>th</sup> Floor  
Riverside, CA 92501

County of Riverside  
Economic Development Agency  
Robin Zimpfer, Asst. Co. Executive Officer  
1325 Spruce Street, Suite 400  
Riverside, CA 92507

County of Riverside  
Building & Safety Department  
Sam Gonzalez  
4080 Lemon Street, 2<sup>nd</sup> Floor  
Riverside, CA 92501

County of Riverside  
Supervisor Bob Buster  
1<sup>st</sup> Supervisorial District  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, CA 92501

County of Riverside  
Supervisor John F. Tavaglione  
2nd Supervisorial District  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, CA 92501

County of Riverside  
Supervisor Jeff Stone  
3rd Supervisorial District  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, CA 92501

Supervisor John J. Benoit  
4th Supervisorial District  
County Administrative Center  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, CA 92501

County of Riverside  
Supervisor Marion Ashley  
5th Supervisorial District  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, CA 92501

Regional Water Quality Control Board #8  
CEQA Review  
Santa Ana Basin Region  
3737 Main Street, Suite 500  
Riverside, CA 92501-3348



## Agency Labels for PM36192/EIR00505

Community Services District  
Mr. Snyder  
3590 Rubidoux Boulevard  
Riverside, CA 92509-4525

Department of Conservation  
801 K Street, MS 13-71  
Sacramento, CA 95814-3500

Eastern Information Center  
Department of Anthropology  
University of California  
Riverside, CA 92521-0418

Eastern Municipal Water District  
Elizabeth Lovsted  
2270 Trumble Road  
P.O. Box 8300  
Perris, CA 92570

Endangered Habitats League  
Dan Silver, Executive Director  
8424-A Santa Monica Blvd., Suite 592  
Los Angeles, CA 90069-4267

Environmental Programs Department  
Carolyn Syms-Luna, Director  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

Federal Highway Administration,  
U.S. Department of Transportation  
650 Capitol Mall, Suite 4100  
Sacramento, CA 95814

Flabob Airport  
Leo Doiron  
4130 Mennes Avenue, Office  
Riverside, CA 92509-8717

Glen Avon Mutual Water Company  
9643 Mission Blvd.  
Riverside, CA 92509

Glen Avon Public Library  
Attn: Reference Librarian  
9244 Galena Street  
Riverside, CA 92509

Growth Management,  
U.S. Postal Service  
P.O. Box 9998  
Riverside, CA 92507-9998

Imperial County Planning & Development  
Services Department  
Jurg Heuberger, AICP, Director  
801 Main St., Suite B-1  
El Centro, CA 92243-2811

Indian Hills Property Owners' Association  
1001 Ranch Indian Hills  
7892 Big Rock Drive  
Riverside, CA 92509

Jacobsen Family Holdings  
Douglas Jacobsen  
21800 Burbank Blvd., Ste 330  
Woodland Hills, CA 91367

Jacobsen Family Holdings  
Mark Hawley  
22347 La Palma Avenue, Ste. 102  
Yorba Linda, CA 92887-3826

Jurupa Area Recreation & Park District  
Dan Rodriguez, General Manager  
4810 Pedley Road  
Riverside, CA 92509

Jurupa Community Services District  
Julie Saba, Secretary/General Mgr.  
11201 Harrell St.  
Mira Loma, CA 91752

Jurupa Hills Homeowners' Association  
Vaughn R. Rasmussen  
5940 Sandoval Avenue  
Riverside, CA 92509-6319

Jurupa Mountains Cultural Center  
7621 Granite Hill Drive  
Riverside, CA 92509-1202

Jurupa Unified School District  
Pam Lauzon & Janet Dewhirst  
4850 Pedley Rd.  
Riverside, CA 92509-3966

Jurupa Western Inc.  
8175 Limonite Ave., #C  
P.O. Box 3617  
Riverside, CA 92509

La Paz County Community Development  
Department  
Scott Bernhart, Director  
1112 Joshua Ave., Suite 202  
Parker, AZ 85344

Local Agency Formation Commission  
George J. Spiliotis, Executive Officer  
3850 Vine Street, Suite 110  
Riverside, CA 92507-4277

Metropolitan Water District of So. California  
Harry Bannerman  
700 North Alameda Street  
Los Angeles, CA 90012-2944

Orange County Resources & Development  
Management Department  
Bryan Speegle, Director  
300 N. Flower St.  
Santa Ana, CA 92705

Native American Heritage Commission  
Dave Singleton  
915 Capitol Mall, Room 364  
Sacramento, CA 95814

Cahuilla Band of Indians  
Luther Salgado, Sr.  
PO Box 391760  
Anza, CA 92539

## Agency Labels for PM36192/EIR00505

Ramona Band of Cahuilla Indians  
Joseph Hamilton, Chairman  
P.O. Box 391670  
Anza, CA 92539

Soboba Band of Mission Indians  
Robert Salgado, Chairperson  
P.O. Box 487  
San Jacinto, CA 92581

Santa Rosa Band of Mission Indians  
John Marcus, Chairman  
P.O. Box 609  
Hemet, CA 92546

Morongo Band of Mission Indians  
Robert Martin, Chairperson  
11581 Potrero Road  
Banning, CA 92220

Pechanga Band of Mission Indians  
Mark Macarro, Chairperson  
P.O. Box 1477  
Temecula, CA 92593

San Manuel  
Band of Mission Indians  
Henry Duro, Chairperson  
26569 Community Center Drive  
Highland, CA 92346

Gabrieleno/Tongva San Gabriel Band of  
Mission Indians  
Anthony Morales, Chairperson  
P.O. Box 693  
San Gabriel, CA 91778

Gabrieleno  
Band of Mission Indians of CA  
Ms. Susan Frank  
1053 Elm Avenue  
Beaumont, CA 92223-1635

Serrano Nation of Indians  
Goldie Walker  
6588 Valaria Drive  
Highland, CA 92346

Riverside County Airport Land Use Comm.  
John Guerin  
Riverside County Administrative Center  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501

Riverside County Clerk  
Maryann Meyer  
2724 Gateway Drive  
Riverside, CA 92502-0751

Riverside County Environmental Health  
Dept.  
Matt Riha, Senior Public Health Engineer  
4080 Lemon Street, 2<sup>nd</sup> Floor  
Riverside, CA 92501

Riverside County Farm Bureau, Inc.  
21160 Box Springs Rd., Suite 102  
Moreno Valley, CA 92557

Riverside County Flood Control District  
Warren D. Williams, Chief Engineer  
1995 Market Street  
Riverside, CA 92501

Riverside County Health Agency  
Office of Industrial Hygiene  
Steven Uhlman  
4065 County Circle Drive  
Riverside, CA 92503

Riverside County Office of Education  
Kenneth M. Young, Superintendent  
3939 Thirteen Street  
Riverside, CA 92501-3505

Riverside County Sheriff's Department  
Stanley Sniff, Sheriff  
4095 Lemon Street  
Riverside, CA 92501

Riverside County Transportation  
Commission  
Anne Mayer, Executive Director  
4080 Lemon Street, 3rd Floor  
Riverside, CA 92502-2208

Riverside County Waste Management Dept.  
14310 Frederick Street  
Moreno Valley, CA 92553

Riverside Land Conservancy  
4075 Mission Inn Avenue  
Riverside, CA 92501

Riverside Transit Agency  
Michael McCoy  
1825 Third Street  
Riverside, CA 92517-1968

Riverside-Corona  
Resource Conservation District  
4500 Glenwood Dr., Building A  
Riverside, CA 92501

Rubidoux Fire Department  
5721 Mission Boulevard  
Riverside, CA 92509-4525

San Bernardino Associated Governments  
Deborah Robinson Barmack  
1170 W. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
San Bernardino, CA 92410-1715

San Bernardino County  
Bob Dawson, Planning Director  
385 N. Arrowhead Ave.  
San Bernardino, CA 92415

San Bernardino County Museum:  
Development Monitoring Commission  
Kathleen Springer  
2024 Orange Tree Lane  
Riverside, CA 92374

San Diego County Planning Department  
Eric Gibson, Director  
5201 Ruffin Rd., Suite B  
San Diego, CA 92123

## Agency Labels for PM36192/EIR00505

Santa Ana River Water Company  
10530 54th St.  
Mira Loma, CA 91752-2331

Santa Ana Watershed Project Authority  
11615 Sterling Ave.  
Riverside, CA 92503-4979

Sierra Club, San Gorgonio Chapter  
4079 Mission Inn Avenue  
Riverside, CA 92501-3204

So. California Association of Governments  
Intergovernmental Review  
Eric H. Roth, Manager  
818 West Seventh Street, 12<sup>th</sup> Floor  
Los Angeles, CA 90017-3435

Western Riverside Council of Governments  
Rick Bishop, AICP  
4080 Lemon Street, 3rd Floor. MS 1032  
Riverside, CA 92501-3609

South Coast Air Quality Management  
District  
Steve Smith  
21865 E. Copley Drive  
Diamond Bar, CA 91765-4182

Southern California Agency  
Bureau of Indian Affairs  
2038 Iowa Avenue, Suite 101  
Riverside, CA 92507

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
Rosemead, CA 91770

Southern California Gas Company  
Centralized Correspondence  
P.O. Box 3150  
San Dimas, CA 91773

Tracy Hobday, Fire Captain  
Riverside County Fire Department  
2300 Market Street  
Riverside, CA 92501

U.S. Army Corps of Engineers  
Los Angeles District - Regulatory Branch  
Jason Lambert  
911 Wilshire Blvd.  
Los Angeles, CA 90017

U.S. Fish and Wildlife Service  
Sally Brown  
6010 Hidden Valley Road  
Carlsbad, CA 92011

U.S. Post Office, Riverside District  
AIS Coordinator  
4150 Chicago Ave.  
Riverside, CA 92507-9998

University of California Riverside  
Tomas Rivera Library  
Attn: Reference Librarian  
3401 Watkins Drive  
Riverside, CA 92521

Western Municipal Water District  
John Rossi, General Manager  
450 E. Alessandro Blvd.  
Riverside, CA 92508-2449

**Applicant/Owner:**

Daniel Karcher  
Davis Partners, LLC  
1420 Bristol Street North, Suite 100  
Newport Beach, CA 92660

**EIR Consultant:**

Bob Prasse  
Michael Brandman Associates  
621 E. Carnegie Drive, Suite 100  
San Bernardino, CA 92408

**Engineer:**

Sandy Chandler  
Albert A. Webb Associates  
3788 McCray Street  
Riverside, CA 92506



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EIR00505, Tentative Parcel Map No. 36192

Project Title/Case Numbers

Christian Hinojosa  
County Contact Person

(951) 955-0972  
Phone Number

2009081048

State Clearinghouse Number (if submitted to the State Clearinghouse)

WCP Deanza, LLC  
Project Applicant

1420 Bristol Street North, Suite 100; Newport Beach, CA 92660  
Address

Northerly of the Union Pacific Railroad, southerly of Limonite Avenue, easterly of Pedley Road and westerly of Clay Street.  
Project Location

The Environmental Impact Report analyzes the potential environmental impacts of Tentative Parcel Map No. 36192. The Tentative Parcel Map is a Schedule E subdivision of 68.05 gross (67.36 net) acres into 20 industrial parcels (including parcels 8a and 12a) and four (4) lettered lots for ingress/egress, open space and detention basin purposes. Development of individual buildings is not proposed at this time. However, development of the proposed Project will not exceed 889,502 square feet of light industrial and business park building area which, at full occupancy would support approximately 900 employees. The proposed Project will include a trail that will run along the northern boundary of the Project site in the riparian area. The trail is proposed to be a minimum of 10 feet wide with total easement of 20 feet minimum.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on January 5, 2011, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,792.25 + \$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 adopted for the project.

This is to certify that the Final Environmental Impact Report, 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

December 2, 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#: ZEIR00505 ZCFG04075 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

D\* REPRINTED \* R1012792

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: WCP DEANZA LLC \$1,314.00  
paid by: RC 000057-60/63/53  
CALIFORNIA FISH AND GAME FOR EA40636/EIR00505  
paid towards: CFG04075 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Nov 30, 2010 11:08  
AKAMPER posting date Nov 30, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,250.00
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

D\* REPRINTED \* R1012933

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: WCP DEANZA LLC \$1,589.25  
paid by: CK 227  
CALIFORNIA FISH AND GAME FOR EA40636/EIR00505  
paid towards: CFG04075 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Dec 02, 2010 12:45  
MGARDNER posting date Dec 02, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,589.25

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



Agenda Item No.: 3.6  
Area Plan: County-wide  
Zoning District: County-wide  
Supervisory District: County-wide  
Project Planner: Adam Rush  
Planning Commission: January 5, 2010

General Plan Amendment No. 1075  
E.A.: CEQA Exempt  
Applicant: N/A (County-Initiated)  
Engineer/Representative: N/A

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1075 proposes the changes to the Administration Element set forth in Exhibit A, the changes to the Land Use Element set forth in Exhibit B, the addition of a Land Use Element policy set forth in Exhibit C and the deletion of section VIII of Appendix B set forth in Exhibit D, which is duplicative of the Administration Element.

