



# RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

9:00 A.M.

DECEMBER 19, 2012

**PLANNING  
COMMISSIONERS  
2012**

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

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

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

**4<sup>th</sup> District**  
Bill Sanchez

**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 TLMA Commission 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 Mary Stark at (951) 955-7436 or E-mail at [mcstark@rctlma.org](mailto:mcstark@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 **RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 25167** – Applicant: Verizon Wireless – Engineer/Representative: Derra Design, Inc. – Third/Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly side of Mitchell Road, easterly of Bonita Vista Road, and westerly of Jack Lane, more specifically 55610 Mitchell Road – 27.79 Acres - Zoning: Rural Residential – 2½ Acre Minimum (R-R-2½) - **REQUEST:** Receive and file the Notice of Decision by the Planning Director on October 29, 2012 to adopt a negative declaration and approve the plot plan that is a proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 60 feet high centerline and one 48 inch diameter microwave dish at 50 feet high centerline on an existing 105 foot high monopole. The total number of microwave dishes including the previously approved 48 inch diameter microwave dish at 40 feet centerline will be three. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

1.2 **RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 25168** – Applicant: Verizon Wireless – Engineer/Representative: Derra Design, Inc. – Third/Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly side of Table Mountain Truck Trail and westerly of Fugatt Court – 2.63 Acres - Zoning: Rural Residential – 2½ Acre Minimum (R-R-2½) - **REQUEST:** Receive and file the Notice of Decision by the Planning Director on October 29, 2012 to adopt a negative declaration and approve the plot plan that is a

proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 55 feet high centerline and one 48 inch diameter microwave dish at 20 feet high centerline on an existing 103 foot high monopole. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

**1.3 ADOPTION OF THE 2013 PLANNING COMMISSION CALENDAR**

**1.4 ELECTION OF PLANNING COMMISSION CHAIRMAN AND VICE CHAIRMAN FOR 2013**

**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. 01117 – EA42432 – Applicant: Clark Van Wick – Engineer/Representative: Mike Naggar – Third/Third Supervisorial District – Rancho California Zoning Area- Southwest Area Plan: Agriculture: Agriculture – Location: The Citrus Vineyard Rural Policy Area is generally located easterly of Temecula, southerly of French Valley and westerly of Sage. **REQUEST:** The project proposes a new Policy/Entitlement Amendment General Plan text change regarding religious institutions and ancillary elementary schools in the Citrus Vineyard Policy Area. Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Legislative)**

**STAFF REPORT PENDING**

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

- 3.1 TENTATIVE PARCEL MAP NO. 36256 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Robert Parker – Engineer/Representative: Southland Engineering – First/First Supervisorial District – Alberhill and Temescal Zoning Areas - Elsinore Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) - Location: Northerly of I-15, southerly of Temescal Canyon Road, and westerly of Horsethief Canyon Road – 10.4 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** The Tentative Parcel Map is a Schedule E subdivision of 10.4 acres into two (2) commercial parcels with Parcel 1 being 3.76 gross acres and Parcel 2 being 5.41 acres and one 1.23 acre lettered lot to be dedicated as a conservation area. The proposed Parcel 1 contains an existing Heavy Equipment Rental Business (approved under Plot Plan No. 17934) and the proposed Parcel 2 contains an existing Recreational Vehicle Storage Yard (approved under Plot Plan No. 17870). Continued from October 17, 2012. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)**
- 3.2 GENERAL PLAN AMENDMENT NO. 778, CHANGE OF ZONE NO. 7270, TENTATIVE TRACT MAP NO. 33248 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Elias Alfata – Engineer/Representative: Adkan - Second/Second Supervisorial District - East Corona Zoning District - Temescal Canyon Area Plan: Agriculture (AG), Estate Density Residential (EDR), Rural Mountainous (RM) – Location: South of Indiana Avenue, east of Lincoln Street - 18 Gross Acres - Zoning: Residential Agriculture 2 acre minimum (R-A-2) - **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (A:A) {the project site features Rural: Rural Mountainous; no change is proposed to this designation} Land Use Designations to Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C). The Change of Zone proposes to amend the zoning for the site from Residential Agriculture- Two Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling-10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural-Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5). The Tentative Tract Map proposes a**

## PLANNING COMMISSION

Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7,200 square feet and one (1) 6.73 acre lot for open space. Continued from November 7, 2012. Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rcltma.org](mailto:mstraite@rcltma.org). (Legislative)

- 3.3 **PUBLIC USE PERMIT NO. 856, REVISED PERMIT NO. 2** – CEQA Exempt – Applicant: Rogelio Rawlins – Engineer/Representative: Andrew Woodard - First/First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Communities: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: northwesterly corner of Nance Street and Clark Street – 2.35 Gross Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** Proposal to add a 2,596 square foot caretaker's residence and a 2,400 square foot garage building to the rear of an existing child day care center as a two separate additional structures. The existing center consists of two modular buildings, 3,456 and 1,784 square feet, respectively; a playground area and a parking lot containing 13 parking spaces. This revised permit will also approve the existing driveway entrance located near the northeasterly corner of the project site. Project Planner: H.P. Kang at (951) 955-1888 or email [hpkang@rcltma.org](mailto:hpkang@rcltma.org). (Quasi-judicial)
- 3.4 **SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7715, PLOT PLAN NO. 09967 REVISED PERMIT NO. 1, TENTATIVE TRACT MAP NO. 34552, and TENTATIVE TRACT MAP NO. 34553** – Applicant: Pulte Homes Corporation – Engineer/Representative: Hunsaker & Associates Irvine, Inc. – Fifth/Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) and Rural: Rural Desert (10 acre min.) – Location: Northerly of Avenue 20, southerly of Avenue 18, westerly of Bubbling Wells Road, and easterly of Palm Drive – 478 Gross Acres - Zoning: Specific Plan (SP) - **REQUEST:** The Specific Plan Substantial Conformance proposes several minor changes to Specific Plan No. 336 (Desert Dunes/ Solera). The Change of Zone proposes to 1) modify the approved Specific Plan Zoning Ordinance specifically as it relates to the drainage features and the recreation facility; 2) revise the zoning boundaries for the project; 3) formalize all the Planning Area Boundaries. The revised permit to the Plot Plan proposes modifications to an approved and constructed golf course and related clubhouse complex. More specifically the revision proposes improvements to the existing golf course clubhouse and surrounding improvements, including parking lots and actual golf course layout in two phases. Phase 1 proposes modifications to the existing golf course to accommodate the surrounding proposed residential development (Solera at Desert Dunes Specific Plan) including access road crossings, grading for flood control improvements and the renovation of the existing golf course clubhouse facilities and parking areas. Phase 2 proposes demolition and construction of a new golf course clubhouse facility and parking areas. Tentative Tract Map No. 34552 is a Schedule A subdivision of 165.5 Gross Acres into 437 Single-Family Residential Lots, 3 Open Space Lots, 1 Open Space/Flood Control Facility Lot, 3 Water Quality Feature Lots, 2 Storm Drain Easement Lots, 3 Landscaping Lots, 1 Sewer Easement Lot and 1 Bicycle Easement Lot. Tentative Tract Map No. 34553 proposes a Schedule A subdivision of 207.6 Gross Acres into 896 Single-Family Residential Lots, 1 Well Site Lot, 2 Water Quality Feature Lots, 3 Storm Drain Easement Lots, 1 Common Access Lot, 9 Landscaping Lots and 5 Open Space Lots. Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rcltma.org](mailto:mstraite@rcltma.org). (Legislative)

### STAFF REPORT PENDING

- 3.5 **GENERAL PLAN AMENDMENT NO. 1077 (TEMECULA VALLEY WINE COUNTRY POLICY AREA); ORDINANCE AMENDMENT NO. 348.4729; and PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524.** The Temecula Valley Wine Country Policy Area is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The policy area covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border; east of the City of Temecula; south of Lake Skinner; and northwest of Vail Lake. The individual components include:

## **PLANNING COMMISSION**

1. General Plan Amendment No. 1077 amending the existing Southwest Area Plan (SWAP) and certain elements of the County of Riverside General Plan to incorporate the Temecula Valley Wine Country Policy Area.
2. Ordinance No. 348.4729 amending Riverside County Ordinance No. 348 to add four new zoning classifications that implements the Temecula Valley Wine Country Policy Area.
3. Program Environmental Impact Report No. 524 (PEIR No. 524)

Continued from July 25, 2012, August 22, 2012, September 26, 2012, and December 5, 2012.  
(Public Hearing Closed to Further Public Testimony)

### **STAFF REPORT PENDING**

#### **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.:  
Area Plan: Riverside Extended Mountain  
Zoning Area: Anza  
Supervisory District: Third/Third  
Project Planner: Damaris Abraham  
Planning Commission: December 19, 2012

PLOT PLAN NO. 25167  
Environmental Assessment No. 42537  
Applicant: Verizon Wireless  
Engineer/Representative: Derra Design

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

### PROJECT DESCRIPTION AND LOCATION:

The plot plan is a proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 60 feet high centerline and one 48 inch diameter microwave dish at 50 feet high centerline on an existing 105 foot high monopole. The total number of microwave dishes including the previously approved 48 inch diameter microwave dish at 40 feet centerline will be three.

The project is located on the northerly side of Mitchell Road, easterly of Bonita Vista Road, westerly of Jack Lane, more specifically 55610 Mitchell Road.

### RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on October 29, 2012.

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

ADOPTED a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42537, 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. 25167, 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\PP25167\DH-PC-BOS Hearings\DH-PC\PC Cell Tower Receive and File Staff Report.PP25167.docx

Date Revised: 10/31/12

Dim.

Agenda Item No.:  
Area Plan: Riverside Extended Mountain  
Zoning Area: Anza  
Supervisorial District: Third/Third  
Project Planner: Damaris Abraham  
Director's Hearing: October 29, 2012

PLOT PLAN NO. 25167  
Environmental Assessment No. 42537  
Applicant: Verizon Wireless  
Engineer/Representative: Derra Design

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

The plot plan is a proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 60 feet high centerline and one 48 inch diameter microwave dish at 50 feet high centerline on an existing 105 foot high monopole. The total number of microwave dishes including the previously approved 48 inch diameter microwave dish at 40 feet centerline will be three.

The project is located on the northerly side of Mitchell Road, easterly of Bonita Vista Road, westerly of Jack Lane, more specifically 55610 Mitchell Road.

**BACKGROUND:**

The existing 105 foot high monopole was permitted under BXX000388 in 2000 prior to the current development and design standards for wireless communication facilities and was approved without a permit life.

In accordance with Section 19.405.b (2) of Ordinance No. 348, optional hearing notices were sent to surrounding property owners. The Planning Department received four letters requesting a public hearing and as a result the project is being scheduled for Director's Hearing.

Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 (PL 112-96, HR3630) requires that a local government approve a request to modify an eligible facility that does not substantially change the physical dimensions of the tower or base station. The proposed collocation of the two microwave dishes does not substantially change the physical dimensions of the monopole.

**SUMMARY OF FINDINGS:**

- |                                       |                                                                                                                                                                                             |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Existing General Plan Land Use:    | Rural Community; Estate Density Residential (RC:EDR) (2 Acre Minimum)                                                                                                                       |
| 2. Surrounding General Plan Land Use: | Rural Community; Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, south, and west<br>Rural Community; Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the east |
| 3. Existing Zoning:                   | Rural Residential – 2½ Acre Minimum (R-R-2½)                                                                                                                                                |
| 4. Surrounding Zoning:                | Rural Residential – 2½ Acre Minimum (R-R-2½) to the north, south, east, and west                                                                                                            |
| 5. Existing Land Use:                 | Vacant and Wireless Communication Facility                                                                                                                                                  |
| 6. Surrounding Land Use:              | Vacant to the north                                                                                                                                                                         |

*D.A.*

7. Project Data: Vacant and single family residences to the west  
Single family residences to the south and east  
Total Acreage: 1.57  
Existing Lease Area: 2,500 Square Feet
8. Environmental Concerns: See Attached Environmental Assessment

**RECOMMENDATIONS:**

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42537**, 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. 25167**, 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) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), 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 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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