### BACKGROUND:

When the County updated its General Plan in 2003, it created a certainty system to ensure that wholesale changes to the General Plan could not occur. The certainty system is described in both the Administration Element and the Land Use Element and is repeated in Appendix B. The language used to describe the certainty system is ambiguous in several respects, inconsistent in other respects and contains a level of detail that is more appropriately reserved to a zoning ordinance. In addition, some provisions have never been implemented because it would be expensive and impractical to do so. For example, the pre-application process shown deleted on pages 12-13 of Exhibit A requires the formation of a new administrative body (the General Plan Amendment Team), which is obligated to conduct a detailed, pre-application review of every proposed general plan amendment (including intra-foundation amendments), issue written findings and issue a rationale for those findings.

General Plan Amendment No. 1075 would resolve these concerns and would reconcile the General Plan with an amendment to the Land Use Ordinance (Ordinance No. 348.4573) that the Board of Supervisors adopted in April of 2008 which incorporated, refined and clarified the certainty system language. Staff-initiated changes, additions and deletions are shown on all exhibits in red.

General Plan Amendment No. 1075 also proposes General Plan revisions that the Board agreed to process in settling the case entitled Endangered Habitats League (EHL) v. County of Riverside (Riverside Superior Court Case No. RIC 402952). That case concerned EHL's challenge of the 2003 General Plan. Changes, additions and deletions called for by the settlement agreement are shown on all exhibits in blue and may be summarized as follows:

- 1) The current five-year General Plan review cycle would be replaced by an eight-year review cycle making it consistent with similar cycles for the Housing Element and portions of the Congestion Management Program.
- 2) Foundation component amendments made during a General Plan review cycle would be comprehensively reviewed by a Board-appointed general plan community advisory committee.
- 3) The El Cariso, Aguanga, Radec Junction and Twin Creek Ranch Rural Village Overlay Study Areas would be deleted.

**GENERAL PLAN AMENDMENT NO. 1075**

**PC Staff Report:**

**Page 2 of 2**

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4) A new land use policy would be added to provide that, where appropriate, any adopted Density Transfer Program would be used to help implement the remaining Rural Village Overlay Study Areas and the Multi-Species Habitat Conservation Program.

**SUMMARY OF FINDINGS:**

1. General Plan Land Use:	County-wide
2. Proposed Zoning:	County-wide
3. Surrounding Zoning:	County-wide
4. Existing Land Use:	County-wide
5. Surrounding Land Use:	County-wide
6. Project Data:	Total Acreage: N/A Total Proposed Lots: N/A Proposed Min. Lot Size: N/A Schedule: N/A
7. Environmental Concerns:	Exempt from CEQA (See Attached Notice of Exemption)

**RECOMMENDATIONS:**

**ADOPT** a Resolution Recommending that the Board of Supervisors **APPROVE** General Plan Amendment No. 1075; and

**DETERMINE** that General Plan Amendment No. 1075 is **EXEMPT** from the California Environmental Quality Act pursuant to CEQA Guidelines section 15061(b)(3).

**CONCLUSIONS:**

1. The proposed amendment is in conformance with all elements and policies of the Riverside County General Plan.
2. The proposed amendment is consistent with all applicable provisions of Riverside County Land Use Ordinance No. 348.
3. The proposed amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) for the reasons stated in the attached Notice of Exemption.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters in support or opposition have been received.
2. The proposed amendment is County-wide and affects all properties located in the unincorporated area of Riverside County.

## 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:

**GENERAL PLAN AMENDMENT NO. 1075** – CEQA Exempt –Applicant: County of Riverside – Engineer/Representative: County of Riverside – All Supervisorial Districts – All Area Plans – Location: Countywide – Request: General Amendment No. 1075 proposes the changes to the Administration Element set forth in Exhibit A, the changes to the Land Use Element set forth in Exhibit B, the addition of a Land Use Element policy set forth in Exhibit C and the deletion of section VIII of Appendix B set forth in Exhibit D, which is duplicative of the Administration Element – APN's: Countywide. Given the extent of changes to the General Plan text, all Exhibits as described above are available on the County Planning Department's website ([www.rctlma.org/planning](http://www.rctlma.org/planning)). (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: January 5, 2011  
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 Adam Rush, Project Planner at 951-955-6646 or e-mail [arush@rctlma.org](mailto:arush@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](http://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: Adam Rush  
P.O. Box 1409, Riverside, CA 92502-1409

## Exhibit A

Proposed Changes to the Administration Element:

### General Plan Certainty System

The Riverside County General Plan Certainty System provides clarity regarding the interpretation and use of the General Plan in ongoing decision making and sustains the General Plan's policy direction over time. Circumstances will change, imperfections in the General Plan will be discovered, and events will occur that require changes in the General Plan. Despite these probabilities, the intent is to maintain a high level of confidence in the General Plan and enable people affected by it to have reasonable expectation regarding how it will impact them. Its interpretation, application and amendment are very important matters, not to be taken lightly. Therefore, the Certainty System consists of four parts:

1. **Presentation.** To the maximum extent possible, provisions of the General Plan are clearly mapped. Further, the language of the General Plan seeks to be clear, simple and deliberate, with intent indicated for each provision of the General Plan (see Interpreting the General Plan's Intent section, above).
2. **Interpretation.** Guidelines for interpreting the intent of the General Plan where conflict arises are provided for resolution of the issue, including a defined process for making the interpretations and determining their potential for future changes in the General Plan (see Interpreting the General Plan's Intent section, above).
3. **Monitoring.** A responsive, highly automated system for monitoring implementation of the General Plan, including documentation of development and land preservation activities, is established and maintained. Reference to this monitoring information is an essential ingredient in the consideration of any change in the General Plan, especially regarding land use designations. The information in this system is maintained in such a way that basic development activity can be summarized at any time, including status as part of an annual report on General Plan progress (see Monitoring of Development and Conservation section, above).
4. **Amendment.** It is clear that the timing, rationale, and process for amending the General Plan are critical ingredients in maintaining the long term viability of the General Plan. That is why carefully crafted descriptions of this aspect of the Certainty System are included in the General Plan.

### **Objectives**

The General Plan Certainty System seeks to satisfy the following objectives.

1. Maintain the integrity and confidence level in the new Riverside County General Plan.

2. "Stay the Course" regarding its direction long enough to be able to determine its workability.
3. Define categories of amendment activity so they are universally understood.
4. Establish a set of rules and procedures for amending the General Plan that are fair, firm and equitable.
5. Empower any property owner to seek an amendment according to established procedure.
6. Avoid erosion of the foundation components upon which the General Plan is structured by requiring consideration of any changes to them to be conducted in a comprehensive manner.
7. Provide for extraordinary and unpredictable circumstances.
8. Establish clarity in assessing proposed amendments at the earliest possible time in the process.
9. Clarify the findings appropriate to each amendment category.
10. Monitor progress in implementing the General Plan and correct its direction where necessary.
11. Promote coordinated long-range planning and implementation between the Cities and the County.
12. Strike a sustainable balance between certainty in critical aspects of the General Plan, and flexibility in response to changing conditions and opportunities where such flexibility contributes to achieving the Vision.

### **Amendment Categories**

Four amendment categories are part of the system:

1. Technical Amendment - involves changes in the General Plan of a technical nature, including technical corrections discovered in the process of implementing the General Plan. Some Entitlement Amendments may occur under this category if they are required to correct a documentable error in the General Plan. They may include:

- a. Corrections to statistics;
- b. Mapping error corrections;
- c. Changes in spheres of influence and city boundaries;



- d. Changes in Unincorporated Communities or Communities of Interest;
  - e. Editorial clarifications that do not change the intent of the General Plan; or
  - f. Appendix information useful in interpreting the General Plan but which does not change the General Plan's intent.
2. Entitlement/Policy Amendment - involves changes in land use designations or policies that involve land located entirely within a General Plan Foundation Component but that do not change the boundaries of that component; provided, however, that the following amendments involving changes to Foundation Components shall be deemed Entitlement/Policy Amendments and be subject to the procedural requirements applicable to this category:
- a. Amendments changing land to the Open Space Foundation Component and the corresponding change from any other Foundation Component.
  - b. Amendments involving changes to Foundation Component lands expressly exempted by a provision of this General Plan from the procedural requirements generally applicable to Foundation Amendments and made subject to the procedural requirements applicable to this category.

This type category of amendment may also involve changes in General Plan policy as long as it does not change the Riverside County Vision, a General Plan Principle, or a Foundation Component (except as otherwise expressly provided). ~~or a General Plan Principle. It may be proposed by:~~

- ~~a. The Board of Supervisors;~~
- ~~b. The Planning Commission;~~
- ~~c. A private property owner; or~~
- ~~d. An individual or organization with an interest in the General Plan.~~

3. Foundation Amendment (For amendments to property designated in the General Plan as Agriculture, please see Category 4, Agriculture Foundation Amendment below) - involves changes in:
- a. The Riverside County Vision
  - b. The General Plan Planning Principles
  - c. A Foundation Component of the General Plan. These include any change: ~~to or from:~~
    - (1) ~~From, but not to, Open space conservation or open space designated as a result of the Multiple Species Habitat Conservation Plan (MSHCP) or~~



previously established open space policy, the Open Space Foundation Component.

- (2) To or from the Community Development Foundation Component: areas slated for development, except for any change occurring concurrently with a change of the same area to the Open Space Foundation Component or from the Agriculture Foundation Component.
- (3) To or from the Rural Foundation Component or the Rural Community Foundation Component development designations that are not included as an integral part of Community Development: country towns/villages and rural services, with a clear intent to maintain a rural character, and are so designated on the General Plan Land Use Map, except for any change occurring concurrently with a change of the same area to the Open Space Foundation Component or from the Agriculture Foundation Component.

Notwithstanding the foregoing, no amendment involving changes to Foundation Component lands expressly exempted by a provision of this General Plan from the procedural requirements generally applicable to Foundation Amendments shall be subject to such requirements.

4. Agriculture Foundation Amendment - involves amendments to property designated in the General Plan as Agriculture.

Note that a special rule applies to eastern portions of the County not covered by an Area Plan. Four land use designations are used in these areas as indicated in Chapter 3, Land Use Element: Open Space - Rural, Open Space-Conservation Habitat, Open Space-Water, and Rural Residential. A proposed change in these designations shall be considered a Foundation Component amendment. This is in contrast to the general rule which provides that designation changes within a Foundation Component may be proposed on the standard annual amendment schedule. This rule shall not apply for property where, as a result of a General Plan Amendment, a new or expanded area plan is enacted where before it did not.

### **Required and Optional Findings**

Findings must be commensurate with the significance of the amendment decision sought. In addition to information submitted by applicants or initiators of proposed amendments, findings will be informed by information generated by the General Plan Monitoring Program. This data will be updated periodically with the intent of enabling decision-makers to understand the status of the General Plan and the implications of proposed changes to it. The following findings are associated with the proposed amendment categories.

1. Technical Amendment Findings. The first finding and any one or more of the subsequent findings would justify a technical amendment:

- a. The proposed amendment would not change any policy direction or intent of the General Plan.
  - b. An error or omission needs to be corrected.
  - c. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
  - d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.
  - e. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.
2. Entitlement/Policy Amendment Findings. The first two findings and any one or more of the subsequent findings would justify an entitlement/policy amendment:
- a. The proposed change does not involve a change in or conflict with:
    - (1) The Riverside County Vision;
    - (2) Any General Plan Principle; or
    - (3) Any Foundation Component designation in the General Plan except as otherwise expressly allowed.
  - b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.
  - c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
  - d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
  - e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
  - f. An amendment is required to expand basic ~~employment~~-job opportunities (permanent jobs, independent exclusive of any jobs created by construction of the project itself), that contribute directly to the County's economic base and that would improve the ratio of jobs-to-workers in the County.



- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.
3. Foundation Amendment Findings. The premise for a Foundation Amendment is that the General Plan will only be amended in any fundamental way for significant cause. The intent with Foundation Amendment Findings is to consider them comprehensively in the context of the entire General Plan and their overall impacts on the Riverside County Vision and its implementation. A Foundation Amendment may occur in two ways. The first would be as part of a regular ~~five-year comprehensive review.~~ General Plan Review cycle. The first finding is required for this type of amendment. The second means of making a Foundation Amendment would be as a result of extraordinary events. The first two and any one or more of the subsequent findings will be necessary to justify an Extraordinary Amendment, which does not have to comply with the General Plan Review cycle:
- a. The foundation change is based on ample substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.
- b. A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current Riverside County Vision, Principles, or Policies. An Extraordinary Amendment must still result in a consistent direction for the subsequent planning period. The condition stimulating such an amendment may involve private properties, public properties or both.
- c. An unconstitutional taking of property ~~might would likely~~ occur without the amendment, and the amendment alters the General Plan Foundation Component designation only to the extent necessary to avoid the taking.
- d. A natural or man-made disaster or public emergency has occurred that warrants a change in General Plan Foundation Component designations in order to protect the public health, safety and welfare.
- e. A component amendment is required to conform to changes in State or Federal law, or applicable findings of a court of law.
- f. A component change is required to comply with an update of the Housing Element or change in State Housing Element law.
- g. A General Plan component amendment is required to significantly expand basic structural employment (such as employment in industrial industry, agricultural processing, and research and development) that creates permanent jobs independent exclusive of the construction jobs generated by the project itself, and

excluding jobs in retail, service commercial, warehousing, and residential uses not ancillary to the primary employment use.

- h. A component change is necessary to facilitate implementation of open space or transportation corridor designations arising from the MSHCP and Community Environmental Transportation Acceptability Program (CETAP) programs that are contained in this General Plan, and that could not be accomplished by a lesser change in the General Plan.
4. Agriculture Foundation Amendment Findings. To justify an agriculture foundation amendment, the proposed amendment would have to either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.

### Amendment Cycles

Four types of amendment cycles are provided, as discussed below. ~~Amendment Matrix, summarizes the amendment categories and their timing frequency.~~

- 1. General Plan Review Cycle. This cycle first occurs in 2008, every five years after the initial adoption of this General Plan and then occurs periodically every eight years thereafter. ~~#-This cycle:~~
  - a. ~~Is initiated by the County. Includes amendments proposed by the County and/or by private property owners.~~ Prior to Board initiation, proposed amendments shall be submitted in a comprehensive manner for review and comment to a general plan community advisory committee appointed by the Board. Comments



received from the committee within 60 days of submittal to the committee shall be included in subsequent initiation proceedings before the Planning Commission and the Board.

- b. Is ~~primarily~~ intended to assess General Plan progress and issues related to its implementation.
  - c. Is the only time, other than a declared extraordinary amendment or an Agriculture Foundation Component amendment, that a Foundation Component of the General Plan may be considered for change.
  - d. May include policy, entitlement and technical amendment proposals determined to be an appropriate part of this cycle. With respect to amendments proposed by the County (including Foundation Component amendments), the Planning Director in his discretion may defer processing and hearing such amendments provided only that final action on proposed Foundation Component amendments shall be taken prior to the start of the next cycle. If final action is not taken on any Foundation Component amendment prior to the start of the next cycle, such amendment shall be subject to a new Board review for initiation. The Planning Director may determine to process any amendment separately or may combine any amendment with others for processing and hearing.
  - e. Extends planning projections ~~another five years~~ into the future, identifying required adjustments in the General Plan, if any, to accommodate anticipated needs.
  - f. Includes special considerations to reassess the Vision and Planning Principles and recommit to them. This ~~five-year interval periodic review~~ also permits a comprehensive evaluation of CETAP and MSHCP progress, with refinements as necessary to enable further implementation of these programs as they relate to the General Plan.
  - g. With respect to Foundation Component amendments proposed by private property owners determined to be an appropriate part of this cycle, such amendments shall generally be processed and heard separately. The Planning Director may determine to process any such amendment separately or may combine any such amendment with others for processing and hearing. Final action on any such Foundation Component amendment shall be taken prior to the start of the next cycle. If final action is not taken prior to the start of the next cycle, any such amendment shall be subject to a new Board review for initiation.
2. General Plan Amendment Cycle. This cycle occurs ~~every January and extends for 18 months into the future~~ annually and is administered to permit effective scheduling and clustering of amendment proposals and enable current staffing to plan for necessary workloads. Administrative decisions regarding the cycle involve only scheduling of



amendment activity. Approval, conditional approval, or denial of an amendment request occurs only through the public hearing process. ~~Scheduling the~~ The Cycle:

- a. Involves policy amendment and changes in entitlement within Foundation Components, but not between them (~~except for some types of Rural Development as otherwise expressly provided~~).
  - b. Provides for amendment packages four times a year for each mandatory general plan element (in accordance with state law).
  - c. Is administered and approved by the ~~Director of the Transportation and Land Management Agency; Planning Director~~.
  - ~~d. May be appealed to the Planning Commission if any party is aggrieved by the determination of the Director.~~
  - ~~e. May be appealed to the Board of Supervisors if any party is aggrieved by the determination of the Planning Commission.~~
  - ~~f. Is accompanied by a pre-application conference that results in an assessment of the inconsistencies or the proposal with the General Plan, including the appropriate amendment category into which it fits and an indication of the degree of difficulty in achieving amendment approval.~~
  - ~~g. Addresses all applicable General Plan Elements to the extent that they are involved.~~
  - ~~h. Establishes application deadlines and hearing dates for each amendment package.~~
  - ~~i. Clusters amendments by geographic area to the extent possible.~~
  - ~~j. Includes Technical Amendments as appropriate.~~
  - k.d. Does not permit changes in the Riverside County Vision, ~~Foundation Components~~, or Planning Principles.
3. Extraordinary Amendment Event. This type of amendment does not operate on a cycle. It may be initiated at any time, but must also have extraordinary justification. This type of event is properly considered an exception to normal General Plan considerations because of its serious cause and potentially serious impacts on the General Plan. It must be accompanied by extraordinary findings as described in Section 3, above.
- ~~a. May be initiated by the Board of Supervisors or requested by others who believe such a consideration is needed. Upon such a request by others, the Board must~~



~~make a determination that the degree of urgency justifies an amendment consideration and, upon such determination, set a date for its consideration.~~

~~b. May be included in the next scheduled amendment cycle, and has priority in that amendment package.~~

~~e. Must be accompanied by extraordinary findings as described in Section 3, above.~~

4. Agriculture Foundation Amendment Cycle. The cycle allows up to 7% of all land designated as Agriculture to change to other Foundation and land use designations during each 2½-year Agriculture Foundation Amendment Cycle and convert to another land use consistent with the amended Foundation and land use designation. ~~At the end of the first 2 ½ year period, properties may only be removed from the Agriculture designation. Properties which are proposed to be added to the Agriculture designation would have to wait until the end of the second 2 ½ year period (i.e., 5 years from the adoption of the General Plan). At the end of each 2 ½ year period, the Board of Supervisors would consider whether or not changes to the Agriculture Foundation should be reviewed every 2 ½ years or whether a 5 year amendment cycle, like those for other Foundations, would be more appropriate.~~ The 7% conversion can occur anytime within the 2½-year Agriculture Foundation Amendment Cycle and is to be calculated separately for each of the following three areas:

- a. The area covered by the Palo Verde and Desert Center Area Plans and the Eastern Desert Land Use Plan;
- b. The area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans; and,
- c. The area covered by all other Area Plans.

An Agricultural Task Force in each of the three areas comprised of representatives of the farming community from each area that derive their primary income from farming, and representatives of the agricultural lending community, appointed by the Riverside County Board of Supervisors upon the recommendation of the Riverside County Farm Bureau Board, the Milk Producers Council, the Desert Grape Growers League of California, the Date Commission of California, American Ag Credit, and other agricultural trade organizations to be identified. The Agricultural Task Force would: (1) annually review the adequacy of the 7% conversion amount and recommend changes to the Board of Supervisors should the 7% conversion amount be insufficient; and (2) make recommendations on a case-by-case basis on the approval of agricultural landowners' requests made in connection with an Agriculture Foundation General Plan Amendment Cycle in excess of the 7% conversion amount, as discussed below.

Agriculture Foundation General Plan Amendments in Excess of 7%: Should the 7% agricultural conversion amount be met ~~within a period shorter than the~~ during any 2 ½-

year Agriculture Foundation General Plan Amendment Cycle, any additional ~~requests to file approvals of~~ a Foundation Amendment would occur on a case-by-case basis as follows. The ~~request approval of to file~~ a Foundation Amendment would first be submitted to the Agricultural Task Force. After the Agricultural Task Force recommendation, the ~~request to file approval of~~ a Foundation Amendment would proceed to the Board of Supervisors for consideration-final action. The Agricultural Task Force and the Board would consider the following criteria in considering ~~requests to file approvals of~~ a Foundation Amendment under the Agriculture Foundation Amendment Procedure:

- a. Whether conditions or circumstances justify modifying the Agriculture Foundation of the General Plan, such as labor, water availability, water cost, commodity prices, market conditions and marketability, trade issues, estate issues, lender and financing flexibility for farm planning, exotic pests, quarantines, diseases (e.g., Pierce's Disease), foreign competition, government regulation (e.g., EPA limiting use of certain necessary pesticides and/or growth hormones), input costs (e.g., worker's compensation rates and minimum wage), union issues, death/illness/retirement of farmer, and other business considerations or undue hardships; **and,**
- b. The availability of adequate infrastructure to serve the proposed land use designation.

~~If the Board of Supervisors approves the request to file a Foundation Amendment in excess of 7%, then a general plan amendment and associated land use applications may be filed consistent with the approval for filing.~~

~~If the Board of Supervisors denies the request to file a Foundation Amendment, then no land use application requiring a Foundation Amendment may be filed for that property until the next 2 ½ year General Plan Review cycle.~~

### ~~Pre-Application Process~~



## Exhibit B

### Proposed Changes to the Land Use Element:

#### Chapter 1 Introduction -

*The Foundation Components* The RCIP Vision calls for the land uses in the County to be clearly mapped, and areas suitable for development or agriculture to be easily distinguishable from those to be permanently conserved, either for habitat or to accommodate natural resources or open space. As a result, the land use designations used in this General Plan fall under the umbrella of four Foundation Components, or major categories of County land use: Community Development, Rural, Agriculture, and Multipurpose Open Space. The countywide map of land use delineates only those four Foundation Components (see Chapter 3, Land Use Element). As detailed in the description of the General Plan Certainty System (see general description below and Chapter 10, Administration), the significance of these foundation components is that General Plan Amendments proposing a change of land use designation from one Foundation Component to another will only be entertained by the County at ~~five-year~~ eight-year intervals, except: ~~in specific extraordinary circumstances and Agriculture Foundation Amendments which are considered at 2 ½ year intervals.~~

1. Amendments to, but not from, the Open Space Foundation Component and the corresponding change from any other Foundation Component.
2. Agriculture Foundation amendments.
3. Extraordinary circumstances.
4. Foundation Component lands expressly exempted by a provision of this General Plan from the procedural provisions generally applicable to Foundation Component amendments.

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#### Chapter 3 Land Use –

##### **Policy:**

LU 1.7 Within five-years of the adoption of this General Plan, review all Specific Plans that have been in effect for 20 or more years in order to determine whether the types and intensities of proposed development remain appropriate for undeveloped areas within the Specific Plan boundaries. In conjunction with each Foundation General Plan Amendment ~~five-year~~ (eight-year) cycle, prepare a report on Specific Plan implementation addressing all Specific Plans, with particular attention to Specific Plans that have reached their twentieth anniversary during that ~~five-year~~ eight-year period. (AI 7)

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**Policy:**

- LU 1.11 In conjunction with the adoption of this General Plan, each adopted Specific Plan is identified as a Community Development Specific Plan, a Rural Community Specific Plan, or a Rural Specific Plan. Future Specific Plans shall be similarly identified at the time of adoption. The following Specific Plan Amendments and Specific Plan Substantial Conformance applications shall not be interpreted to constitute Foundation-level changes subject to the ~~five-year~~ eight-year Foundation General Plan Amendment cycles:
- a. All proposed land use designation changes within a Community Development Specific Plan;
  - b. All proposed land use designation changes within a Rural Community Specific Plan, except those that propose to establish Community Development (other than Public Facilities) designations within its boundaries;
  - c. All proposed land use designation changes within a Rural Specific Plan, except those that propose to establish Community Development (other than Public Facilities) or Rural Community designations within its boundaries.