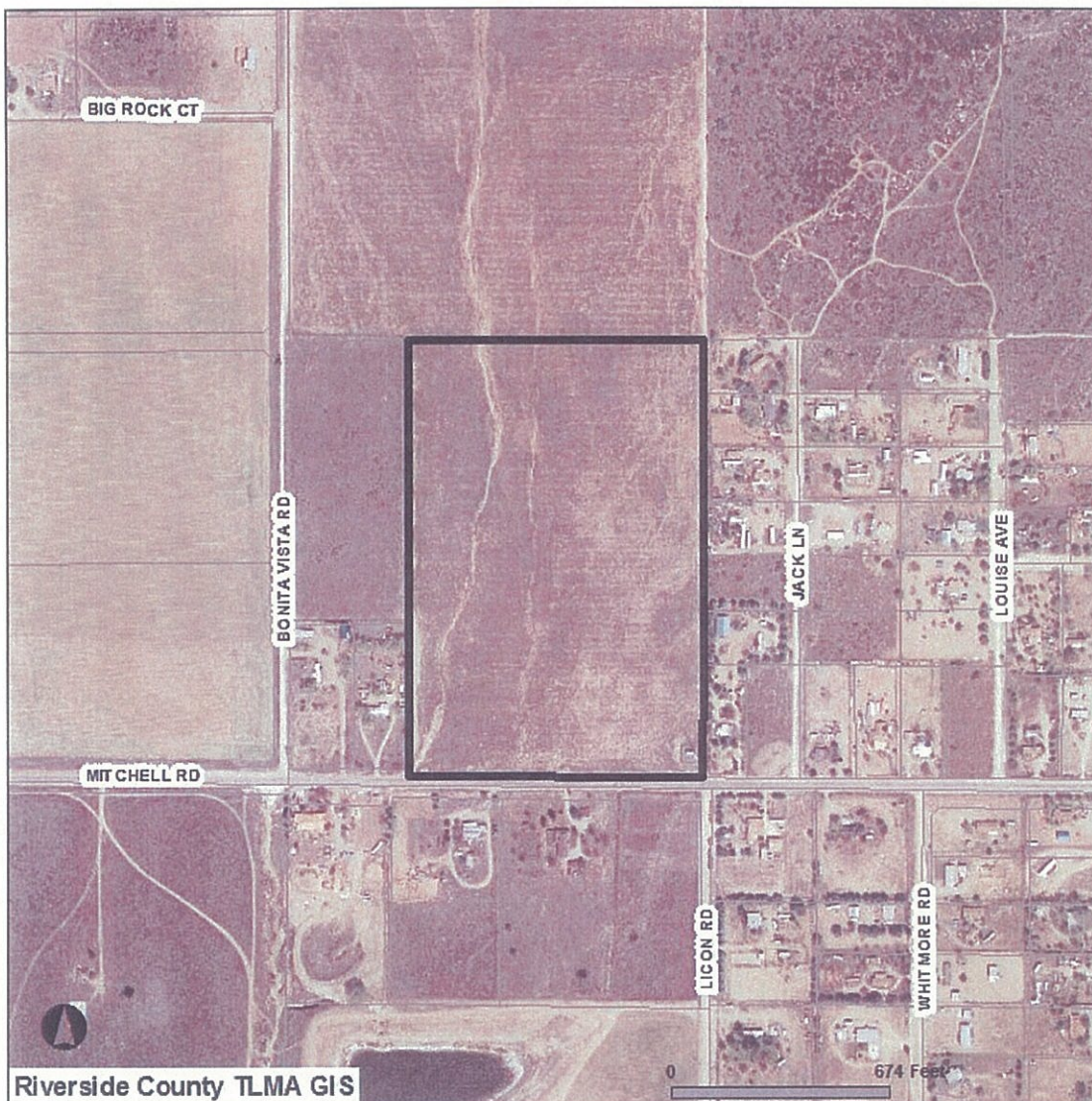
1. The project site is designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Riverside Extended Mountain Area Plan which allows for development of single family detached residences on large parcels. Limited agriculture, intensive equestrian and animal keeping are also permitted in this designation.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Rural Community: Estate Density Residential land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residences, commercial uses, and the traveling public in the area.

3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, south, and west and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the east.
4. The zoning for the subject site is Rural Residential – 2½ Acre Minimum (R-R-2½).
5. The use, two microwave dishes collocated at 60 feet high and 50 feet high on an existing 105 foot high monopole, is proposed on a monopole that was in existence prior to the amendment of the development standards in the Rural Residential (R-R) zone (Ord. No. 348.3990, Amended 5-24-01 regulating wireless communication facilities and regulating the height of structures in all zones) and the development standards for wireless telecommunication facilities (Ord. No. 348.4090, Added 2004).
6. The project site is surrounded by properties which are zoned Rural Residential – 2½ Acre Minimum (R-R-2½) to the north, south, east, and west.
7. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSCHP).
8. Environmental Assessment No. 42537 concluded that there are no potentially significant impacts from the project proposal.

**INFORMATIONAL ITEMS:**

1. As of this writing, four requests for hearing were received.
2. The project site is not located within:
  - a. A Fault Zone;
  - b. A County Service Area;
  - c. A City Sphere of Influence;
  - d. The Stephens Kangaroo Rat Fee Area; or,
  - e. An Airport Influence Area.
3. The project site is located within:
  - a. A High Fire area;
  - b. Areas of Flooding Sensitivity;
  - c. An Area Susceptible to Subsidence;
  - d. A moderate Liquefaction area; and,
  - e. The Boundaries of the Hemet Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 573-100-002.

PP25167



Selected parcel(s):  
573-100-002

LEGEND

- SELECTED PARCEL
- N INTERSTATES
- H HIGHWAYS
- PARCELS

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

REPORT PRINTED ON...Wed Sep 12 09:16:39 2012

Version 120712



PP25167



Selected parcel(s):  
573-100-002

LAND USE

- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- PARCELS
- EDR-RC - RURAL COMMUNITY - ESTATE DENSITY RESIDENTIAL
- RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL

**\*IMPORTANT\***

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

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Version 120712





PP25167



Riverside County TLMA GIS

Selected parcel(s):  
573-100-002

ZONING

-  SELECTED PARCEL
-  ZONING BOUNDARY

-  INTERSTATES
-  HIGHWAYS
-  R-R-2 1/2

-  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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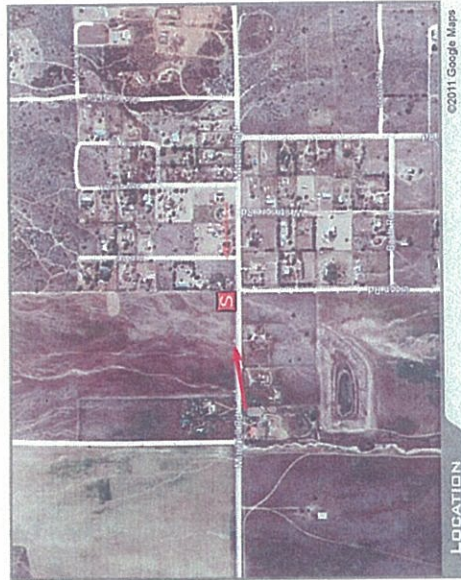
Version 120712

# ANZA

55610 MITCHELL ROAD ANZA CA 92539



VIEW 1



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



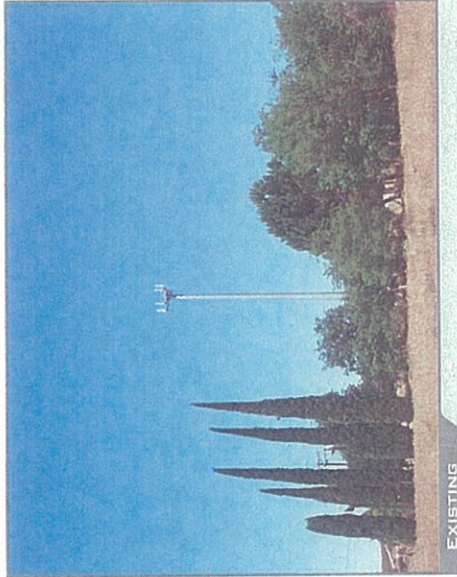
**ANZA**

5561 D MITCHELL ROAD ANZA CA 92539

**ARTISTIC**  
engineering  
AESims.com  
877.9AE.sims



VIEW 2



PROPOSED LOOKING WEST FROM JACK LANE

EXISTING

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





A-2

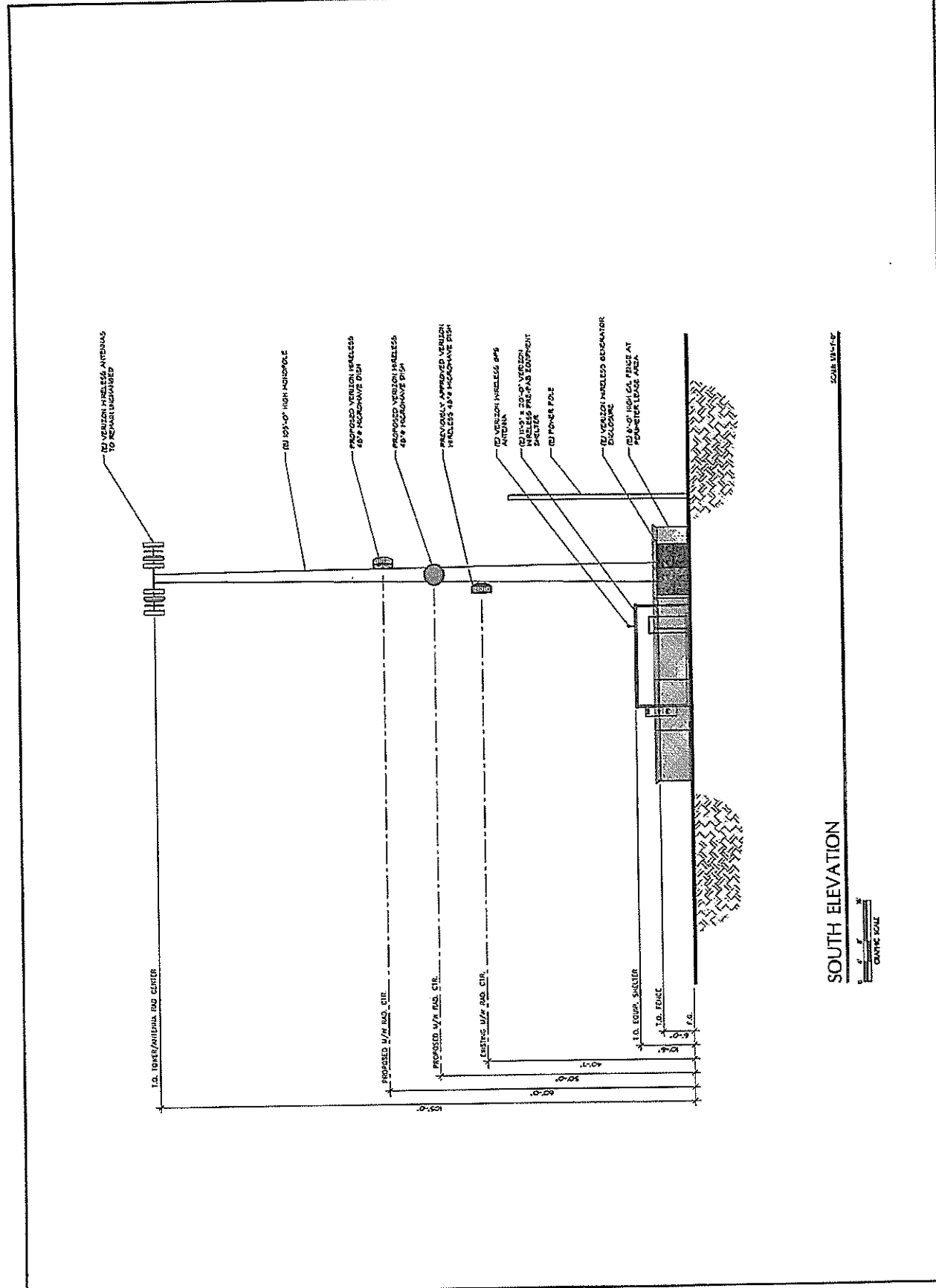
REVISIONS	NO.	DATE

SITE NAME: ANZA  
 55610 MITCHELL ROAD  
 ANZA, CA 91763  
 SOUTH ELEVATION  
 ZONING

**Verizon Wireless**  
 13453 Sand Canyon Ave.  
 Basking Dr. First Floor  
 Irvine, CA 92618  
 (949) 226-2000

**Petra**

DESIGN APPROVED DATE	
DATE	
BY	
FOR	
INT	
ET	
OPS	
ECOUNT	



SOUTH ELEVATION



SCALE 1/4"=1'-0"

MAPKOR USE PERMIT PC 19-23



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

**Environmental Assessment (E.A.) Number:** 42537  
**Project Case Type (s) and Number(s):** Plot Plan No. 25167  
**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:** Verizon Wireless  
**Applicant's Address:** One Venture, Suite 200, Irvine, CA 92618  
**Engineer's Name:** Derra Design, Inc.  
**Engineer's Address:** 250 El Camino Real, #216, Tustin, CA 92780

**I. PROJECT INFORMATION**

**A. Project Description:** The plot plan is a proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 60 feet high centerline and one 48 inch diameter microwave dish at 50 feet high centerline on an existing 105 foot high monopole. The total number of microwave dishes including the previously approved 48 inch diameter microwave dish at 40 feet centerline will be three.

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

**C. Total Project Area:** 2,500 square feet on a 27.79 acre parcel

<b>Residential Acres:</b>	<b>Lots:</b>	<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> 2,500 square foot lease area			

**D. Assessor's Parcel No(s):** 573-100-002

**E. Street References:** Northerly side of Mitchell Road, easterly of Bonita Vista Road, westerly of Jack Lane.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 7 South, Range 3 East, Section 8

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The site is vacant and contains a wireless communicationS facility operating at the site. The site is surrounded by vacant land to the north, vacant and single family residences to the west, and single family residences to the south and east.

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

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

- 1. Land Use:** The proposed project is consistent with the Rural Community: Estate Density Residential (RC:EDR) (2 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 located within a high fire hazard area. The project is not located within any other special hazard zone (including FEMA flood zone, fault zone, 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):** Riverside Extended Mountain

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

**D. Land Use Designation(s):** Estate Density Residential (EDR)

**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: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, south, and west and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the east.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable

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

**I. Existing Zoning:** Rural Residential – 2½ Acre Minimum (R-R-2½)

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

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Rural Residential – 2½ Acre Minimum (R-R-2½) 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 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**

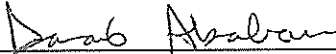
On the basis of this initial evaluation:

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

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

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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



Signature

September 12, 2012

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

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

Findings of Fact:

- a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore the project will have no significant impact.
- b) The project site will not substantially damage scenic resources, including rock outcroppings and unique landmark features, or obstruct any prominent scenic vista. The site has an existing monopole operating at the site. The impact of two additional microwave antennas will have a less than significant impact on the view of the public.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

<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)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located 17.82 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. (COA 10.PLANNING.20) 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 wireless communications facility may provide a service light to be used at the time of servicing the facility. However, it will not create a new source of light or glare in the area and will not expose residential property to unacceptable light levels. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in	<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 an area designated as "Unique Farmland" and "Prime Farmland". However, due to the small size and limited development of the project site, the proposed project will not convert Farmland to non-agricultural use. Therefore, the impact is considered less than significant.
- 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 (A-1, A-2, A-P, A-D & C/V). Therefore, 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) 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

Findings of Fact: CEQA Guidelines indicate 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's EIR (No. 441, 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 Riverside Extended Mountain 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. Projects of this type 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. Therefore, the impacts to air quality 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. 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.