A proposal to add a Public Facilities designation within a Rural Community or Rural Specific Plan shall not be considered a Foundation-level change.

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**Location and Extent of Community Centers**

**Policy:**

- LU 26.12 Since it is a land use designation within the Community Development Foundation Component, the Community Center designation may be enlarged, reduced, added, or eliminated for any site within a Community Development area through quarterly General Plan amendments (GPAs). However, the area ~~extent~~ of any one Community Center (whether included in the General Plan at the time of its initial adoption or subsequently added through a general plan amendment) shall not be permitted to be enlarged by a cumulative total (through one or more GPAs) of more than 10% during any ~~five-year~~ eight-year certainty period. (AI 1,3)

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**Community Development Overlay**

The Community Development Overlay is a tool that allows Community Development land use designations to be applied through General Plan Amendments in the future within specified areas lying within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas, while maintaining the underlying land use designations of these other foundation components until such time as the Community Development land uses are approved. Typically, such overlays will contain special policies within the appropriate area plan texts that address important local issues, such as buffering between existing uses and designations and proposed new Community Development designations, and the permitted density and intensity of development. Community Development Overlays established at the time of General Plan adoption are mapped on the affected Area Plan Land Use Plan maps. General Plan Amendments from other Foundation Components to Community Development designations within the Community Development Overlay are exempt from the ~~five-year~~ eight-year Foundation Component



Amendment restriction and other procedural requirements applicable to Foundation Component amendments. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments.

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### Specific Community Development Designation Overlays

In order to respond to the need for local flexibility, the County of Riverside may choose to designate properties within any foundation component with a specific community development designation overlay. The application of a Specific Community Development Designation Overlay to properties within any foundation component other than the Community Development foundation component may only occur in conjunction with the initial adoption of the General Plan and with the ~~five-year~~ eight-year General Plan review cycles, except as otherwise specified pursuant to the provisions of the General Plan Certainty System, which, with specified exceptions, limits amendments between foundation component categories to ~~five-year~~ eight-year cycles. In situations where the underlying designation is within a different foundation component, the specific community development designation overlay provides an exemption from the ~~five-year~~ eight-year limit and other procedural requirements applicable to placed-on Foundation Component ~~General Plan A~~ amendments, but only for the general plan amendment to the specific designation of the overlay. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments. (For example, a property that has an underlying designation of Rural Community B Very Low Density Residential and an overlay of Commercial Retail would be eligible to file for, and receive approval of, a General Plan Amendment to Commercial Retail within the ~~five-year~~ eight-year period. However, unless the property qualified under one of the other specified exemptions, the property would not be eligible to receive approval of a General Plan Amendment to Medium Density Residential during that period.)

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### Rural Village Overlay and Rural Village Overlay Study Area

The Rural Village Overlay allows a concentration of development within rural areas. Rural Villages accommodate a range of residential and local-serving commercial, educational, cultural, and recreational opportunities.

In some rural village areas, dispersed development patterns, physical characteristics such as topography and flood prone areas, and other factors prevent the final definition of Rural Village Overlay boundaries at the time of the adoption of the General Plan. Following the adoption of the General Plan, all relevant factors will be studied in more detail on a parcel-by-parcel basis through the post General Plan adoption consistency zoning program, which may result in changes to the boundaries of the Rural Village Overlay areas, resulting in either the enlargement or reduction in size of these areas. The following rural villages are regarded as Rural Village Overlay Study Areas: Meadowbrook and Good Hope/Wagonwheel (Mead Valley Area Plan),

#### Policies:

LU 28.7 Meadowbrook ~~and El Cariso (both~~ (Elsinore Area Plan), and Good Hope/Wagonwheel (Mead Valley Area Plan), ~~Aguanga, Radee Junction, and~~

~~Twin Creek Ranch (all in REMAP area Plan)~~ have been designated as Rural Village Overlay Study Areas. Following the adoption of the General Plan, these rural villages shall be studied in conjunction with a post-General plan adoption consistency zoning review, with regard to community development patterns and land use compatibility, topography, available infrastructure, and other factors to determine their appropriate, final boundaries. As necessary, the General Plan will be amended to establish the final Rural Village Overlay boundaries, which may be larger or smaller than the Rural Village Overlay Study Areas adopted at the time of adoption of the General Plan. (AI 1)

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Area Plans:  
Elsinore

## Walker Canyon Policy Area

### Policy:

ELAP 4.1 Notwithstanding the Open Space -Rural designation of this property, any proposal to establish a master planned community within this area through the general plan amendment and specific plan process shall be exempt from the ~~five-year~~ eight-year limit and other procedural requirements applicable to ~~placed-on~~ Foundation Component amendments as described in the Administration Element, provided that:

....

Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

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## Lake Elsinore Environs Policy Area

### Policy:

ELAP 7.1 The Open Space-Conservation designation within this area is based on concerns related to flooding hazards. Following adoption of this General Plan, the County of Riverside will review the most accurate flood mapping information in conjunction with the County's consistency zoning program. If property not within the 100-year flood plain is designated as Open Space-Conservation, the County will initiate a general plan amendment to an appropriate Community Development foundation component designation, or include such a change in a general plan amendment of greater scope. Such a general plan amendment shall be exempt from the ~~five-year~~ eight-year limit and other procedural requirements applicable to ~~placed-on~~ Foundation Component amendments as described in the Administration Element. Additionally, privately-initiated amendments within this Policy Area may be exempted from the ~~five-year~~ eight-year limit and other procedural requirements applicable to Foundation Component amendments provided that any area proposed for removal from the Open Space-Conservation designation is located outside the 100-year flood plain and that the proposed new designation is a Community Development Foundation Component designation. Such amendments shall be deemed Entitlement/Policy



amendments and be subject to the procedural requirements applicable to that category of amendments.

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Harvest Valley/Winchester

## Diamond Valley Lake Policy Area

### Policy:

HVWAP 5.4 Provided that total development intensity for the entire Diamond Valley Lake Policy Area is not increased beyond the level of development intensity established for this area at the time of the adoption of the General Plan, no general plan amendments shall be required to be filed and approved in order to authorize changes in mapped general plan designations, provided that any such changes are approved through specific plan applications (specific plans, specific plan amendments, substantial conformances, as appropriate). The approved specific plan applications will constitute the General Plan Element mapped land use designations for the areas so affected. In the event that total development intensity for the entire DVLPA would be exceeded due to any development proposal within the area, the application must be accompanied by, and approved through, a general plan amendment (GPA) application. No such GPA shall be subject to the General Plan Certainty System's ~~five-year~~ eight-year amendment cycle and other procedural requirements applicable to Foundation Component amendments. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

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Southwest Area Plan

## Diamond Valley Lake Policy Area

### Policy:

SWAP 10.4 Provided that total development intensity for the entire Diamond Valley Lake Policy Area is not increased beyond the level of development intensity established for this area at the time of the adoption of the General Plan, no general plan amendments shall be required to be filed and approved in order to authorize changes in mapped general plan designations, provided that any such changes are approved through specific plan applications (specific plans, specific plan amendments, substantial conformances, as appropriate). The approved specific plan applications will constitute the General Plan Element mapped land use designations for the areas so affected. In the event that total development intensity for the entire DVLPA would be exceeded due to any development proposal within the area, the application must be accompanied by, and approved through, a general plan amendment (GPA) application. No such GPA shall be subject to the General Plan Certainty System's ~~five-year~~ eight-year amendment cycle and other procedural requirements applicable to Foundation Component amendments. Any such

amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

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## Desert Center Area Plan

### Desert Center Policy Area

The Desert Center Policy Area encompasses the area generally located between the existing Desert Center and Lake Tamarisk communities. This area has been identified as having the potential to accommodate limited future expansion of the communities identified, provided that all potential environmental and community services and land use compatibility issues are satisfactorily addressed. Residential, commercial, recreational, tourist-oriented, and other types of land uses may be appropriate here. A general plan amendment will be required prior to any development in this area. Any general plan amendment application filed pursuant to the Desert Center Area Plan policy shall be exempt from the five-year eight-year general plan amendment cycle and other procedural requirements applicable to Foundation Component amendments associated with the General Plan Certainty System. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments.

#### Policies:

DCAP 2.1 Any general plan amendment application filed within the Desert Center Policy Area shall be exempt from the five-year eight-year general plan amendment cycle and other procedural requirements applicable to Foundation Component amendments associated with the General Plan Certainty System. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments.

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## Eastern Coachella Valley

### Planned Communities

In the course of the public hearing process for this General Plan, concepts for three such communities were presented to the Planning Commission and Board of Supervisors. These communities would be located in areas that are presently characterized by very low levels of population density. It was decided that, given the proposed locations of these communities and the fact that the proposals were still in the conceptual or preliminary stage with no environmental review having been completed, it would be premature to assign these properties to the Community Development Foundation component or to apply a Community Development Overlay. However, it was also determined that the concepts had sufficient merit that further study was warranted, and that these proposals should be permitted to be considered for approval without being subject to the five-year eight-year limit and other procedural requirements applicable to ~~placed-on~~ Foundation Component amendments as described in the Administration Element. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments.



**Policies:**

ECVAP 2.1 Notwithstanding the Agriculture and Open Space – Rural designations of properties in this area, any proposal to establish a planned community not less than 450 acres in size in the area bordered by Avenue 72 on the north, Avenue 80 on the south, Polk Street and its southerly extension on the east, and the Santa Rosa Mountains on the north shall be exempt from the ~~five-year~~ eight-year limit and other procedural requirements applicable to placed on Foundation Component amendments as ~~described in the Administration provided above~~, provided that:

ECVAP 2.2 Notwithstanding the Open Space - Rural designation of properties in the area, any proposal to establish, through a General Plan amendment and a specific plan or other application format comprehensively addressing the matters described herein, a planned community of approximately 720 acres located in Sections 9 and 10, Township 6 South, Range 12 East, SBB&M, and lying along both sides of I-10, in the immediate vicinity of the Chiriaco interchange, shall be exempt from the ~~five-year~~ eight-year limit and other procedural requirements applicable to placed on Foundation Component General Plan amendments as ~~described in the Administration Element provided above~~, provided that: ~~;~~ at a minimum:

ECVAP 2.3 The General Plan Vision and Principles recognize that the new towns and planned self-sustaining communities will play a role in the growth and development of Riverside County. These development proposals will require vigorous reviews to ensure compatibility with surroundings, consistency with environmental policies, a full range of public services, and fiscal stability.

Lands adjacent to Interstate 10, from the easterly edge of the Coachella Valley to the Chiriaco Summit, also known as the Shavers Valley, offer unique opportunities for self-sustaining development provided that such development is limited and can provide for a full complement of infrastructure and services. Clearly the availability and assurance of a long term and reliable water supply will be the pivotal issue for development in this area. Proposed planned communities in this area are not subject to the ~~five-year~~ eight-year limit and other procedural requirements applicable to placed on Foundation Component amendments as ~~described in the Administration Element~~ provided above, provided that:

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Palo Verde Valley Area Plan

**Colorado River**

**Policy:**

PVVAP 1.4 Notwithstanding the Agriculture and Rural designations of properties in this area, any proposal to establish planned communities in this area pursuant to a Specific Plan of Land Use shall be exempt from the ~~five-year~~ eight-year limit and other procedural requirements applicable to placed on Foundation Component amendments as described in the Administration Element, provided that:

- a. The overall density of the project (including commercial, open space, and recreational areas) does not exceed one dwelling unit (excluding vacation recreational vehicle spaces and hotel/motel rooms) per acre.
- b. The project provides for a riverside scenic roadway and/or pedestrian and bike trail system.
- c. The project provides for protection of structures for human occupancy from flooding under 100-year storm events and mitigates geologic hazards to the satisfaction of the County.
- d. The project does not include any industrial or polluting uses (excluding utility and infrastructure facilities such as water and sewer facilities to serve project residents and visitors).

Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

The exemption from the five-year eight-year limit and other procedural requirements applicable to Foundation Component amendments shall also apply to areas of the planned community extending beyond the boundaries of the mapped Colorado River Policy Area, provided that such areas lie not more than two miles westerly of the river. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

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## San Jacinto Valley Area Plan

### Diamond Valley Lake Policy Area

#### Policy:

SJVAP 2.4 Provided that total development intensity for the entire Diamond Valley Lake Policy Area is not increased beyond the level of development intensity established for this area at the time of the adoption of the General Plan, no general plan amendments shall be required to be filed and approved in order to authorize changes in mapped general plan designations, provided that any such changes are approved through specific plan applications (specific plans, specific plan amendments, substantial conformances, as appropriate). The approved specific plan applications will constitute the General Plan Element mapped land use designations for the areas so affected. In the event that total development intensity for the entire DVLPA would be exceeded due to any development proposal within the area, the application must be accompanied by, and approved through, a general plan amendment (GPA) application. No such GPA shall be subject to the General Plan Certainty System's five-year eight-year amendment cycle and other procedural requirements applicable to Foundation Component amendments. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

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## The Pass Area Plan

### Cabazon

#### Policy:

- PAP 5.1 A general plan amendment is required in order to develop land within this Community Center Overlay at the Community Center intensity level. However, any general plan amendment within this area involving a change from a lower intensity foundation category to the Community Development foundation component is hereby exempted from the ~~five-year~~ eight-year limit ~~on frequency of foundation category amendments and other procedural requirements applicable to Foundation Component amendments.~~ Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

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## Western Coachella Valley Area Plan

### Hot Springs Policy Area

#### Policy:

- WCVAP 3.4 Notwithstanding the mapped Area Plan designations in this area, any proposal to amend the Area Plan from a designation in the Rural foundation component to a designation in the Community Development foundation component that is submitted in conjunction with a land use or land division application that is specifically designed to utilize this natural hot water resource shall be exempt from the ~~five-year~~ eight-year limit ~~and other procedural requirements applicable to placed-on~~ Foundation Component ~~general plan~~ amendments, as described in the Administration Element.
- Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

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### Sky Valley Mobile Home Parks and Recreational Vehicle Parks

#### Policy:

- WCVAP ~~6-1-7.1~~ Notwithstanding the mapped Area Plan designations of the subject properties, any proposal to amend the Area Plan from a designation in the Rural foundation component to a designation in the Community Development foundation component that is submitted in conjunction with a land use or land division application that is specifically designed to provide for expansion of an existing mobile home park or recreational vehicle park, or the establishment of new mobile home

parks or recreational vehicle parks on properties located south of Dillon Road in the east half of the northwest quarter and the west half of the northeast quarter of Section 21, Township 3 South, Range 6 East, S.B.B. and M. that are contiguous to such parks shall be exempt from the five-year eight-year limit and other procedural requirements applicable to placed-on Foundation Component general plan amendments, as described in the Administration Element, provided that:

....  
Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

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## Thousand Palms Levees

### Policy:

WCVAP ~~8-1~~ 9.1 Notwithstanding the mapped Area Plan designation of Rural Residential in this area, any proposal to amend the Area Plan designation of lands that will be removed from the 100-year flood plain as a result of the construction of the planned levee system from the Rural foundation component to either the Community Development or Rural Community foundation component shall be exempt from the five-year eight-year limit and other procedural requirements applicable to placed-on Foundation Component general plan amendments, as described in the Administration Element. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments.

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## Elsinore Area Plan

### Rural Village Overlay Study Areas

A Rural Village Overlay Study Area has been identified on the Elsinore Area Plan map for the community of Meadowbrook (along State Highway Route 74 northeasterly of the City of Lake Elsinore) and El Cariso Village (along the Ortega Highway segment of State Highway Route 74). Following the adoption of the General Plan, these areas will be studied in greater detail in conjunction with the County's consistency zoning program. Additional analysis will include a review of the pattern of existing land uses, lot sizes, topography, and available infrastructure, in order to determine appropriate designations and areas that would be considered for commercial uses, small-scale industrial uses, or residential development intensities higher than those levels depicted on the Area Plan map. As necessary, the County may initiate a general plan amendment to establish the final Rural Village Overlay boundaries, which may be larger or smaller than the Study Areas depicted on the Area Plan map.

### Policy:

ELAP 6.1 Commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved within the Rural Village Overlay Study Area



for Meadowbrook. Additionally, existing commercial and industrial uses may be relocated to this Rural Village Overlay Study Area as necessary in conjunction with the widening of State Highway Route 74.

~~ELAP 6.2 Commercial uses and residential uses at densities higher than one dwelling unit per eight acres may be approved within the Rural Village Overlay Study Area for El Cariso Village, provided that adequate water supplies and fire protection are available.~~

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REMAP

## ~~1. Rural Village Overlay Study Areas~~

~~Large areas in the vicinity of Aguanga and Rader Junction, and the Twin Creek Ranch area, have been identified as Rural Village Overlay Study Areas. Following the adoption of the General Plan, these areas will be studied in greater detail in conjunction with the County's consistency zoning program. Additional analysis will include a review of the pattern of existing land uses, lot sizes, topography, and available infrastructure, in order to determine appropriate designations and areas that would be considered for commercial uses, small-scale industrial uses, or residential development intensities higher than those levels depicted on the Area Plan map. As necessary, the County may initiate a general plan amendment to establish the final boundaries of one or more Rural Village Overlays, which may be larger or smaller than the Study Areas depicted on the Area Plan map.~~

### ~~Policies:~~

~~REMAP 2.1: Commercial uses, small-scale industrial uses, and residential uses at densities higher than those levels depicted on the Area Plan may be approved within the Rural Village Overlay Study Areas, to the extent permitted by zoning and as allowed within Rural Village Overlay areas.~~

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**Exhibit C**

Proposed New Land Use Element Policy:

“Where appropriate, use any adopted Density Transfer Program to help implement Rural Village Overlay Study Areas and the Multi-Species Habitat Conservation Program.”

## **Exhibit D**

### Proposed Changes to Appendix B: General Planning Principles:

#### I. COMMUNITY DEVELOPMENT PRINCIPLES

##### **A. Required Knowledge Base**

1. The County must invest in the development and acquisition of the underlying knowledge base required to complete and maintain the General Plan. The overall context for the General Plan is encompassed in the Vision statement which underpins it. The Vision identifies the relevant questions in connection with the knowledge base which is to be developed. Essential database elements include:

- Future potentials, including market trends;
- Demographics analysis;
- GIS mapping and analysis;
- Environmental conditions and analysis;
- Adaptation of emerging planning and regulatory tools and techniques; and
- Impacts and mitigations.

2. Included in this research must be an assessment of the applicability of various planning and regulatory tools and techniques and a determination as to which are particularly appropriate for Riverside County.

##### **B. Regional Issues**

1. We must cooperate regionally to deal with the issues of mobility, transportation systems development, traffic congestion reduction, clear air, clean water, watershed management and habitat linkages. The County should coordinate with the cities, other local and regional agencies, and Indian nations to the maximum extent practicable to provide a comprehensive guide to economic and physical development, transportation and multi-purpose open space in the entire County.

##### **C. Maturing Communities**

1. The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community.

##### **D. Housing Element**

1. The Housing Element should be revised to adopt policies that address the real-world projections of overall housing growth and demands for housing of varied type, style, price and density, while encouraging a wide range of choices and opportunities within the framework of the larger economy and the realities of the marketplace.

2. We recommend a program of innovative planning combined with effective incentives for those housing types and community forms which are most efficient in land consumption and extension of infrastructure and are adaptive to transit. We further recommend incentives to promote the conversion of existing legal parcels that are currently configured in inefficient lotting patterns to more efficient configurations, through such mechanisms as density transfer and clustering.

3. The policies that govern the development of housing must be framed with a fundamental understanding of the residential market in Riverside County. That understanding has to acknowledge that housing affordable to the mainstream buyer must continue to be developed within the context of non-subsidized market economics to meet the purchasing ability of local residents. Housing policies must also be responsive to the special housing needs of persons who cannot afford market-rate housing, such as those of persons with disabilities, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.

4. Provisions should be made in housing policies and programs for preservation and rehabilitation of existing housing stock as well as new housing.

#### **E. Area Plans**

1. The County should build on the active Community Plan process and encourage community participation in the creation of additional Area Plans, setting forth the overall design and planning principles as well as the basic nature of the community.

2. Refinement of existing Community Plans and development of new Area Plans must be done in parallel with the General Plan update, with any required reconciliation between them to be accomplished prior to General Plan adoption.

#### **F. Regulatory Policies**

1. The fundamental notions of increased densities and compact and mixed use development require a major overhaul of the current zoning standards and zoning code provisions. It must be a policy of the General Plan to develop zoning and other land use regulations that implement and permit such development types. Specific Plans, Planned Community Zoning, Planned Development Zoning and Site Planning each provide customized zoning and other development regulations, and are appropriate planning and regulatory vehicles for achieving local control over development quality and type.

2. It is critical that these new and alternative development types be permitted without additional review and regulation. Compliance with performance standards should be used to facilitate use of flexible regulations in place of exhaustive review procedures. Additional incentives in the form of economic benefits (fee reductions, permit fast tracking, density bonuses, etc.) must be developed to encourage desirable development.

#### **G. Efficient Land Use**

1. The County should encourage compact and transit-adaptive development on regional and community scales. The policy goal is to permit and encourage increased densities and intensities, and to reduce the land required for public infrastructure by reducing street widths (subject to emergency access requirements) and other such requirements, excepting land that the public has exercised its prerogative to purchase at fair market value.

2. Implementation of the General Plan Vision and its supporting policies is desirable for development and deserving of support by public institutions. Incentives should be used to encourage higher density/intensity development in appropriate areas, within the context of the General Plan, and taking market forces into consideration. These preferred development patterns must be clearly and accurately defined so that compliance with the policy to earn incentives will be neither misinterpreted nor misunderstood.

3. Provision of mobility to an expanding population requires the integration of land use and transportation through transit-adaptive development and infrastructure. Efficient use of land as well as mobility goals will therefore be fostered through the following:

a. Create community centers with mixed or integrated commercial, residential, employment, parks, and civic, recreational and cultural uses within walking distance of transit stops (bus and rail).

b. Create street networks, directly connecting local destinations, that are friendly to pedestrians, bicyclists and others using non-motorized forms of transportation.

c. Direct further subdivision of ranchettes and very low density development (less than 2 units/acre) to appropriately planned and sited properties.

d. For existing legal parcels which are at low densities, consider transfer of development credit programs or other mechanisms to achieve more efficient use of land.

e. Re-plan existing urban cores and specific plans for higher density, compact development.

f. In new towns, accommodate compact, transit-adaptive infrastructure (based on modified standards that take into account transit systems facilities or street network).

#### **H. Public Acquisition**

1. Public acquisition of land must be accomplished through legal and constitutionally mandated means.

### **II. ENVIRONMENTAL PROTECTION PRINCIPLES**

#### **A. Environmentally Sensitive Community Design**

1. Environmental protection is built into the General Plan at the Countywide and Area Plan level. This sensitivity to environmental conditions is also desirable at the community level and should be carried out as appropriate to that scale. Community design should be aimed at preserving significant environmental features wherever possible, particularly where they can provide continuity with more extensive regional systems. Examples include unique natural terrain (e.g. rock outcroppings), drainage ways (e.g. natural swales rather than versus concrete channels), and superior examples of native vegetation (e.g., stands of oak trees contained within parks or common areas).

2. Water conservation practices should also be encouraged by promoting groundwater recharge through increased use of porous pavement, on site and neighborhood water capture, drought tolerant landscaping, and water recycling.
3. Programs should be created to ensure historic preservation.
4. Energy efficiency should also be pursued wherever possible through street configuration, building orientation and landscaping to capitalize on shading and facilitate solar energy.

#### **B. Habitat Preservation**

1. Preservation of natural systems (e.g. multi-species habitat, watersheds, landforms) is an integral part of these principles. At the initiation of the General Plan process, it is the multi-species habitat conservation plan (MSHCP) effort around which natural systems planning should begin. Further, the investment in the Stephen's Kangaroo Rat habitat program ought to be protected and leveraged, so that the time and energy already spent on it is not wasted. While the primary purpose of multi-species habitat is the permanent preservation of this portion of the natural environment, carefully managed access by humans should be considered in some locations as a means of enabling people to experience and better appreciate these resources.

#### **C. Community Open Space**

1. Provision of community open space is a fundamental principle of community planning. Open space in this context means usable open space, available for residents to enjoy in a manner appropriate to its design, acceptance of human impacts and consistency with the aims of the General Plan.

#### **D. Multi-purpose Open Space**

1. Designation of open spaces in the General Plan and Area Plans conveys the intent of creating a comprehensive open space system that provides a framework for community development and encompasses the needs of humans for active and passive recreation, as well as the needs of multiple species for survival and sustenance. Within that overall designation, the functional areas of community open space and habitat preservation should be clearly delineated.