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.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

Findings of Fact:

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

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

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

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

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: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The proposed site has been previously disturbed for the use of the existing wireless communications facility on site. And the project does not propose to alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no significant 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>9. 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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-b) Site disturbance has already occurred from grading for the use of the wireless telecommunications facility existing on site. The project is not anticipated to alter or destroy an archaeological site. 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.19) 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.18) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**10. Paleontological Resources**

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

Source: GIS database

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. In addition, the proposed site has been previously disturbed for the use of the existing wireless communications facility on site. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**GEOLOGY AND SOILS** Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database



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

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database

Findings of Fact:

a) According to GIS database, the project site is located within an area with moderate liquefaction potential. However, the proposed project has an existing wireless communications facility on site and is only proposing to add two microwave dishes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

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

Monitoring: No mitigation measures are required.

**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site has been previously disturbed for the use of the existing wireless communications facility on site. In addition, no further information is provided to suggest that the project would be located on unstable soil. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

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

Source: Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located near 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"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project site contains an existing wireless communications facility and is only proposing to add two microwave dishes and no grading is proposed. Therefore, the project will not change topography or ground surface relief features.

b) There is no grading proposed with this project. No cut or fill slopes greater than 2:1 or higher than 10 feet will be created.

c) There is no grading proposed with this project. Therefore, the project will not result in grading that affects or negates subsurface sewage disposal systems.

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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

a) The project site contains an existing wireless communications facility and is only proposing to add two microwave dishes and no grading is proposed. The project will not result in substantial soil erosion or the loss of topsoil.

b) The project site contains an existing wireless communications facility on site and is only proposing to add two microwave dishes and no grading is proposed. The project will have a less than significant impact.

c) The project is for the collocation of two microwave dishes on an existing wireless communications facility and will not require the use of sewers or septic tanks. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

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

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

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

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, 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?	<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: Project application materials

Findings of Fact:

a) The project is for the installation of two additional microwave dishes on an existing wireless communications facility. The installation of the additional antennas will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

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

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

Source: Project Application Materials

Findings of Fact:

a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project 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.

<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	<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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people residing or working in the project area?

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) According to the General Plan, the proposed project site is located within a hazardous fire area. The proposed project will not 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. The project shall adhere to all Fire Departments requirements for projects located within high fire hazard areas and all buildings constructed on this property must comply with the special construction provisions contained in Riverside County Ordinance No. 787. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

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

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

Findings of Fact:

- a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.
- b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is considered less than significant.
- d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

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. And no housing is proposed with this project. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

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

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

Findings of Fact:

a) 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) 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.

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

Findings of Fact:

a) The proposed use is in compliance with the current land use of Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) in the Riverside Extended Mountain Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not adjacent to a city boundary and is not located within a city sphere of influence. The project will have no significant 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-b) The project will be consistent with the site's existing zoning of Rural Residential – 2½ Acre Minimum (R-R-2½). The project is surrounded by properties which are zoned Rural Residential – 2½ Acre Minimum (R-R-2½) to the north, south, east, and west. The project will have no significant impact.

c) The site has an existing wireless communications facility that has been designed as a monopole and this proposal will add additional antennas designed to blend in with the existing monopole. The project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

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

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

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The RCIP identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, On-site Inspection

Findings of Fact: The project site is not located adjacent to a rail line. The project has no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to Mitchell Road. However, the project is for the collocation of two microwave dishes on an existing unmanned wireless communications facility and does not create a noise sensitive use and only requires occasional site visits for maintenance. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan	<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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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

<b>35. 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 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"/>

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, Riverside County General Plan Housing Element

Findings of Fact:

- a) The project site contains an existing wireless communications facility on site and is only proposing to add two microwave dishes. 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 significant 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 significant impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant 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 significant impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.
- f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Hemet 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 Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

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.

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.

**RECREATION**

**41. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The project site contains an existing wireless communications facility and is only proposing to add two microwave dishes. 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 significant 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 significant impact.

c) The project is not located within a county service area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Riverside County General Plan

Findings of Fact: The project is for the addition of two microwave dishes on an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no 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>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact: The project is for the addition of two microwave dishes on an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

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-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 significant 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:

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 significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

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

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no significant 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.

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

Source: Riverside County General Plan

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 significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Project Application Materials

a-b) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no significant 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	<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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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: Not applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

**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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

File: EA.PP25167

Revised: 9/17/2012 8:50 AM

PLOT PLAN:TRANSMITTED Case #: PP25167

Parcel: 573-100-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      USE - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is for Verizon Wireless to place one 48 inch diameter microwave dish at 60 feet high centerline and one 48 inch diameter microwave dish at 50 feet high centerline on an existing 105 foot high monopole. The total number of microwave dishes including the previously approved 48 inch diameter microwave dish at 40 feet centerline will be three.

BXX000388 permitted the construction and use of the monopole in 2000.

10. EVERY. 2                      USE - HOLD HARMLESS                      RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

incurs such expenses by providing legal services through its Office of County Counsel.

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. 25167 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25167, Exhibit A, (Sheets 1-3), dated July 19, 2012.

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 4 USE - CEASED OPERATIONS RECOMMND

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



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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - CEASED OPERATIONS (cont.) RECOMMND

become null and void.

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

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

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

The balance of the subject property, APN: 573-100-002 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 11 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The color of the microwave dishes shall match the color of the existing monopole in order to minimize visual impacts.

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

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

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

10.PLANNING. 13 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - BUSINESS LICENSING (cont.) RECOMMND

registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 17 USE - NOISE REDUCTION RECOMMND

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

10.PLANNING. 18 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

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Riverside County LMS  
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.PLANNING. 18 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 19 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.

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 USE - MT PALOMAR LIGHTING AREA RECOMMND

The subject property lies within the boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In

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10. GENERAL CONDITIONS

10. PLANNING. 20 USE - MT PALOMAR LIGHTING AREA (cont.) RECOMMND

accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below 4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.

Note that all outdoor lighting must be fully shielded if feasible or partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. All outdoor lighting must remain in compliance with the requirements of Ord. No. 655 for the life of this permit.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20. PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

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

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

20. PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

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

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Parcel: 573-100-002

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 July 19, 2012.

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.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 6                   USE - SIGNAGE REQUIREMENT                   RECOMMND

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

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

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

Plot Plan No. 25167, (DA)

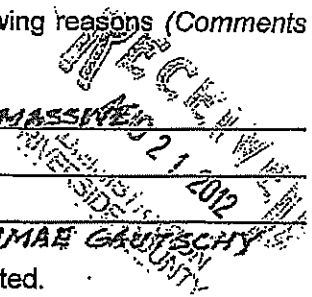
- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. (Please attach comments on separate sheet).
- I am requesting that a public hearing be held on this case for the following reasons (Comments may be on separate sheet):

DO NOT WANT TO HAVE SOMETHING AS TALL AND MASSIVE  
NEAR HOMES AND LAND.  
BOTH MY SISTER AND I AGREE.  
LEIGHVON GARST - EDYTHMAE GAUTSCHY

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

LEIGHVON GARST  
PRINTED NAME  
1847 W. LINCOLN ST.  
PRINT STREET ADDRESS

Leighvon Garst  
SIGNATURE  
LONG BEACH, CA. 90810-2130  
PRINT CITY/STATE/ZIP





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

RECEIVED  
AUG 21 2012  
ADMINISTRATIVE  
RIVERSIDE COUNTY

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

If you wish to comment on this application, please submit written comments to the Planning Department at the above address no later than 5:00 P.M. on August 22, 2012. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

Plot Plan No. 25167, is an application submitted by Verizon Wireless for property located in the Anza Zoning Area, Riverside Extended Mountain Area Plan, Third/Third Supervisorial District, and more generally located northerly of Mitchell Road, easterly of Bonita Vista Road, and westerly of Jack Lane; and pursuant to Ordinance No. 348, Riverside County Land Use Ordinance, proposes to add one 48 inch diameter microwave dish at 60 feet high centerline and one 48 inch diameter microwave dish at 50 feet high centerline on an existing 105 foot high monopole. The total number of microwave dishes including the previously approved 48 inch diameter microwave dish located at 40 feet centerline will be three.

For further information regarding this project, please contact Damaris Abraham, Urban Regional Planner at (951) 955-5719 or e-mail [dabraham@rcplma.org](mailto:dabraham@rcplma.org). The case file for the proposed project may be viewed Monday through Thursday, from 8:30 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St, 12th Floor, Riverside, CA 92501. If you have any comments to submit or wish to request a public hearing, please complete and return the bottom portion sheet to this office by the above-mentioned date.

Plot Plan No. 25167, (DA)

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

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

We do not wish to have <sup>these</sup> obtrusive structures within this vicinity

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

EDY GAUTSCHY  
PRINTED NAME  
7122 BLUESKAILS DR  
PRINT STREET ADDRESS

Edy Gautschy  
SIGNATURE  
HUNTINGTON BEACH, CA 92647  
PRINT CITY/STATE/ZIP

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

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

If you wish to comment on this application, please submit written comments to the Planning Department at the above address no later than 5:00 P.M. on August 22, 2012. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

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RECEIVED  
AUG 15 2012

Plot Plan No. 25167, (DA)

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

SEE SEPARATE SHEET, THANK YOU

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

LEE C. THEODORE  
PRINTED NAME

*Lee C. Theodore*  
SIGNATURE

38250 VIA COLETA  
PRINT STREET ADDRESS

MURRIETA, CA. 92563  
PRINT CITY/STATE/ZIP

DEAR SIRs:

8/13/12

PLEASE NOTE THE FOLLOWING COMMENTS TO THE  
REQUESTED HEARING RE: PLOT PLAN NO. 25167

1. WILL THIS PLOT PLAN AFFECT BOTH OF MY  
3.77 ACRE PARCELS?
2. WILL THIS AFFECT LOTS NEARBY, AND IF SO,  
WHAT DO OWNERS THINK ABOUT VERIZONS PLANS?
3. WHAT WILL I BE PAID PER MONTH OR PER YEAR  
IF I AGREE TO THIS PLAN?
4. HOW MANY YEARS WOULD THE AGREEMENT COVER?
5. WHERE SPECIFICALLY ON THE 2 3.77 ACRE PARCELS  
WILL POLES/DISHES BE LOCATED?

*Lee C. Thadon*

August 13, 2012

38250 VIA COCETA

MURRIETA, CA. 92563

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

OPTIONAL PUBLIC HEARING NOTICE  
THIS MAY AFFECT YOUR PROPERTY

RECEIVED  
AUG 15 2012

ADMINISTRATION  
RIVERSIDE COUNTY

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

RECEIVED  
AUG 15 2012

ADMINISTRATION  
RIVERSIDE COUNTY  
with the Riverside

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Plot Plan No. 25167, (DA)

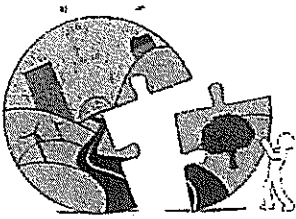
- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*
- I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

Because I am a property owner in this area and I need to know how it affects my property

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

<u>Row Andrews</u> <small>PRINTED NAME</small>	<u><i>Row Andrews</i></u> <small>SIGNATURE</small>
<u>55533 Mitchell Rd</u> <small>PRINT STREET ADDRESS</small>	<u>AWZA, CA 92040</u> <small>PRINT CITY/STATE/ZIP</small>

mailing Address Row Andrews  
PO Box 1089  
Riverside, CA 92507



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
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: PP25167                      DATE SUBMITTED: 7/16/12

### APPLICATION INFORMATION

Applicant's Name: Verizon Wireless                      E-Mail: paul.gerst@sequoia-ds.com

Mailing Address: By its Agent: Sequoia Deployment Services, 22471 Aspan, Suite 290  
Lake Forest                      Street                      92630  
CA                      State                      ZIP  
City                      State                      ZIP

Daytime Phone No: (949) 290-0602                      Fax No: (949) 753-7203

Engineer/Representative's Name: Derra Design                      E-Mail: \_\_\_\_\_

Mailing Address: 250 El Camino Real, Suite 216  
Tustin                      Street                      92780  
CA                      State                      ZIP  
City                      State                      ZIP

Daytime Phone No: (714) 730-0606                      Fax No: (714) 730-0642

Property Owner's Name: AIP WIP Tower LLC                      E-Mail: \_\_\_\_\_

Mailing Address: 5703 Oberlin Drive, Suite 308  
San Diego                      Street                      92121  
CA                      State                      ZIP  
City                      State                      ZIP

Daytime Phone No: (\_\_\_\_) 858-333-8398                      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.

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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.

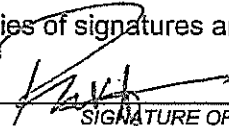
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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.

Paul Gerst, Agent for Verizon

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 attached LOA

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): 573-100-002

Section: 8 Township: 7S Range: 3E

Approximate Gross Acreage: 27.79 acres

General location (nearby or cross streets): North of Mitchell, South of \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Pine Tree \_\_\_\_\_, East of Bonita Vista \_\_\_\_\_, West of Jack \_\_\_\_\_

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

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Addition of two microwave dishes to existing Verizon cell site, required to upgrade backhaul for high speed data (LTE) to general area. Specifically: one 48 inch diameter parabolic dish at approximately 60 feet elevation; one 48 inch diameter parabolic dish at approximately 50 feet elevation. Total number of approved microwave dishes at site would be three.