2. Moreover, the types of uses to be accommodated within components of the multi-purpose open space system should be clearly spelled out in the General Plan, based on sound community planning principles. Where the function of open space areas is not diminished by linkages to other open spaces, those linkages should be established wherever possible.

### **III. TRANSPORTATION PRINCIPLES**

#### **A. Optimize Existing Systems**

1. Existing circulation infrastructure should be optimized, while adding new sub-systems that interface naturally with the freeway system. Rubber tire transit systems (conventional or articulated buses) as a component of an integrated system ought to be initially addressed for their low first cost and ease of system integration.



## **B. Transportation Corridors**

1. The need for new transportation corridors, and their optimal modal mix, should be assessed. Any alignments chosen must reflect environmental constraints. Any such new transportation corridors should be planned to provide an additional supporting framework, so that future community growth develops naturally and economically along these routes. Transit infrastructure requires advance dedication or set-asides consistent with regional transportation infrastructure plans to ensure adequate opportunity when the time for construction arrives. Transit equipment, distinct from rights-of-way and infrastructure systems, is a public responsibility and its provision should not be used as a condition of approval or a requirement of entitlement. However, this does not preclude voluntary action in response to incentives.

## **C. Mass Transit**

1. The Circulation Element should put in place an integrated transportation system, for both people and goods, which creates a regional transit framework (which may accommodate rail or rubber-wheeled technologies) around which the great majority of housing, commercial and industrial development will be focused and served. The regional service base must support the development and operation of the transit network. Varied forms of transit systems should be considered, based on service potential, cost, flexibility and reinforcement of more efficient land use. Applications of this principle include:

- a. Improving transportation and public transit access to downtowns and other activity centers from other areas.
- b. Providing convenient access to transit, so this becomes an amenity used to market the community.
- c. Capitalizing on existing rail or road rights-of-way or rail links that are unused or underused.
- d. Locating as many community activities as possible within easy walking distance of transit stops.

2. Development proposals, however, must be planned and regulated so they can stand alone, independent of the transit service which is much more likely to follow, rather than lead, such development.

## **D. Street Standards**

1. Local street standards warrant a review. In particular, the utilization of narrow streets, traffic circles and roundabouts, traffic calming at intersections, parkway "bulbs", etc., need careful assessment. Grid street patterns, and other traditional neighborhood design features including alleys, should be permitted. Other treatments that enhance livability at the street level include landscaping and streetscaping. In general, creative street design should be permitted, subject to safety considerations.

## **E. Pedestrian, Bicycle and Equestrian Friendly Communities**

1. Compact development patterns and location of higher density uses near community centers should allow services to be safely accessed by walking, bicycling or other non-

motorized means. Typically, walking is a feasible option within a one-quarter to one-half mile distance. Streets, pedestrian paths and bicycle paths should contribute to a system of fully-connected and intersecting routes. Their design should encourage safe pedestrian and bicycle use. Bicycle and pedestrian paths should be conveniently located and linked to commercial, public, educational and institutional uses.

#### **F. Air Transportation**

1. Air transportation facilities, commercial, military and general aviation, need to be integrated into the County's overall transportation system. In particular, the relationship between airports and surrounding land uses as well as connections with arterial highway and transit systems require careful coordination.

### **IV. COMMUNITY DESIGN PRINCIPLES**

The following principles are suggested as the basis for developing zoning standards, design guidelines, incentive programs and land use policies.

#### **A. Community Variety, Choice And Balance**

1. It is the intent of the General Plan to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices.

2. Incentives should be used within the General Plan to expand the range of choices available and to support the development of desired development types and strategies. Nothing in these principles is to be interpreted as forcing residents of the County into development options for which there is no potential market, nor is there any intent to mandate either the life style or housing choices of the populace.

3. Balanced growth is achieved in more than one way by:

a. Distributing growth in a rational way between urban, suburban and rural spheres with an appropriate allocation of resources to meet necessary infrastructure requirements;

b. Fostering communities varying in size, type and environmental setting, recognizing that some patterns of development are appropriate for incentives and some patterns should be discouraged; and

c. Ensuring a balance of jobs, housing and services within communities.

4. Communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined.

a. Each of the following should be considered, in no order of priority, as appropriate types of urban form and development:

(1) Municipal boundary build-out;

(2) New towns, villages, neighborhoods and aggregated specific plan areas;

(3) Infill development and redevelopment;

(4) Compact and transit oriented developments; and

(5) Suburban development exclusive of the Very Low Density designation.

5. The creation of new cities/towns, villages and aggregated specific plan areas should be considered. The process of planning for new communities should be started so that when they are built they will have the infrastructure, the facilities, services, and economic sustainability to make them viable into the next century.

6. Existing communities should be revitalized through development of under-used, vacant, redevelopment and/or infill sites within existing urbanized areas. To the extent possible, attention should be focused on brownfields and other urban sites whose rehabilitation provides not only economic benefits but also environmental improvements. Steps to implement this principle include:

a. Preserving and enhancing existing pedestrian and transit-adaptive neighborhoods by pursuing redevelopment that retains pedestrian orientation and promotes transit use.

b. Preparing neighborhood revitalization plans for areas suited for infill development. Assure public participation throughout the planning process. Streamline the permitting process, provide incentives as part of the process, and encourage public-private ventures to carry out these plans.

c. Re-designating vacant land for higher density uses or mixed use; and providing incentives for assemblage of smaller parcels to create feasible infill projects that meet community goals and objectives.

7. High density, urbanized villages should be created surrounding existing and projected commercial and industrial clusters, with priority given to ensuring adequate transit access to such villages.

8. Where continuing development of existing Specific Plans and tracts proceeds, provide incentives for reconfiguring such specific plans and tracts to form more efficient communities. Incentives should be provided to owners of such properties who are willing re-plan their properties in accordance with these principles and incentives.

## **B. Unique Communities**

1. The General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. This will facilitate the build-out of existing communities, as well as the creation of new towns, each of which have distinct boundary and edge conditions.

2. A further aspect of community character and identity is the natural topography and unique landforms that must be respected in the pattern of development. Each community or cluster of communities should have distinct edges, parks and open space connections.

### **C. Community Centers**

1. Where appropriate, each community should be encouraged to develop a "community center" as the focus and place of concentrated civic activity.

a. Downtown and community centers should be promoted as primary commercial and financial centers, and social, institutional, and financial incentives should be provided to builders and businesses locating there.

b. Mixed-use districts should be created that encourage the combination of residential, commercial, civic, cultural, recreational and office uses essential to the daily life of residents, on the same site.

c. Existing, underutilized developments, such as shopping centers, should be redeveloped or reused to provide activity, mixed uses and housing nodes. (

d. Existing neighborhoods should be retrofitted to create activity centers or nodes that give each neighborhood an identity and a civic focus, and provide services such as day care.

e. Public spaces and parks should be made the focus of building orientation and neighborhood activity.

f. School districts should incorporate school sites into centrally located activity centers that serve multiple civic purposes.

g. Institutional and public land uses should be incorporated into downtown redevelopment and neighborhood revitalization plans.

h. Public spaces should be designed to encourage the attention and presence of people at extended hours.

### **D. Transportation Linkage**

1. Each community should be integrated into the regional transit/transportation system, with appropriate planning for transit terminals and high density clustered housing in the immediate vicinity. When appropriate, this area should be developed as the community center and a transit hub.

### **E. Integrated Use**

1. Integrated use takes the notion of "mixed use" another step and both permits and encourages a careful integration of urban uses, appropriately planned and located within the overall urban setting, with sufficient flexibility remaining to encourage the blending of unplanned, yet equally beneficial, uses that contribute to the dynamic vitality of urban life.

## **F. Fine Grain Mix of Housing**

1. Land use policies should permit a fine grain mix of housing types, densities and prices. This means that neighborhoods and development projects may contain a mix of several housing types, densities and price ranges, subject to carefully crafted standards of design (e.g. regulating lot coverage, setbacks, and landscaping).

## **G. Parks and Recreation**

1. An ample system of specialized open space and recreational facilities should be provided which are pedestrian, bicycle and equestrian oriented and accessible to persons of all ages, and whose frequent use is encouraged through placement and design.

2. Public spaces and parks should be made the focus of building orientation and neighborhood activity, particularly in community centers.

3. Parks should be connected with schools, the regional trails system and the open space and multi-species habitat areas, where the functions of these areas are not diminished by the connections.

## **V. AGRICULTURAL PRINCIPLES**

1. Agriculture should be treated as an economic land use, to include the following:

a. Long and medium term agricultural lands devoted to field, row, or orchard crops or grazing that reflect investment and operational commitments to agricultural production; and

b. Rural industrial agricultural lands, such as those devoted to dairies or poultry farms, involving uses that function as a farm-produce related industrial activity, usually are more intensive than, but not as extensive as, most agricultural activities. They are typically surrounded by low intensity rural uses and vacant land and require significant remediation before they can be converted to another use.

2. The General Plan, through its Area Plans, should provide for these categories of agricultural lands in map and narrative form. This will be accomplished in the following way:

a. Agricultural lands should be designated as Agriculture (A) on the General Plan. This denotes that agriculture is the current development form for these lands. The characteristics of this use include, but are not limited to:

(1) Farmers invested in agricultural pursuits;

(2) Agriculture is the predominant surrounding use, although urban encroachment may be occurring in some cases;

(3) Infrastructure is designed to support agricultural uses;

(4) The quality of soils, cost and supply of water, and other factors support agricultural production;

(5) Williamson Act Contracts are common, although some non-renewals may be initiated;

(6) There is general recognition that this land is in an agricultural district, whether it is gradually contracting over the long term, stable, or expanding; and

(7) This use may, in some situations, be combined with an overlay that offers other options for the property owner, such as a voluntary agreement to preserve certain open space areas or characteristics in exchange for fair compensation.

b. Rural agricultural uses that have industrial characteristics will be designated Agricultural Industrial (AI) on the Plan, denoting that these uses, because of their intensity and character, set them apart from other agricultural uses. They have unique requirements and impacts that make them particularly incompatible with urban uses. The characteristics of this category may include the following:

(1) Farmers have made a long-term investment in the use;

(2) The use is highly intensive and requires specialized improvements to conduct the use;

(3) Impacts of the use are highly industrial in character, involving noise, odor, dust and truck traffic highly incompatible with urban residential development;

(4) The surrounding area is generally devoted to rural development or grazing lands;

(5) Infrastructure generally in the area is not supportive of urban development;

(6) Conversion to urbanization would require significant environmental remediation; and

3. Because of its significant economic and other indirect benefits (e.g., visual open space), incentives should be put in place to stimulate continued agricultural production where conditions permit it to flourish. This includes opportunities to expand agriculture in some areas, including the possibility of using the new "Super-Williamson Act" as a means of accomplishing this.

4. Policies and measures should be included to protect the long-term agricultural areas from urban encroachment by means of a strong right-to-farm ordinance and restrictions on new development that could prematurely induce a loss of agriculture. The responsibility for providing buffering between urban, suburban or conservation uses that encroach upon existing agriculture/agricultural industrial uses rests with the urban/suburban development. The responsibility for providing buffering between expanding agricultural lands or agricultural/industrial uses and adjacent development rests with the agricultural use.

5. Policies and measures should be included to manage the transition from agricultural uses to urban uses within the time horizon of the General Plan. This will entail use of the



RCIP Certainty System by reviewing this Foundation Component as part of a periodic comprehensive General Plan review.

6. New tools may have to be developed to avoid undue pressure on existing agriculture, accomplish a transition smoothly where that is intended, and address the long term implications of the interface between agricultural and other uses. These could include, but not be limited to, such concepts as buffer zones, phasing programs, disclosure agreements, transfer of development rights, and other methods of fairly and equitably managing the interface between agricultural and other lands.

7. Policies and measures should be included to allow agricultural uses to continue on lands designated for Community Development until the land is redeveloped or agricultural production ceases.

8. Policies in the RCIP Certainty System and RCIP Monitoring Program should address the means to be used to account for unanticipated events or conditions that may substantially alter the status of agricultural lands in the County (e.g. significant economic shifts, water availability or cost).

## VI. RURAL DEVELOPMENT PRINCIPLES

1. Rural land use designations should be established that accommodate a rural lifestyle generally within existing rural towns and rural residential neighborhoods. Additional rural towns and residential neighborhoods should be minimized because of the need to provide more efficient community development opportunities.

2. Existing rural towns and residential neighborhoods should be clearly mapped and identified as the basis for further review and possible refinement of this aspect of the General Plan.

3. Areas in which the rural character is clearly established, its nature is such that intensification is impractical, and current residents/property owners strongly prefer a continued rural lifestyle, should be retained as rural in the General Plan.

4. These principles do not preclude the addition of small-scale villages of a contrasting character, even those that might include a mix of more intensive residential development, as a component of the rural landscape.

## VII. ECONOMIC DEVELOPMENT PRINCIPLES

### A. Preface

1. The Vision encompasses a robust economy serving a full range of job needs, offers housing choices covering the complete spectrum from entry level to estate living environments, and provides a solid economic base to support needed public services and facilities.

2. The following principles guide preparation of land use maps and General Plan policies for the RCIP. They must be interpreted in the context of two major economic themes. The first is recognition of Riverside County's unique present and future economy. The second is the aspiration, even though it may not be completely achievable, to stimulate enough jobs in Riverside County to enable the workers who reside here to choose also to work in this County. This is particularly applicable to basic, higher wage employment

that strengthens the structure of the County's economic base, and not to simply adding more jobs irrespective of their nature (such as low paying service industry jobs).

3. This County is emerging as a rapidly growing force in the Southern California economy, with strong population, housing and employment growth. While the County's initial economic character has been understandably dominated by responsiveness to local markets, there is a definite intent to become a major participant in the regional, national and international markets. That direction is so desirable that the RCIP seeks to stimulate the diverse economic mix, land availability and access capabilities to operate effectively at those economic scales. In short, the intent is to implement the economic portions of the Riverside County Vision.

## **B. General**

1. Provide employment-generating uses in Riverside County, with capacity for enough jobs to employ the workers who live in Riverside County to the maximum extent possible.
2. Stimulate the growth of businesses focused on national and international markets.
3. Stimulate cooperative arrangements with adjacent cities, counties, regions and states where programs and projects of mutual benefit can be undertaken.
4. Stimulate use of practical incentives for business development, and avoid disincentives.
5. Promote the development and dissemination of marketing information to make business enterprises aware of the opportunities and advantages of location/expansion in Riverside County.

## **C. Commerce and Industrial Development**

1. Stimulate industrial/business-type clusters that facilitate competitive advantage in the market place, are appropriate for this County, provide attractive and well landscaped work environments, and fit with the character of our varied communities.
2. Provide for a range of uses in major transportation/employment centers that:
  - a. Accommodate embryo industries and small business start-up operations;
  - b. Offer housing responsive to the range of needs by the workforce; and
  - c. Promote a mix of uses, especially including high employment uses such as commercial and office development as well as mixed-use projects.
3. Provide for the continued and even expanded production of agricultural products by conserving areas appropriate for agriculture and related infrastructure and supporting services.
4. Stimulate the growth of small businesses.
5. Promote the focus of venture capital in our employment centers and economic clusters.

6. Stimulate home enterprise and home occupation activities as much as possible, consistent with preserving the quality of the residential environment in which they are located.

#### **D. Land and Development Activity**

1. Focus on availability of vacant, developable land that can accommodate a variety of economic enterprises.

2. Locate job centers so they have convenient access to the County's commercial and general aviation airports. In parallel with this strategy, facilitate improvements in the County's access to local commercial air transportation facilities as well as those outside the County.

3. Establish sufficient acreage of well distributed industrial sites and business park uses, so that workers and employers have more locational options in the County and, because of convenience, allow a choice of making shorter commutes.

4. In locating job centers, consider the potential leverage provided by designated redevelopment project areas, enterprise zones and empowerment zones as a means of stimulating economic development and assembling land parcels to facilitate more competitive business development projects.

#### **E. Leadership and Employment**

1. Provide for increased levels of higher paying employment opportunities.

2. Benefit from and reinforce existing and expanded educational centers by:

a. Establishing proximity of job centers to educational facilities wherever possible;

b. Facilitating college/university/trade school/secondary school partnerships with businesses, industries and labor groups; and

c. Stimulating development of educational facilities and programs that are supportive of job training and technical capabilities, not only in traditional high technology fields such as software development, but in innovative assembly, skilled manufacturing and related trades.

3. Encourage the involvement of business leaders in overall economic development strategies.

4. Promote ways of expanding and retaining our trained and educated work force in the County, including especially bringing businesses into the County that can use the talents of our existing workforce.

#### **F. Infrastructure Support**

1. Locate industrial uses in proximity to existing and planned rail lines, freeways, arterial highways and utilities.

2. Stimulate cooperative programs between utility suppliers and businesses to assure adequate infrastructure support and develop leading edge communication systems.

## VIII. RIVERSIDE COUNTY GENERAL PLAN CERTAINTY SYSTEM

### A. Preface

1. The Riverside County General Plan Certainty System is intended to provide clarity regarding the interpretation and use of the General Plan in ongoing decision making, and to sustain the Plan's policy direction over time. It recognizes that circumstances will change, imperfections in the Plan will be discovered and events will occur that require changes in the Plan. It seeks to maintain a high level of confidence in the Plan and enable people affected by it to have reasonable expectations regarding how the Plan will impact them. The Plan's interpretation, application and amendment are very important matters, not to be taken lightly. Therefore, the Certainty System consists of four parts:

a. **Presentation.** To the maximum extent possible, provisions of the Plan are clearly mapped. Further, the language of the Plan seeks to be clear, simple and deliberate, with intent indicated for each provision.

b. **Interpretation.** Guidelines for interpreting the intent of the Plan, where conflict arises on any point, are provided for resolution of issues, including a defined process for making interpretations and determining the potential for future changes in the Plan.

c. **Monitoring.** A responsive, highly automated system for monitoring and assessing cumulative effects of implementation of the Plan, including documentation of development, land preservation, and transportation activities, is described in the General Plan, established and maintained. Reference to this monitoring information is an essential ingredient in the consideration of any change in the Plan, especially regarding land use designations. The information in this system is maintained in such a way that basic development activity can be summarized at any time, for use in reporting mechanisms which should include an annual General Plan progress report.

d. **Amendment.** The timing, rationale and process for amending the Plan are critical ingredients in maintaining the long term viability of the General Plan. Carefully crafted descriptions of this component of the Certainty System are included in the Plan. [This fourth component is described in this paper. The other components will be defined later in the planning process.]

### B. OBJECTIVES

1. The General Plan Certainty System seeks to satisfy the following objectives:
  - a. Maintain the integrity of, and confidence level in, the new General Plan;
  - b. "Stay the course" regarding the Plan's direction long enough to be able to determine its workability;
  - c. Define categories of amendment activity so they are universally understood;

- d. Establish a set of rules and procedures for amending the General Plan that are fair, firm and equitable;
- e. Empower any property owner to seek an amendment according to established procedure;
- f. Avoid erosion of the foundation components upon which the General Plan is structured, by requiring consideration of any changes to be conducted in a comprehensive manner;
- g. Provide for extraordinary and unpredictable circumstances;
- h. Establish clarity in assessing proposed amendments at the earliest possible time in the process;
- i. Clarify the findings appropriate to each amendment category;
- j. Monitor progress in implementing the General Plan, and correct the course where necessary;
- k. Promote coordinated long range planning and implementation between Cities and the County; and
- l. Strike a sustainable balance between certainty in critical aspects of the General Plan and flexibility in response to changing conditions and opportunities, where such flexibility contributes to achieving the RCIP Vision.

### C. AMENDMENT CATEGORIES

#### 1. Three amendment categories are part of the system:

a. Technical Amendment — involves changes in the General Plan of a technical nature, including technical corrections discovered in the process of implementing the Plan. Some Entitlement Amendments may occur under this category, if they are required to correct a documentable error. They may include:

- (1) Corrections to statistics;
- (2) Mapping error corrections;
- (3) Changes in spheres of influence and city boundaries;
- (4) Changes in Unincorporated Communities or Communities of Interest;
- (5) Editorial clarifications that do not change the intent of the Plan; and/or
- (6) Appendix information useful in interpreting the Plan but which does not change its intent.



b. Entitlement/Policy Amendment—involves changes in land use designations or policies that involve land located entirely within a General Plan Foundation Component but does not change the boundaries of that component. This type of amendment may also involve changes in General Plan policy so long as it does not change the RCIP Vision, a General Plan Foundation Component or a General Plan Principle. It may be proposed by:

- (1) The Board of Supervisors;
- (2) The Planning Commission;
- (3) A private property owner; and/or
- (4) An individual or organization with an interest in the Plan.

e. Foundation Amendment—involves changes in:

- (1) The RCIP Vision;
- (2) The General Plan Planning Principles; and/or
- (3) A Foundation Component of the General Plan, including any change to or from:
  - (a) Conservation: open space designated as a result of the MSHCP,
  - (b) Community Development: areas slated for development,
  - (c) Agriculture: property designated in the General Plan as Agriculture or Agricultural Industry,
  - (d) Rural development designations that are not included as an integral part of Community Development: country towns/villages and rural areas, with a clear intent to maintain a rural character, and so designated on the General Plan Land Use Map.

#### **D. REQUIRED AND OPTIONAL FINDINGS**

1. Findings must be commensurate with the significance of the amendment proposed. In addition to information submitted by applicants or initiators of proposed amendments, findings must be supported by information generated by the General Plan Monitoring Program, whenever available. This data will be updated periodically, to enable decision-makers to understand the status of the General Plan and the implications of proposed changes to it. The following findings are associated with the respective amendment categories:

a. *Technical Amendment Findings.* The first finding and any one or more of the subsequent findings would justify a technical amendment.



#### REQUIRED FINDING

(1) The proposed amendment would not change any policy direction or intent of the General Plan.

#### ONE OR MORE ADDITIONAL FINDINGS REQUIRED

(2) An error or omission needs to be corrected.

(3) A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.

(4) A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.

(5) A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

*b. Entitlement/Policy Amendment Findings.* The first two findings and any one or more of the subsequent findings would justify an entitlement/policy amendment.

#### REQUIRED FINDINGS

(1) The proposed change does not involve a change in or conflict with:

(a) The RCIP Vision;

(b) Any General Plan Principle; or

(c) Any Foundation Component designation in the General Plan.

(2) The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

#### ONE OR MORE ADDITIONAL FINDINGS REQUIRED

(3) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

(4) A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

(5) An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

(6) An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and would improve the ratio of jobs to workers in the County.

(7) An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

*c. Foundation Amendment Findings.* The premise for a Foundation Amendment is that the General Plan will only be amended in any fundamental way for significant cause. The intent with Foundation Amendment Findings is to consider them comprehensively in the context of the entire General Plan and their overall impacts on the RCIP Vision and its implementation. A Foundation Amendment may occur in three ways. The first would be as part of a regular five-year comprehensive review, and only the first finding is required for this type of amendment. The second would be as a result of extraordinary events, and the first two and any one or more of the subsequent findings will be necessary to justify such amendment, which does not have to comply with the ordinary General Plan Review cycle. The third would be as part of a regular 2½-year comprehensive review of Agriculture Foundation Amendments and only the ninth finding is required for this type of amendment.

#### REQUIRED FOR FIVE YEAR REVIEW/EXTRAORDINARY AMENDMENT

(1) The Foundation Amendment is based on ample evidence that:

(a) new conditions or circumstances disclosed during the review process justify modifying the Plan;

(b) the modifications do not conflict with the overall RCIP Vision, and

(c) the modifications would not create an internal inconsistency among the elements of the General Plan.

#### REQUIRED FOR EXTRAORDINARY AMENDMENT

(2) A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current RCIP Vision or in the General Plan Principles or Policies. A Foundation Amendment must still result in a consistent direction for the subsequent planning period. The condition stimulating such an amendment may involve private properties, public properties or both.

#### ONE OR MORE ADDITIONAL FINDINGS REQUIRED

(3) An unconstitutional taking of property would occur without the amendment and the amendment alters the General Plan Component designation only to the extent necessary to avoid the taking.

(4) A natural or man-made disaster or public emergency has occurred that warrants a change in General Plan Component designations in order to protect the public health, safety and welfare.

(5) A General Plan Component amendment is required to conform to changes in state or federal law or applicable findings of a court of law.



(6) A General Plan Component amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

(7) A General Plan Component amendment is required to expand basic employment job opportunities (jobs that contribute to the County's economic base) and that would improve the ratio of jobs to workers in the County.