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). see attached letters. (Parcel Map, Zone Change, etc.)

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

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: Unknown

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) N/A

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: None

Estimated amount of fill = cubic yards: None

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

### Letter of Authorization

#### APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Property Address:	<u>55610 Mitchell Road, Aguanga, CA 92536 - ANZA</u>
Assessor's Parcel Number:	<u>573-100-002</u>

I/We, the owner(s) of the above-described property, authorize Los Angeles SMSA Limited Partnership, a California limited partnership, d/b/a Verizon Wireless, with offices located at 15505 Sand Canyon Avenue, Irvine, CA 92618, its employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the purpose of creating, filing and/or managing any land use and building permit applications, or any other entitlements necessary to construct, modify and operate a wireless communications facility on the above-described property. I/We 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.

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

Owner(s): AP WIP Tower, LLC

By: <u>[Signature]</u> Signature	By: _____ Signature
Print Name: <u>ERIC M OVERMAN</u>	Print Name: _____
Title: <u>CEO &amp; General Counsel</u>	Title: _____
Date: <u>7-2-12</u>	Date: _____

State of California  
County of SAN DIEGO

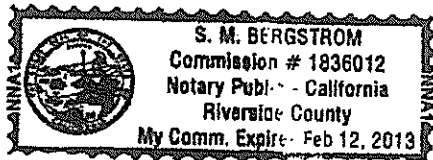
On July 2, 2012 before me, S.M. Bergstrom, Notary Public, personally appeared Eric M Overman who proved to me on

the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: [Signature]





**AP WIP TOWER, LLC**

**WRITTEN CONSENT  
OF THE  
SOLE MEMBER  
IN LIEU OF ORGANIZATIONAL MEETING**

THE UNDERSIGNED, being the sole member of AP WIP TOWER, LLC, a limited liability company organized and existing under the laws of the State of Delaware (the "Company"), does hereby consent to and adopt the following resolutions:

RESOLVED, that the Company's Limited Liability Company Agreement (the "Operating Agreement"), in the form presented to the undersigned, be and it is hereby accepted, approved and adopted and that the Company proceed to do business thereunder.

FURTHER RESOLVED, that all actions taken in the formation of the Company are hereby ratified, confirmed and approved in all respects.

FURTHER RESOLVED, that the proper officers of the Company be, and they hereby are, authorized to make, execute and file any and all certificates or reports required by law to be filed in any state, territory, dependency or country in which the officers of the Company shall find it necessary or advisable to authorize the Company to transact business or for any other lawful purpose whatsoever.

FURTHER RESOLVED, that the following persons are elected to serve as officers of the Company, in the offices designated opposite their respective names, until the first annual meeting of the sole member of the Company and until their successors are duly elected and qualified:

Eric Overman	Chief Executive Officer
Scott Bruce	Managing Director & Secretary
Richard Goldstein	Managing Director
Glenn Breisinger	Chief Financial Officer & Treasurer
Daniel Hasselman	Managing Director
Andrew Wood	Managing Director
Victor Martinelli	Assistant Treasurer
Deanna Lazar	Assistant Secretary

FURTHER RESOLVED, that, in accordance with Section 2.2 of the Operating Agreement, the officers identified in the preceding resolution be, and each of them hereby is, authorized to execute and deliver, in the name and on behalf of the Company, and to bind the Company thereby, any agreement, contract or instrument to which the Company is a party, with such changes therein or additions thereto as the officer or officers executing the same shall approve as necessary or desirable, such approval to be

conclusively established by the execution thereof; and the officers be, and each of them hereby is, authorized and empowered, in the name and on behalf of the Company, to perform the Company's obligations under any such agreement, contract or instrument.

FURTHER RESOLVED, that the Treasurer is hereby authorized and directed to pay all fees and expenses incident to and necessary for the organization of the Company.

FURTHER RESOLVED, that the officers of the Company are hereby authorized to open a bank account or accounts with such institution or institutions as they deem desirable, and that any deposit and borrowing resolution(s) needed to effectuate the foregoing are hereby adopted and may be attached to these resolutions as having been adopted hereby.

FURTHER RESOLVED, that the officers of the Company are hereby authorized and directed to execute and file such other papers and documents and to take such other action as, in their judgment, may be necessary or desirable in order to complete the organization of the Company, to authorize it to proceed with the transaction of its business and to effectuate the foregoing resolutions.

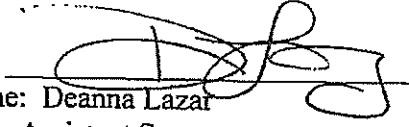
FURTHER RESOLVED, that any actions taken by any officer(s) on or prior to the date hereof that are within the authority conferred by the foregoing resolutions be, and each of them hereby is, approved, ratified and confirmed in all respects as the acts and deeds of the Company.

FURTHER RESOLVED, that this Consent of Sole Member shall be filed with the Secretary of the Company.

[Signature on the Following Page]

IN WITNESS WHEREOF, the undersigned has caused this Consent of the Sole Member of AP WIP TOWER, LLC to be executed as of this 26<sup>th</sup> day of August, 2010.

AP WIRELESS INFRASTRUCTURE  
PARTNERS, LLC

By:   
Name: Deanna Lazar  
Title: Assistant Secretary

-CONSTITUTING THE SOLE MEMBER-

AP WIRELESS INFRASTRUCTURE PARTNERS, LLC

WRITTEN CONSENT  
OF THE  
SOLE MEMBER  
IN LIEU OF ORGANIZATIONAL MEETING

THE UNDERSIGNED, being the sole member of AP Wireless Infrastructure Partners, LLC, a limited liability company organized and existing under the laws of the State of Delaware (the "Company"), does hereby consent to and adopt the following resolutions:

RESOLVED, that the Company's Limited Liability Company Agreement (the "Operating Agreement"), in the form presented to the undersigned, be and it is hereby accepted, approved and adopted and that the Company proceed to do business thereunder.

FURTHER RESOLVED, that all actions taken in the formation of the Company are hereby ratified, confirmed and approved in all respects.

FURTHER RESOLVED, that the proper officers of the Company be, and they hereby are, authorized to make, execute and file any and all certificates or reports required by law to be filed in any state, territory, dependency or country in which the officers of the Company shall find it necessary or advisable to authorize the Company to transact business or for any other lawful purpose whatsoever.

FURTHER RESOLVED, that the following persons are elected to serve as officers of the Company, in the offices designated opposite their respective names, until the first annual meeting of the sole member of the Company and until their successors are duly elected and qualified:

Eric Overman	Chief Executive Officer
Scott Bruce	Managing Director & Secretary
Richard Goldstein	Managing Director
Glenn Breisinger	Chief Financial Officer & Treasurer
Victor Martinelli	Assistant Treasurer
Deanna Lazar	Assistant Secretary

FURTHER RESOLVED, that, in accordance with Section 3.2 of the Operating Agreement, the officers identified in the preceding resolution be, and each of them hereby is, authorized to execute and deliver, in the name and on behalf of the Company, and to bind the Company thereby, any agreement, contract or instrument to which the Company is a party, with such changes therein or additions thereto as the officer or officers executing the same shall approve as necessary or desirable, such approval to be conclusively established by the execution thereof; and the officers be, and each of them

hereby is, authorized and empowered, in the name and on behalf of the Company, to perform the Company's obligations under any such agreement, contract or instrument.

FURTHER RESOLVED, that the Treasurer is hereby authorized and directed to pay all fees and expenses incident to and necessary for the organization of the Company.

FURTHER RESOLVED, that the officers of the Company are hereby authorized to open a bank account or accounts with such institution or institutions as they deem desirable, and that any deposit and borrowing resolution(s) needed to effectuate the foregoing are hereby adopted and may be attached to these resolutions as having been adopted hereby.

FURTHER RESOLVED, that the officers of the Company are hereby authorized and directed to execute and file such other papers and documents and to take such other action as, in their judgment, may be necessary or desirable in order to complete the organization of the Company, to authorize it to proceed with the transaction of its business and to effectuate the foregoing resolutions.

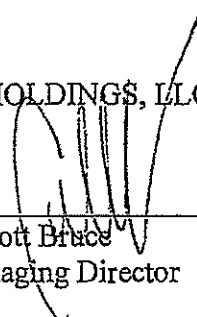
FURTHER RESOLVED, that any actions taken by any officer(s) on or prior to the date hereof that are within the authority conferred by the foregoing resolutions be, and each of them hereby is, approved, ratified and confirmed in all respects as the acts and deeds of the Company.

FURTHER RESOLVED, that this Consent of Sole Member shall be filed with the Secretary of the Company.

[Signature on the Following Page]

IN WITNESS WHEREOF, the undersigned has caused this Consent of the Sole Member of AP Wireless Infrastructure Partners, LLC to be executed as of this 25<sup>th</sup> day of May, 2010.

AP WIP HOLDINGS, LLC

By:   
Name: Scott Bruce  
Title: Managing Director

-CONSTITUTING THE SOLE MEMBER-

**PUBLIC HEARING NOTICE LABEL REQUIREMENTS**

**PUBLIC HEARING NOTICE LABELS CERTIFICATION FORM**

I, ROBERT E. CUELLAR, certify that on JUNE 14, 2012,  
Print name Date

the attached property owner's list was prepared by:

GC MAPPING SERVICE INC.

Print Company Name or Individual's Name

pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the project applicant, and the applicant's engineer/representative, if any; the owner(s) of the subject property; the school district or districts within whose boundary the subject project is located, every City within one mile of the subject property or within whose sphere of influence the subject property is located, if any; 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 area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the property 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 the property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information field 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: Robert E. Cuellar

Title/Registration: \_\_\_\_\_

Address: 3055 W. VALLEY BLVD.