(8) A General Plan Component amendment is necessary to facilitate implementation of open space or transportation corridor designations arising from the MSHCP and CETAP programs, and could not be accomplished by a lesser change in the General Plan.

**REQUIRED FOR 2 ½ YEAR REVIEW AGRICULTURE FOUNDATION AMENDMENT**

(9) To justify an agriculture foundation amendment, the proposed amendment would have to either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.

**E. AMENDMENT CYCLES**

1. Four types of amendment cycles are provided, as discussed below. Table 1, Amendment Matrix, summarizes the amendment categories and their timing.

**Table A-1  
Amendment Matrix**

Type of Change	Amendment Category					Amendment Potential Frequency
	Technical	Entitlement/ Policy	2 ½-year Review	Foundation 5-year Review	Extraordinary	
Correction/Clarification	X <sup>1</sup>	-	-	-	-	Quarterly <sup>2</sup>
Map Designation (Within Component)	X <sup>3</sup>	X	-	X <sup>5</sup>	X	Quarterly <sup>2</sup> Every 5 years or Random <sup>4</sup>
Agriculture to Other Designation	-	-	X	-	X	Every 2 ½ years.
Policy Change	-	X	-	X	X	Quarterly <sup>2</sup> Every 5 years or Random <sup>4</sup>
Principle Change	-	-	-	X	X	Every 5 years or Random <sup>4</sup>
Component Boundary or Definition Change	-	-	-	X	X	Every 5 years or Random <sup>4</sup>
Vision Change	-	-	-	X	-	Every 5 years

Notes:

<sup>1</sup> may be clustered with any other amendment package.

<sup>2</sup> Has priority in each amendment package; thus, may occur as frequently as 4 times each year in compliance with the Government Code. Amendments are scheduled on an 18-month cycle.

<sup>3</sup> May involve change in map designation only in the case of an error in the original General Plan determination.

<sup>4</sup> Extraordinary amendments have no predetermined schedule.

<sup>5</sup> Changes in the land use designation in areas not covered by an area plan shall be treated as a foundation amendment. This is the only situation in which designations within a component are considered the same as a foundation component.

a. ~~General Plan Review Cycle. This cycle occurs every five years after adoption of the RCIP. It:~~

~~(1) Is initiated by the County;~~

~~(2) Is primarily intended to assess RCIP progress and issues related to its implementation;~~

~~(3) Is the only time, other than a declared extraordinary amendment or an agricultural foundation amendment, that a Foundation Component of the General Plan may be considered for change;~~

~~(4) May include policy, entitlement and technical amendment proposals determined to be an appropriate part of this cycle;~~

~~(5) Extends planning projections another five years into the future, identifying required adjustments in the Plan, if any, to accommodate anticipated needs;~~

~~(6) Includes special considerations to reassess the Vision and Planning Principles and recommit to them; and~~

~~(7) Permits a comprehensive evaluation of CETAP and MSHCP progress, with refinements as necessary to enable further implementation of these programs as they relate to the General Plan.~~

b. ~~General Plan Amendment Cycle. This cycle occurs every January and extends for 18 months into the future, to permit effective scheduling and clustering of amendment proposals and enable current staffing to plan for necessary workloads. Administrative decisions regarding the cycle involve only scheduling of amendment activity. Approval, conditional approval or denial of an amendment request occurs only through the public hearing process. Scheduling the Cycle:~~

~~(1) Involves policy amendments and changes in entitlement within Foundation Components, but not between them (except for some types of Rural Development);~~

~~(2) Provides for amendment packages at least four times a year (in accordance with state law);~~

~~(3) Is administered and approved by the Director of the Transportation and Land Management Agency;~~



(4) May be appealed to the Planning Commission if any party is aggrieved by the determination of the Director;

(5) May be appealed to the Board of Supervisors if any party is aggrieved by the determination of the Planning Commission;

(6) Is accompanied by a pre-application conference that results in an assessment of the inconsistencies of the proposal with the RCIP, including the appropriate amendment category into which it fits and an indication of the degree of difficulty in achieving amendment approval;

(7) Addresses all applicable General Plan Elements, to the extent that they are involved;

(8) Establishes application deadlines and hearing dates for each amendment package;

(9) Clusters amendments by geographic area, to the extent possible;

(10) Includes Technical Amendments as appropriate; and

(11) Does not permit changes in the RCIP Vision or General Plan Foundation Categories or Principles.

e. **Extraordinary Amendment Event.** This type of amendment does not operate on a cycle. It may be initiated at any time, but must have extraordinary justification. This type of event is properly considered an exception to normal General Plan considerations because of its serious cause and potentially serious impacts on the General Plan. It:

(1) May be initiated by the Board of Supervisors or requested by others who believe such a consideration is needed. Upon such a request by others, the Board must make a determination that the degree of urgency justifies amendment consideration and, upon such determination, must set a date for its consideration;

(2) May be included in the next scheduled amendment cycle, and has priority in that amendment package; and

(3) Must be accompanied by extraordinary findings as described in Section D.1.e, above.

d. **Agriculture Foundation Amendment Cycle.** The cycle allows up to 7% of all land designated as Agriculture to change to other Foundation and land use designations during each 2 ½-year Agriculture Foundation Amendment Cycle and convert to another land use consistent with the amended Foundation and land use designation. At the end of the first 2 ½-year period, properties may only be removed from the Agriculture designation. Properties which are proposed to be added to the Agriculture designation would have to wait until the end of the second 2 ½-year period (i.e., 5 years from the adoption of the General Plan). At the end of each 2 ½-year period, the Board of Supervisors would consider whether or not changes to the Agriculture Foundation should be reviewed every 2 ½-years or whether a 5-year amendment cycle, like those for the other

Foundations, would be more appropriate. The 7% conversion can occur anytime within the 2 ½-year Agriculture Foundation Amendment Cycle and is to be calculated separately for each of the following three areas:

(1) The area covered by the Palo Verde and Desert Center Area Plans and the Eastern Desert Land Use Plan;

(2) The area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans; and,

(3) The area covered by all other Area Plans.

An Agricultural Task Force will be established for each of the three areas, and will be comprised of representatives of the farming community from each area that derive their primary income from farming, and representatives of the agricultural lending community, appointed by the Riverside County Board of Supervisors upon the recommendation of the Riverside County Farm Bureau Board, the Milk Producers Council, the Desert Grape Growers League of California, the Date Commission of California, American Ag Credit, and other agricultural trade organizations to be identified. The Agricultural Task Force would: (1) annually review the adequacy of the 7% conversion amount and recommend changes to the Board of Supervisors should the 7% conversion amount be insufficient; and (2) make recommendations on a case-by-case basis on agricultural landowners' requests made in connection with an Agriculture Foundation General Plan Amendment Cycle in excess of the 7% conversion amount, as discussed below.

**Agriculture Foundation General Plan Amendments in Excess of 7%:** Should the 7% agricultural conversion amount be met within a period shorter than the 2½-year Agriculture Foundation General Plan Amendment Cycle, any additional requests to file a Foundation Amendment would occur on a case-by-case basis. The request to file a Foundation Amendment would first be submitted to the Agricultural Task Force. After the Agricultural Task Force recommendation, the request to file a Foundation Amendment would proceed to the Board of Supervisors for consideration. The Agricultural Task Force and the Board would consider the following criteria in considering requests to file a Foundation Amendment under the Agriculture Foundation Amendment Procedure:

(a) Whether conditions or circumstances justify modifying the Agriculture Foundation of the General Plan, such as labor, water availability, water cost, commodity prices, market conditions and marketability, trade issues, estate issues, lender and financing flexibility for farm planning, exotic pests, quarantines, diseases (e.g., Pierce's Disease), foreign competition, government regulation (e.g., EPA limiting use of certain necessary pesticides and/or growth hormones), input costs (e.g., worker's compensation rates and minimum wage), union issues, death/illness/retirement of farmer, and other business considerations or undue hardships;

(b) The availability of adequate infrastructure to serve the proposed land use designation.



If the Board of Supervisors approves the request to file a Foundation Amendment in excess of 7%, then a general plan amendment and associated land use applications may be filed consistent with the approval for filing.

If the Board of Supervisors denies the request to file a Foundation Amendment, then no land use application requiring a Foundation Amendment may be filed for that property until the next 2½-year General Plan Review cycle.

## F. PRE-APPLICATION PROCESS

1. This process enables any party to an application for General Plan amendment to obtain clear direction on the potential implications of that request at the earliest possible point in time. It involves the following procedures:

a. An amendment application form and process description will be available through the Transportation and Land Management Agency at all County central and regional offices.

b. A General Plan Amendment Team will be established to expedite authoritative guidance on proposed amendments, consisting of only senior County officials and, if desired, representatives from the Board of Supervisors and Planning Commission. Other members may be considered, such as representatives from WRCOG and CVAG and public members representing the General Plan Advisory Committee. [Note: A balance needs to be struck between comprehensiveness in review, on the one hand, and efficiency/timeliness on the other. This will require some careful thought and the scope mentioned here is intended only to suggest some possibilities.]

c. The General Plan Amendment Team will be expected to rigorously respect the RCIP Vision and the General Plan and maintain their integrity in all of its findings. At the same time, it will be expected to view proposed applications as a legitimate pursuit of Constitutional rights, irrespective of the merits of the case.

d. The amendment description section of an amendment application (pre-application form) must be completed in sufficient detail to disclose exactly what is being requested. This may be modified at the applicant's initiative before submitting a completed application.

e. Upon receipt of the preliminary application form, a pre-application conference will be scheduled at the earliest possible time.

f. The General Plan Amendment Team is expected to ensure clarification of what is being sought and provide guidance on completion of the application. If the applicant decides to go forward with the process, the Team will advise the applicant on the extent to which the proposed amendment appears to depart from the existing provisions of the General Plan. The Team will then declare its findings and so advise the applicant, including documentation of the rationale for its findings.

g. Upon being advised that the application involves serious departures from the General Plan (such as, for example, modification of a Foundation Component outside the five-year review cycle), the applicant may still proceed with the application, even where there is a strong recommendation against it from the

~~General Plan Amendment Team. These facts need to be taken into account by applicant in judging the prospects for approval or disapproval.~~

~~h. The findings of the General Plan Amendment Team will be documented in writing and submitted to the applicant. These written findings will be attached to the application throughout the remainder of the process.~~

~~i. No appeal is provided. If the findings of the General Plan Amendment Team are overturned, that will occur through the remaining Planning Commission and Board of Supervisors hearing process.~~

~~j. Any subsequent staff report associated with a proposed amendment that goes forward for formal consideration must include documentation from the General Plan Monitoring System applicable to the type of amendment proposed.~~





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
Director

### NOTICE OF EXEMPTION

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, CA 92201

**Project Title/Case No.:** General Plan Amendment No. 1075

**Project Location:** In the unincorporated area of Riverside County. The project is a County Initiated legislative action and covers all properties and parcels in Riverside County.

**Project Description:** General Plan Amendment No. 1075 proposes the changes to the Administration Element set forth in Exhibit A, the changes to the Land Use Element set forth in Exhibit B, the addition of a Land Use Element policy set forth in Exhibit C and the deletion of section VIII of Appendix B set forth in Exhibit D, which is duplicative of the Administration Element.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Sponsor:** County of Riverside

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (15061(b) (3).)
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

**Reasons why project is exempt:** The Planning Department has found that the project is exempt from the provisions of CEQA based on Section 15601(b)(3) of the State CEQA Guidelines. Section 15601(b)(3) the general rule of the California Environmental Quality Act (CEQA). The General Rule of CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA. General Plan Amendment No. 1075 will reconcile the General Plan with an amendment to the Land Use Ordinance (Ordinance No. 348.4573) that the Board of Supervisors adopted in April of 2008 which incorporated, refined and clarified the certainty system language. Staff-initiated changes, additions and deletions are shown on all exhibits in red. The General Plan revisions that the Board agreed to process in settling the case entitled Endangered Habitats League (EHL) v. County of Riverside (Riverside Superior Court Case No. RIC 402952).

Adam Rush \_\_\_\_\_ (951) 955-6646 \_\_\_\_\_  
County Contact Person Phone Number

\_\_\_\_\_  
Signature Principal Planner Title Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 3/15/10: Y:\General Plan 2008 Update and EIR\05 OTHER GPAs\GPA 1075\01\_05\_11\_PC\NOE Form.doc

Please charge deposit fee case#: ZRGPA2008 ZCFG No. \_\_\_\_\_ - FREE POSTING per Ca. Govt. Code 6103 and 27383  
**FOR COUNTY CLERK'S USE ONLY**