Address: \_\_\_\_\_

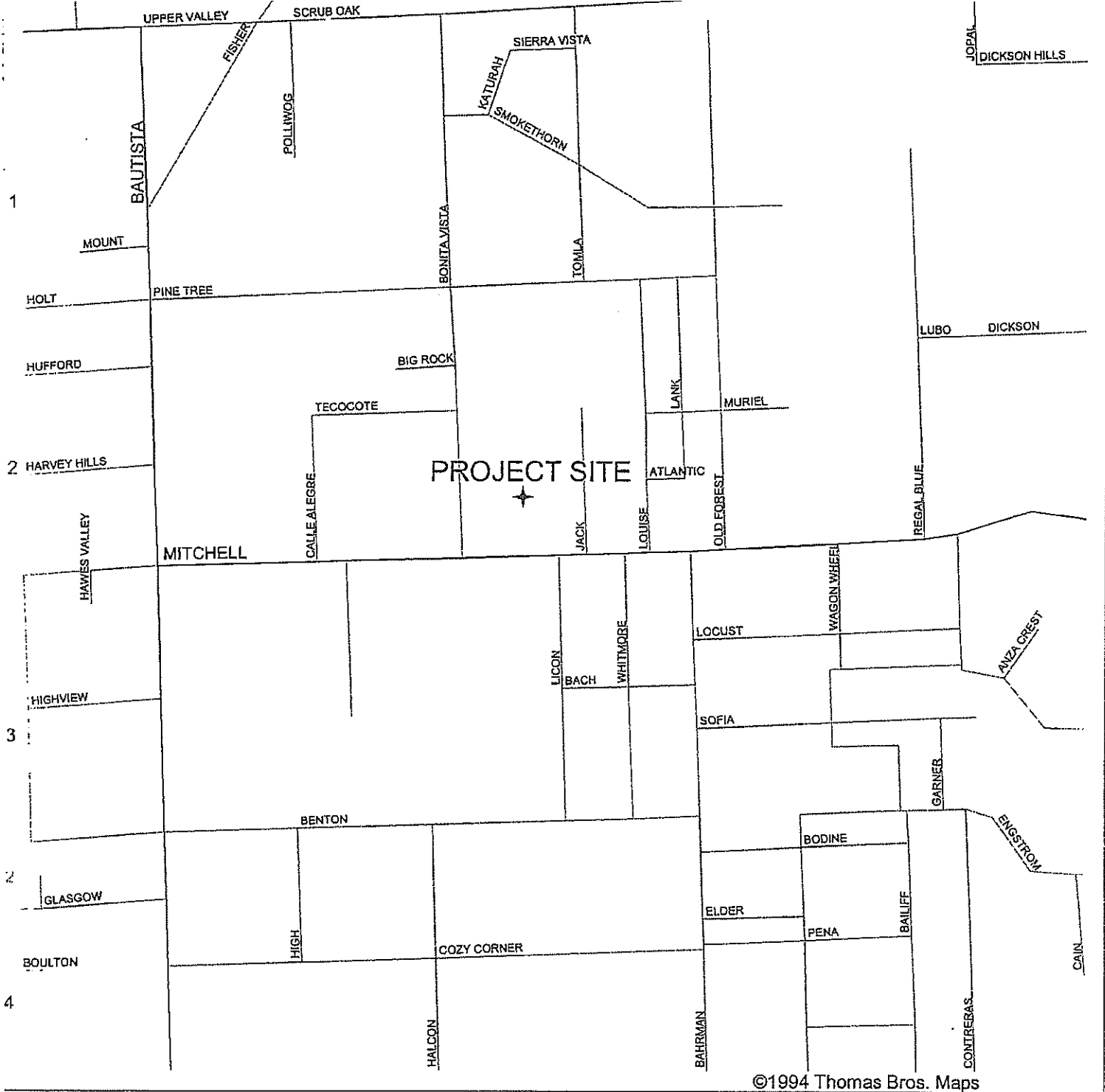
City: ALHAMBRA State: CA Zip: 91803

Telephone No.: (626) 441-1080 Fax No.: (626) 441-8850

E-Mail: ~~robert@radiusmaps.com~~ gcmapping@radiusmaps.com

Case No.: \_\_\_\_\_

*2012/6/14/12*



©1994 Thomas Bros. Maps

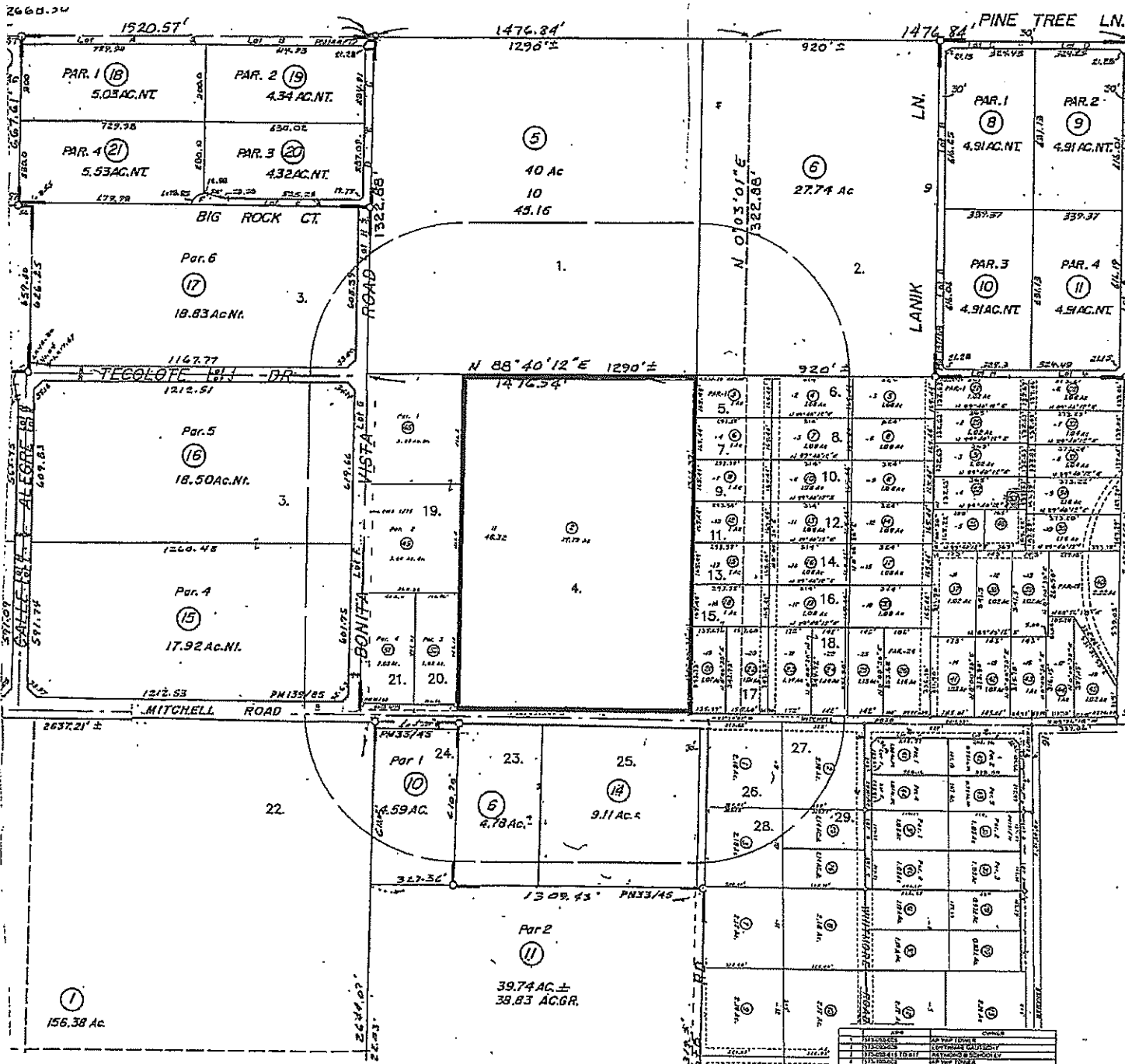
**VICINITY MAP**

SITE : 55610 MITCHELL ROAD - VERIZON - ANZA

**GC MAPPING SERVICE, INC.**  
 3055 WEST VALLEY BOULEVARD  
 ALHAMBRA CA 91803  
 (626) 441-1080, FAX (626) 441-8850  
[GCMAPPING@RADIUSMAPS.COM](mailto:GCMAPPING@RADIUSMAPS.COM)



# COUNTY OF RIVERSIDE



## 600 FT RADIUS MAP

PARCEL NO.	OWNER
1	APVOR TRUST
2	APVOR TRUST
3	APVOR TRUST
4	APVOR TRUST
5	APVOR TRUST
6	APVOR TRUST
7	APVOR TRUST
8	APVOR TRUST
9	APVOR TRUST
10	APVOR TRUST
11	APVOR TRUST
12	APVOR TRUST
13	APVOR TRUST
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26	APVOR TRUST
27	APVOR TRUST
28	APVOR TRUST
29	APVOR TRUST

### GC MAPPING SERVICE INC

3055 WEST VALLEY BOULEVARD  
 ALHAMBRA CA 91803  
 (626) 441-1080, FAX (626) 441-8850  
 gcmapping@radiusmaps.com

#### LEGEND

- 4. OWNERSHIP NO.
- 7. OWNERSHIP HOOK

#### CASE NO.

DATE: 06 - 13 - 2012  
 SCALE: 1" = 200'

### OWNERSHIP MAP

1 573-090-005  
AP WIP TOWER  
5703 OBERLIN DR #308  
SAN DIEGO CA 92121

2 573-090-006  
EDYTHMAE GAUTSCHY  
1847 W LINCOLN ST  
LONG BEACH CA 90810

3 573-090-015 TO 017  
RAYMOND B SCHOOLEY  
P O BOX 463010  
ESCONDIDO CA 92046

4 573-100-002  
AP WIP TOWER  
5703 OBERLIN DR #308  
SAN DIEGO CA 92121

5 573-100-003  
FREDRICK G & NATALIE J COCHRANE  
P O BOX 391227  
ANZA CA 92539

6 573-100-004  
JOAN L DALTON  
46929 FAIRVIEW RD  
NEWBERRY SPRINGS CA 92364

7 573-100-006  
ERIC T & KAREN E TUSLER  
37791 JACK LN  
ANZA CA 92539

8 573-100-007  
CLARENCE C PHILLIPS  
37790 JACK LN  
ANZA CA 92539

9 573-100-009  
JOSE & MARIA REGINA RIZO  
41917 HUMBER DR  
TEMECULA CA 92591

10 573-100-010  
RAFAEL & BEATRIZ ROMO  
P O BOX 390423  
ANZA CA 92539

11 573-100-012  
SUSAN M FOSTER  
P O BOX 390702  
ANZA CA 92539

12 573-100-013  
MARY JANE LORD  
3852 CAZADOR LN  
FALLBROOK CA 92028

13 573-100-015  
PAUL B & HEMERLINDA P ALATORRE  
4872 MERLYN ST  
HEMET CA 92544

14 573-100-016  
JANE GERALYN STEHLY  
14153 KELOWNA LN  
VALLEY CENTER CA 92082

15 573-100-018, 021  
KIM & MICHELLE LIUZZI  
21256 BEACH BLVD #210  
HUNTINGTON BEACH CA 92648

16 573-100-019  
TIMOTHY W AIKEN  
10491 EUDORA AVE  
BUENA PARK CA 90620

17 573-100-022  
ROBERT & JESUS CORTEZ  
1107 W HEALD  
LAKE ELSINORE CA 92530

18 573-100-023, 024  
JEFFREY B & LYNETTE M CRAWLEY  
P O BOX 390405  
ANZA CA 92539

19 573-100-048, 049  
LEE C THEODORE  
38250 VIA COLETA  
MURRIETA CA 92563

20 573-100-050  
EMANUEL MILLER  
P O BOX 390662  
ANZA CA 92539

21 573-100-051  
RONALD & ANGELA ANDREWS  
P O BOX 1089  
LAKESIDE CA 92040

22 573-180-001  
ALVIN G & AUDREE E GREENWALD  
6010 WILSHIRE BLVD #500  
LOS ANGELES CA 90036

23 573-180-006  
ALLEN R & NORITA M CEASER  
P O BOX 390508  
ANZA CA 92539

24 573-180-010  
KATHRYN BLAIR  
55525 MITCHELL RD  
ANZA CA 92539

25 573-180-014  
SUSAN J JENSEN  
231 SW TEXAS ST  
PORTLAND OR 97219

26 573-190-001  
CHARLES E & VERA M STOGSDILL  
P O BOX 390616  
ANZA CA 92539

27 573-190-002  
DENNIS JOHN WRENN  
55795 MITCHELL RD  
ANZA CA 92539

28 573-190-003  
ROBERT H & DEANE E CALHOUN  
350 CANEBRAKE  
JULIAN CA 92036

29 573-190-025  
SEYMOUR & SHARI WEISS  
49850 OTTOWA CT  
ANZA CA 92539

**Applicant:**

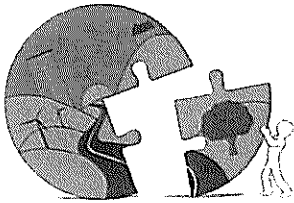
Verizon Wireless  
C/O Sequoia Deployment Services  
22471 Aspan, Suite 290  
Lake Forest, CA 92630

**Owner:**

AIP WIP Tower LLC  
5703 Oberlin Drive, Suite 308  
San Diego, CA 92121

**Engineer:**

Derra Design  
250 El Camino Real, Suite 216  
Tustin, CA 92780



# 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.**

EA42537/Plot Plan No. 25167

*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)*

Verizon Wireless  
*Project Applicant*

One Venture, Suite 200, Irvine, CA 92618  
*Address*

The project is located on the northerly side of Mitchell Road, easterly of Bonita Vista Road, westerly of Jack Lane, more specifically 55610 Mitchell Road.  
*Project Location*

The plot plan is a proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 60 feet high centerline and one 48 inch diameter microwave dish at 50 feet high centerline on an existing 105 foot high monopole. The total number of microwave dishes including the previously approved 48 inch diameter microwave dish at 40 feet centerline will be three.  
*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 29, 2012, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,101.50 + \$64.00).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Project Planner Title*

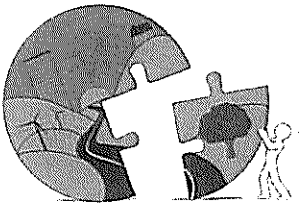
October 29, 2012  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/rj  
Revised 8/25/2009  
Y:\Planning Case Files-Riverside official\PP25167\DH-PC-BOS Hearings\DH-PC\NOO Form.PP25167.docx

Please charge deposit fee case#: ZEA42537 ZCFG5912 .\$,165.50

**FOR COUNTY CLERK'S USE ONLY**



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Carolyn Syms Luna*  
*Director*

**NEGATIVE DECLARATION**

Project/Case Number: Plot Plan No. 25167

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

**COMPLETED/REVIEWED BY:**

By: Damaris Abraham Title: Project Planner Date: September 12, 2012

Applicant/Project Sponsor: Verizon Wireless Date Submitted: July 16, 2012

**ADOPTED BY:** Planning Director

Person Verifying Adoption: Damaris Abraham Date: \_\_\_\_\_

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

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

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

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25167\DH-PC-BOS Hearings\DH-PC\Negative Declaration.PP25167.docx

Please charge deposit fee case#: ZEA42537 ZCFG5912 \$2,165.50

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1207498

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: VERIZON WIRELESS \$2,165.50  
paid by: CK 4523  
CFG FOR EA42537  
paid towards: CFG05912 CALIF FISH & GAME - NEG DECL  
at parcel: 55610 MITCHELL RD ANZA  
appl type: CFG1

By \_\_\_\_\_ Aug 27, 2012 16:00  
MGARDNER posting date Aug 27, 2012

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

1.2

Agenda Item No.:  
Area Plan: Riverside Extended Mountain  
Zoning Area: Anza  
Supervisory District: Third/Third  
Project Planner: Damaris Abraham  
Planning Commission: December 19, 2012

PLOT PLAN NO. 25168  
Environmental Assessment No. 42540  
Applicant: Verizon Wireless  
Engineer/Representative: Derra Design

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

**PROJECT DESCRIPTION AND LOCATION:**

The plot plan is a proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 55 feet high centerline and one 48 inch diameter microwave dish at 20 feet high centerline on an existing 103 foot high monopole.

The project is located on the northerly side of Table Mountain Truck Trail and westerly of Fugatt Court.

**RECOMMENDATION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on October 29, 2012.

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

**ADOPTED** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42540**, 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. 25168**, 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\PP25168\DH-PC-BOS Hearings\DH-PC\PC Cell Tower Receive and File Staff Report.PP25168.docx

Date Revised: 11/07/12

*D.M.*

**Agenda Item No.: 2.2**  
**Area Plan: Riverside Extended Mountain**  
**Zoning Area: Anza**  
**Supervisory District: Third/Third**  
**Project Planner: Damaris Abraham**  
**Director's Hearing: October 29, 2012**

**PLOT PLAN NO. 25168**  
**Environmental Assessment No. 42540**  
**Applicant: Verizon Wireless**  
**Engineer/Representative: Derra Design**

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

At the October 29, 2012 Director's Hearing, testimony was taken from a neighbor who expressed concern over the existing monopole that included the visual impact of the facility and the negative impact the facility may have on his property value. The neighbor also raised concern over the noise produced by the existing facility (especially the air-conditioning units and the generator). At the hearing it was explained to the neighbor that the existing monopole was previously approved with a building permit and the project currently under review is the collocation of the two microwave dishes.

The applicant has submitted an acoustical study, prepared by PCR Services Corporation dated October 22, 2012 that evaluated the air-conditioning units and the generator noise impacts at the nearby residential uses. The study concluded that the impacts are less than significant since the combined noise levels from the sources would be approximately 49 dBA which would be below the daytime noise limit of 55 dBA.

Y:\Planning Case Files-Riverside office\PP25168\DH-PC-BOS Hearings\DH-PC\Staff Report.PP25168.DH.10.29.12.Addendum.docx

Prepared: 10/31/12



Agenda Item No.: 2 : 2  
Area Plan: Riverside Extended Mountain  
Zoning Area: Anza  
Supervisory District: Third/Third  
Project Planner: Damaris Abraham  
Director's Hearing: October 29, 2012

PLOT PLAN NO. 25168  
Environmental Assessment No. 42540  
Applicant: Verizon Wireless  
Engineer/Representative: Derra Design

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan is a proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 55 feet high centerline and one 48 inch diameter microwave dish at 20 feet high centerline on an existing 103 foot high monopole.

The project is located on the northerly side of Table Mountain Truck Trail and westerly of Fugatt Court.

### BACKGROUND:

The existing 103 foot high monopole was permitted under BXX000751 in 2000 prior to the current development and design standards for wireless communication facilities and was approved without a permit life. There are two sets of antenna panels and one microwave dish on the monopole and the project is proposing to add two microwave dishes on the same monopole.

In accordance with Section 19.405.b (2) of Ordinance No. 348, optional hearing notices were sent to surrounding property owners. The Planning Department received one letter requesting a public hearing and as a result the project is being scheduled for Director's Hearing.

Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 (PL 112-96, HR3630) requires that a local government approve a request to modify an eligible facility that does not substantially change the physical dimensions of the tower or base station. The proposed collocation of the two microwave dishes does not substantially change the physical dimensions of the monopole.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum)
2. Surrounding General Plan Land Use: Open Space: Rural (OS: RUR) to the north  
Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the south, east, and west
3. Existing Zoning: Rural Residential – 2½ Acre Minimum (R-R-2½)
4. Surrounding Zoning: Rural Residential – 20 Acre Minimum (R-R-20) to the north  
Rural Residential – 2½ Acre Minimum (R-R-2½) to the south, east, and west
5. Existing Land Use: Single Family Residence and Wireless Communications Facility

D.M.

6. Surrounding Land Use: Vacant to the north  
Scattered family residences to the south, east, and west
7. Project Data: Total Acreage: 2.63  
Existing Lease Area: 688 Square Feet
8. Environmental Concerns: See Attached Environmental Assessment

**RECOMMENDATIONS:**

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42540**, 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. 25168**, 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) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), 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 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**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) (2 Acre Minimum) on the Riverside Extended Mountain Area Plan which allows for development of single family detached residences on large parcels. Limited agriculture, intensive equestrian and animal keeping are also permitted in this designation.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Rural Community: Estate Density Residential land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residences in the area.

3. The project site is surrounded by properties which are designated Open Space: Rural (OS: RUR) to the north, Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the south, east, and west.
4. The zoning for the subject site is Rural Residential – 2½ Acre Minimum (R-R-2½).
5. The use, two microwave dishes collocated at 55 feet high and 20 feet high on an existing 103 foot high monopole, is proposed on a monopole that was in existence prior to the amendment of the development standards in the Rural Residential (R-R) zone (Ord. No. 348.3990, Amended 5-24-01 regulating wireless communication facilities and regulating the height of structures in all zones) and the development standards for wireless telecommunication facilities (Ord. No. 348.4090, Added 2004).
6. The project site is surrounded by properties which are zoned Rural Residential – 20 Acre Minimum (R-R-20) to the north, and Rural Residential – 2½ Acre Minimum (R-R-2½) to the south, east, and west.
7. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSCHP).
8. Environmental Assessment No. 42540 concluded that there are no potentially significant impacts from the project proposal.

**INFORMATIONAL ITEMS:**

1. As of this writing, one request for hearing was received.
2. The project site is not located within:
  - a. A Flood Zone;
  - b. A County Service Area;
  - c. A City Sphere of Influence;
  - d. A Subsidence Area;
  - e. A Liquefaction area;
  - f. The Stephens Kangaroo Rat Fee Area; or,
  - g. An Airport Influence Area.
3. The project site is located within:
  - a. A High Fire area;
  - b. A Fault Zone; and,
  - c. The Boundaries of the Hemet Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 575-230-002.

PP25168



Selected parcel(s):  
575-230-002

**LEGEND**

 SELECTED PARCEL

 INTERSTATES

 HIGHWAYS

 PARCELS

**\*IMPORTANT\***

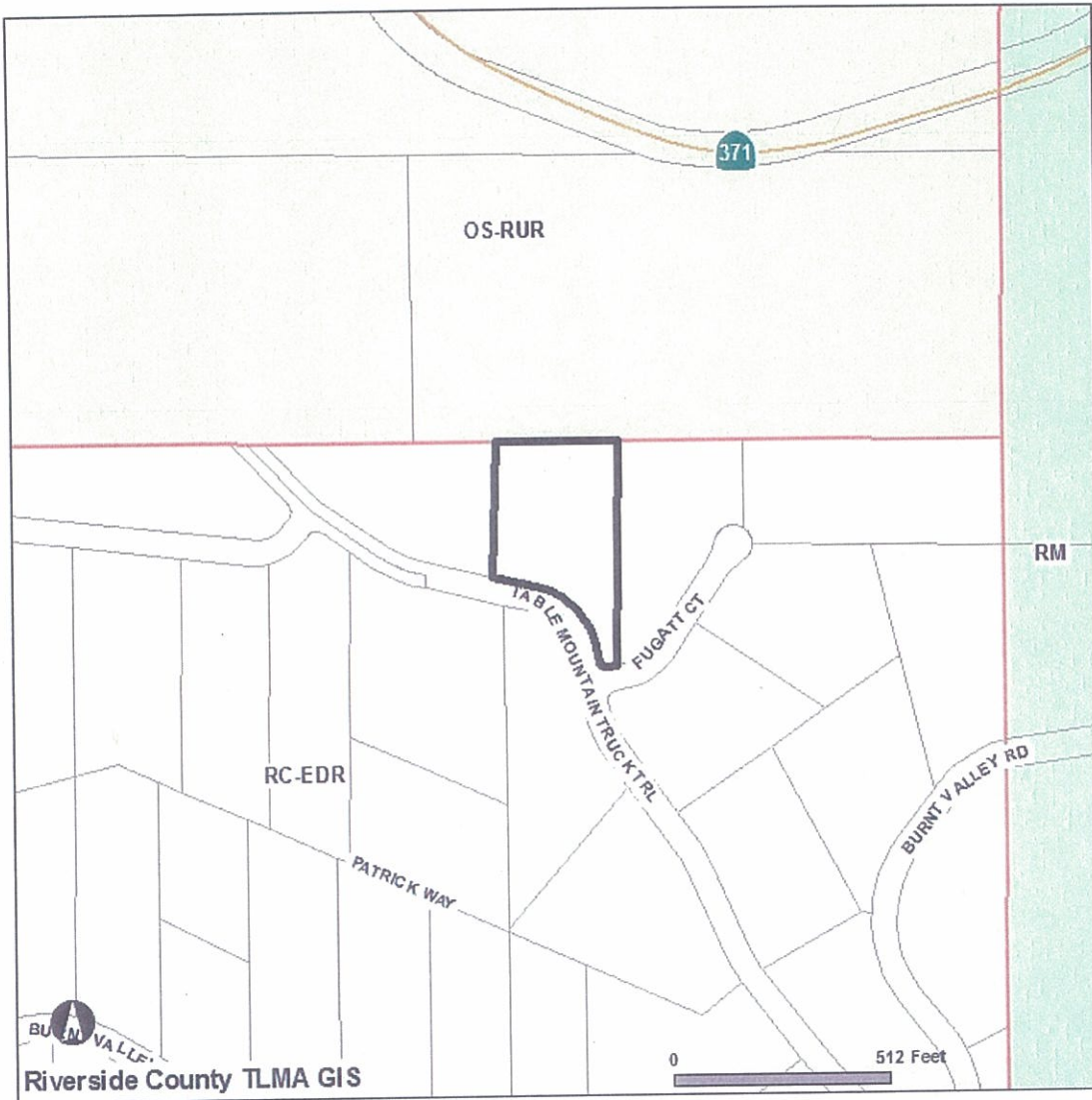
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

REPORT PRINTED ON...Wed Sep 12 16:55:44 2012

Version 120712



PP25168



**Selected parcel(s):**  
575-230-002

**LAND USE**

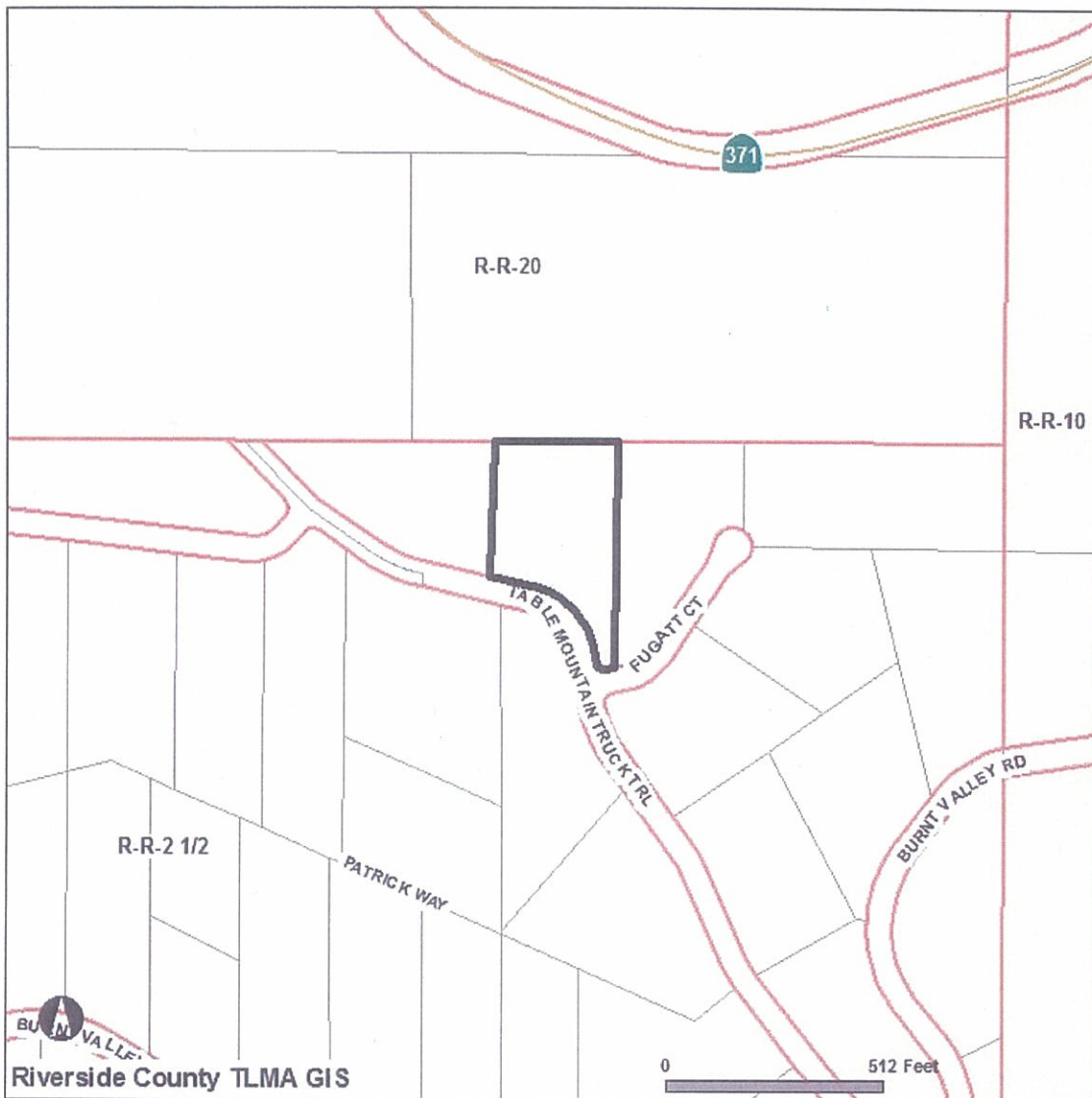
- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- PARCELS
- OS-RUR - OPEN SPACE RURAL
- EDR-RC - RURAL COMMUNITY - ESTATE DENSITY RESIDENTIAL
- RM - RURAL MOUNTAINOUS

**\*IMPORTANT\***

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

REPORT PRINTED ON...Wed Sep 12 16:56:49 2012  
Version 120712

PP25168



**Selected parcel(s):**  
575-230-002

**ZONING**

- SELECTED PARCEL
  - ZONING BOUNDARY
  - N INTERSTATES
  - N HIGHWAYS
  - PARCELS
- R-R-10, R-R-2 1/2, R-R-20

**\*IMPORTANT\***

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

REPORT PRINTED ON...Wed Sep 12 16:56:19 2012

Version 120712



# MOONSHINE

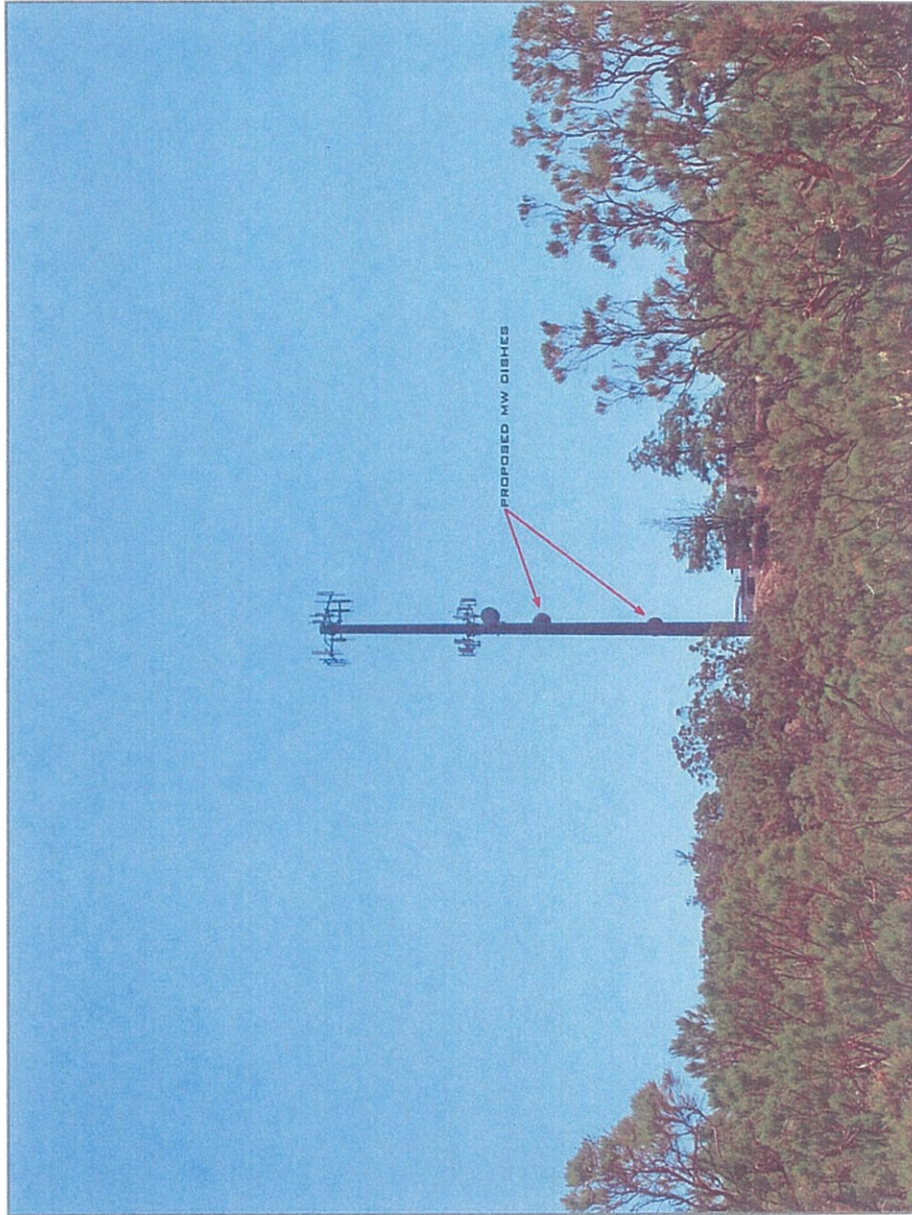
59725 TABLE MOUNTAIN TRAIL ANZA CA 92539



VIEW 1



LOCATION



PROPOSED LOOKING EAST FROM TABLE MOUNTAIN TRAIL



EXISTING

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



# MOONSHINE

59725 TABLE MOUNTAIN TRAIL ANZA CA 92539



VIEW 2



LOCATION



PROPOSED

LOOKING NORTHWEST FROM TABLE MOUNTAIN TRAIL

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



EXISTING





DCOUNT	
OPS	
EE	
INT	
RF	
RT	
AGG	
DPR. Approved Date	



**Verizon Wireless**  
 16505 Santa Cristina Ave.  
 Building D, First Floor  
 Irvine, CA 92618  
 (949) 266-7000

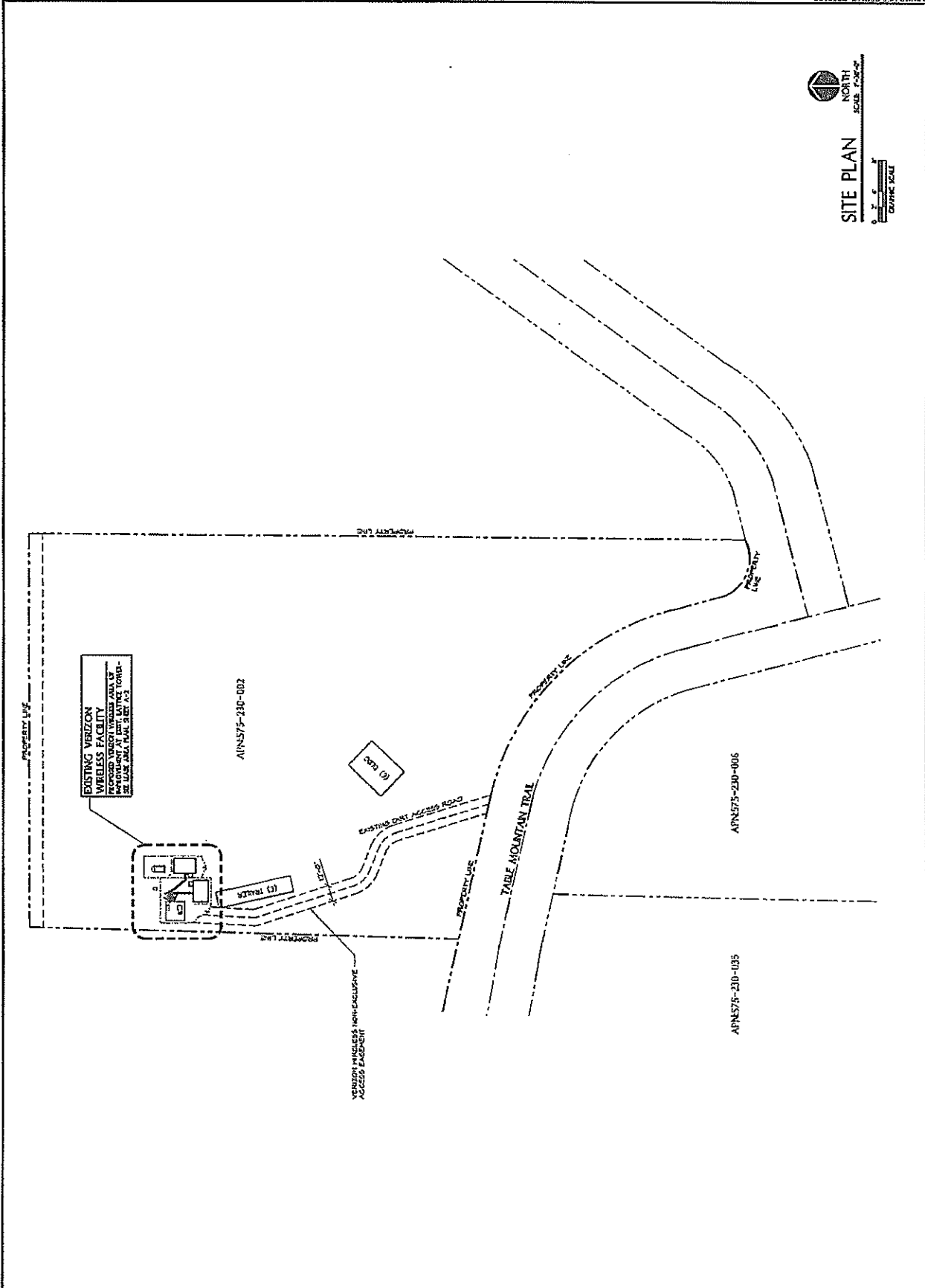
**SITE NAME: MOONSHINE**  
 59725 TABLE MOUNTAIN TRAIL  
 ANZA, CA 92539  
 SITE PLAN  
 ZONING DRAWINGS

REVISIONS	
NO. OF SHEETS	5
SHEET NO. OF SHEETS	5
DATE	10/22/14
BY	
CHECKED BY	
DATE	

A-1  
 24 IN. DIA.

**SITE PLAN**  
 NORTH  
 SCALE: 1"=50'-0"

GRAPHIC SCALE



NON-USE PERMIT-PROJECT

EEHOUT	
GPS	
CC	
BH	
RF	
NE	
AAC	
DEPN Approved 0110	

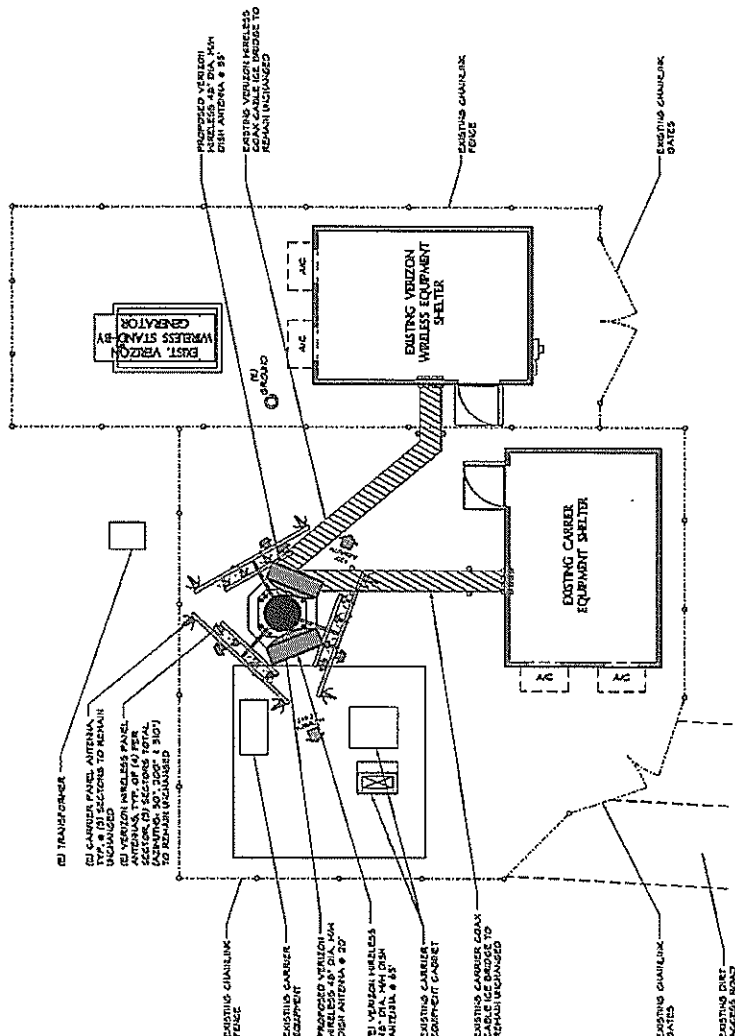


15505 50th CHRYSLER AVE  
RIVERVIEW, CA 92218  
Verizon Wireless  
(310) 255-7000

SITE NAME: MOONSHINE  
59725 TABLE MOUNTAIN TRAIL  
ANZA, CA 92539  
LEASE AREA PLAN  
ZONING DRAWINGS

NO.	DATE	REVISION
1	03/22/11	ISSUE FOR PERMITS
2		
3		
4		
5		
6		
7		

A-2  
DATE: 03/22/11



SCALE 1/4" = 1'-0"  
NORTH

LEASE AREA PLAN

0	1	2	3	4	5	6	7	8
GRAPHIC SCALE								

DATE: APPROVED DATE
M.A.C.
R.C.
R.F.
INT.
E.E.
OPS.
EXP/INT.

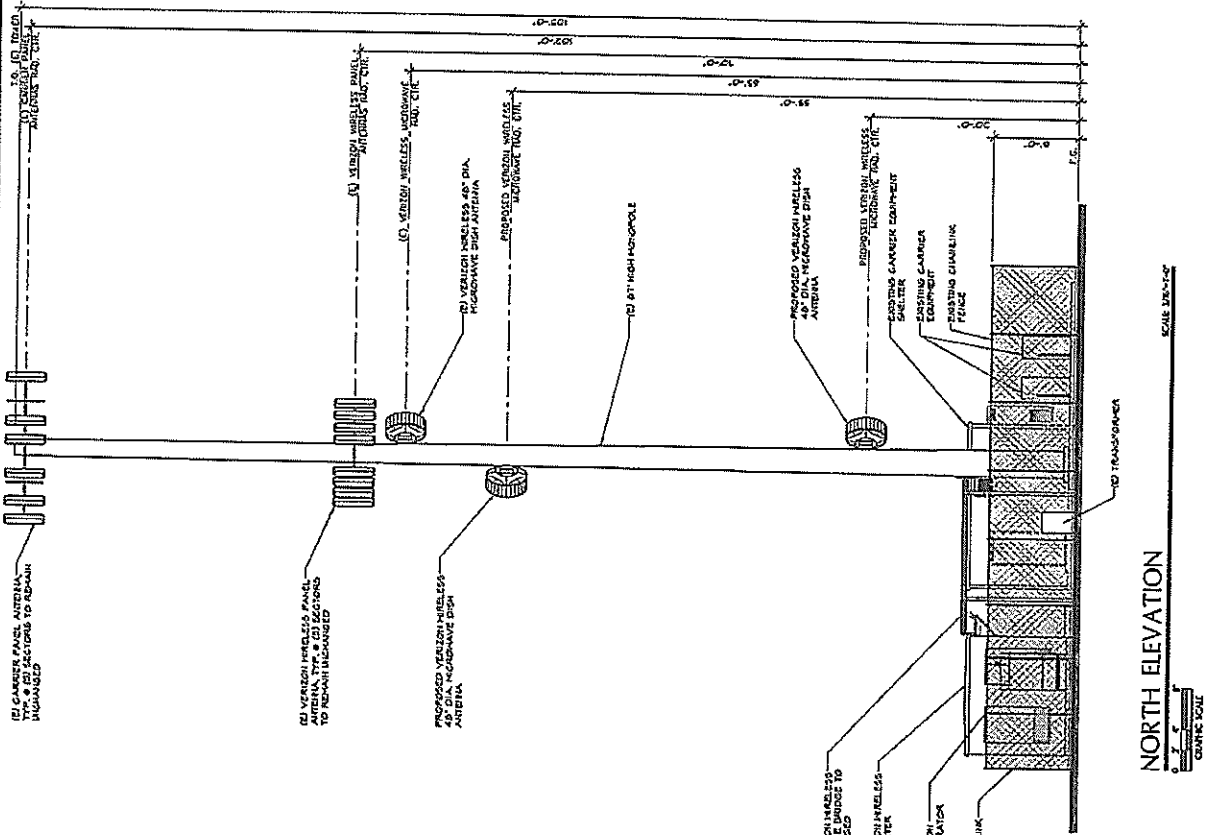


**Verizon Wireless**  
 15355 Santa Canyon Ave  
 Building 12, 1st Floor  
 Irvine, CA 92618  
 (949) 228-1000

**SITE NAME: MOONSHINE**  
 59725 TABLE MOUNTAIN TRAIL  
 ANZA, CA 92539  
 NORTH ELEVATION  
 ZONING DRAWINGS

1	DATE: 11/29/2011
2	DATE: 12/29/2011
3	DATE: 01/29/2012
4	DATE: 02/29/2012
5	DATE: 03/29/2012
6	DATE: 04/29/2012
7	DATE: 05/29/2012
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46	DATE: 08/29/2015
47	DATE: 09/29/2015
48	DATE: 10/29/2015
49	DATE: 11/29/2015
50	DATE: 12/29/2015

**A-3**  
 13.11.1021



**NORTH ELEVATION**  
 SCALE 1/4"=1'-0"

MAJOR USE PERMITS 202168

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42540  
**Project Case Type (s) and Number(s):** Plot Plan No. 25168  
**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:** Verizon Wireless  
**Applicant's Address:** One Venture, Suite 200, Irvine, CA 92618  
**Engineer's Name:** Derra Design, Inc.  
**Engineer's Address:** 250 El Camino Real, #216, Tustin, CA 92780

### I. PROJECT INFORMATION

- A. Project Description:** The plot plan is a proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 55 feet high centerline and one 48 inch diameter microwave dish at 20 feet high centerline on an existing 103 foot high monopole.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 688 square feet on a 2.63 acre parcel

<b>Residential Acres:</b>	<b>Lots:</b>	<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> 688 square foot lease area			

- D. Assessor's Parcel No(s):** 575-230-002
- E. Street References:** Northerly side of Table Mountain Truck Trail and westerly of Fugatt Court.
- F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 7 South, Range 3 East, Section 24
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The site currently contains a single family residence and a wireless communications facility operating at the site. The site is surrounded by vacant land to the north, and scattered family residences to the south, east, and west.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The proposed project is consistent with the Rural Community: Estate Density Residential (RC:EDR) (2 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 located within a high fire hazard area. The project is not located within any other special hazard zone (including FEMA flood zone, fault zone, 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 project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Riverside Extended Mountain

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

**D. Land Use Designation(s):** Estate Density Residential (EDR)

**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 Open Space: Rural (OS: RUR) to the north, Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the 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:** Rural Residential – 2½ Acre Minimum (R-R-2½)

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

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Rural Residential – 20 Acre Minimum (R-R-20) to the north, and Rural Residential – 2½ Acre Minimum (R-R-2½) to the 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.

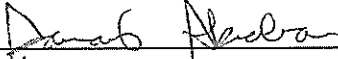
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

September 17, 2012  
\_\_\_\_\_  
Date

Damaris Abraham  
\_\_\_\_\_  
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>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

b) The project site will not substantially damage scenic resources, including rock outcroppings and unique landmark features, or obstruct any prominent scenic vista. The site has an existing monopole operating at the site. The impact of two additional microwave antennas will have a less than significant impact on the view of the public.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

<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)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located 19.77 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. (COA 10.PLANNING.20) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

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

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

d) Involve other changes in the existing environment which, due to their location or nature, could result in

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 an area designated as "Other Lands". Therefore, the project will not convert a Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The project will have no significant impact.
- 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 (A-1, A-2, A-P, A-D & C/V). Therefore, 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?

<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"/>
<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 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) 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

Findings of Fact: CEQA Guidelines indicate 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's EIR (No. 441, 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 Riverside Extended Mountain 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. Projects of this type 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. Therefore, the impacts to air quality 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. 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.

	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.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The proposed site has been previously disturbed for the use of the existing wireless communications facility on site. And the project does not propose to alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**9. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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-b) Site disturbance has already occurred from grading for the use of the wireless telecommunications facility existing on site. The project is not anticipated to alter or destroy an archaeological site. 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.19) 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.18) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**10. Paleontological Resources**

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

Source: GIS database

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. In addition, the proposed site has been previously disturbed for the use of the existing wireless communications facility on site. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**GEOLOGY AND SOILS** Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database



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 project site is located within the San Jacinto Fault Zone. However, the project site is already developed with the existing wireless communications facility on site and the proposed addition of two microwave dishes is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

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

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

**12. Liquefaction Potential Zone**

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

**Source:** Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database

**Findings of Fact:**

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

**Mitigation:** No mitigation measures required.

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

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

**Source:** Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

**Findings of Fact:**

The project site is located within the San Jacinto Fault Zone. However, the project site is already developed with the existing wireless communications facility on site and the proposed addition of two microwave dishes is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

**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
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**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site has been previously disturbed for the use of the existing wireless communications facility on site. In addition, no further information is provided to suggest that the project would be located on unstable soil. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

a) According to GIS database, the project site is not located in a subsidence area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

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

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.

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.

**17. Slopes**

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

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project site contains an existing wireless communications facility and is only proposing to add two microwave dishes and no grading is proposed. Therefore, the project will not change topography or ground surface relief features.

b) There is no grading proposed with this project. No cut or fill slopes greater than 2:1 or higher than 10 feet will be created.

c) There is no grading proposed with this project. Therefore, the project will not result in grading that affects or negates subsurface sewage disposal systems.

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 project site contains an existing wireless communications facility and is only proposing to add two microwave dishes and no grading is proposed. The project will not result in substantial soil erosion or the loss of topsoil.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project site contains an existing wireless communications facility on site and is only proposing to add two microwave dishes and no grading is proposed. The project will have a less than significant impact.

c) The project is for the collocation of two microwave dishes on an existing wireless communications facility and will not require the use of sewers or septic tanks. The project will have no significant 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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an increase in wind erosion and blowsand, either on or off site. The project will have no significant 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 two additional microwave dishes on an existing wireless communications facility. The installation of the additional antennas will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project 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.

**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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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"/>
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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"/>
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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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- 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) According to the General Plan, the proposed project site is located within a hazardous fire area. The proposed project will not 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. The project shall adhere to all Fire Departments requirements for projects located within high fire hazard areas and all buildings constructed on this property must comply with the special construction provisions contained in Riverside County Ordinance No. 787. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

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

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

Findings of Fact:

- a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.
- b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is considered less than significant.
- d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant.
- e) The project site is not located within a 100 year flood zone. And no housing is proposed with this project. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project site is not located within a 100 year flood zone. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

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

NA - Not Applicable       U - Generally Unsuitable       R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," GIS database

Findings of Fact:

a) 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) 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) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the project will have less than significant impact.

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

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

Source: General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) in the Riverside Extended Mountain Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not adjacent to a city boundary and is not located within a city sphere of influence. The project will have no significant 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?

b) Be compatible with existing surrounding zoning?

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

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

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project will be consistent with the site's existing zoning of Rural Residential – 2½ Acre Minimum (R-R-2½). The project is surrounded by properties which are zoned Rural Residential – 20 Acre Minimum (R-R-20) to the north, and Rural Residential – 2½ Acre Minimum (R-R-2½) to the south, east, and west. The project will have no significant impact.

c) The site has an existing wireless communications facility that has been designed as a monopole and this proposal will add additional antennas designed to blend in with the existing monopole. The project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

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

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"

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The RCIP identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is not located adjacent to a rail line. The project has no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to Table Mountain Truck Trail. However, the project is for the collocation of two microwave dishes on an existing unmanned wireless communications facility and does not create a noise sensitive use and only requires occasional site visits for maintenance. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site contains an existing wireless communications facility on site and is only proposing to add two microwave dishes. 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 significant 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 significant impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant 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 significant impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.

f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Hemet 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 Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

Source: Riverside County General Plan

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

Source: Riverside County General Plan

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.



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

**41. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The project site contains an existing wireless communications facility and is only proposing to add two microwave dishes. 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 significant 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 significant impact.

c) The project is not located within a county service area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Riverside County General Plan

Findings of Fact: The project is for the addition of two microwave dishes on an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant 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 perform-

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact: The project is for the addition of two microwave dishes on an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no significant 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>46. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

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 significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>47. Solid Waste</b>				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>48. Utilities</b>
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

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

Source: Riverside County General Plan

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 significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Project Application Materials

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

<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: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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: Not applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

## 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 #: PP25168

Parcel: 575-230-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for Verizon Wireless to place one 48 inch diameter microwave dish at 55 feet high centerline and one 48 inch diameter microwave dish at 20 feet high centerline on an existing 103 foot high monopole.

BXX000751 permitted the construction and use of the monopole in 2000.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

PLOT PLAN:TRANSMITTED Case #: PP25168

Parcel: 575-230-002

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25168 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25168, Exhibit A, (Sheets 1-4), dated August 9, 2012.

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 4 USE - CEASED OPERATIONS RECOMMND

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



PLOT PLAN:TRANSMITTED Case #: PP25168

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10. GENERAL CONDITIONS

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

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

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

The balance of the subject property, APN: 575-230-002 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 11 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The color of the microwave dishes shall match the color of the existing monopole in order to minimize visual impacts.

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

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

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

10.PLANNING. 13 USE - BUSINESS LICENSING RECOMMND

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

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Parcel: 575-230-002

10. GENERAL CONDITIONS

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 17 USE - NOISE REDUCTION RECOMMND

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

10.PLANNING. 18 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. 19

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. 20

USE - MT PALOMAR LIGHTING AREA

RECOMMND

The subject property lies within the boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below 4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.

Note that all outdoor lighting must be fully shielded if

PLOT PLAN:TRANSMITTED Case #: PP25168

Parcel: 575-230-002

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - MT PALOMAR LIGHTING AREA (cont.) RECOMMND

feasible or partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. All outdoor lighting must remain in compliance with the requirements of Ord. No. 655 for the life of this permit.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

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

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

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

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

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,

PLOT PLAN:TRANSMITTED Case #: PP25168

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS (cont.) RECOMMND

dated August 9, 2012.

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.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT RECOMMND

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

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

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

09/17/12  
07:54

Riverside County LMS  
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6

USE - SIGNAGE REQUIREMENT (cont.)

RECOMMND

the primary wireless communications facility and the name  
of the company that operates the co-located facility.

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

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

If you wish to comment on this application, please submit written comments to the Planning Department at the above address no later than 5:00 P.M. on Tuesday, August 28, 2012. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

Plot Plan No. 25168, is an application submitted by Verizon Wireless for property located in the Anza Zoning Area, Riverside Extended Mountain Area Plan, Third/Third Supervisorial District, and more generally located northerly of Table Mountain Truck Trail and westerly of Fugatt Court; and pursuant to Ordinance No. 348, Riverside County Land Use Ordinance, proposes to add one 48 inch diameter microwave dish at 55 feet high centerline and one 48 inch diameter microwave dish at 20 feet high centerline on an existing 103 foot high monopole.

For further information regarding this project, please contact Damaris Abraham, Urban Regional Planner at (951) 955-5719 or e-mail dabraham@rcplma.org. The case file for the proposed project may be viewed Monday through Thursday, from 8:30 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St, 12th Floor, Riverside, CA 92501. If you have any comments to submit or wish to request a public hearing, please complete and return the bottom portion sheet to this office by the above-mentioned date.

Plot Plan No. 25168, (DA)

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

*I as owner of adjacent parcel was never given the opportunity to voice my opposition to this cell tower being constructed.*

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

Albert Avehr *Albert Avehr*  
PRINTED NAME SIGNATURE

16738 Lake Shore Drive H204 Lake Elsinore, CA  
PRINT STREET ADDRESS PRINT CITY/STATE/ZIP

**92530**

August-27-2012  
5055

Y ~~Att: Damaris Abraham~~

I purchased the 2.63 acre parcel referenced in the latter part of the eighties, 1987-1988. I have owned this parcel since then. I have owned this parcel for twenty five years plus, or minus. I enjoy the clean air, the higher elevation, (4,300 feet elevation), the small town country atmosphere. I enjoy the cooler climate, I especially enjoy the views from the top of Table Mountain where this parcel is located. The best vantage point and most level area of the parcel is located near the overwhelming cell tower. I was also fond of the quiet and tranquil moments that could once be had. I was out of the area working at the time the cell tower was constructed. I came up to the property shortly after the completion of the cell tower. I was upset and amazed that such an imposing structure would be allowed in a rural zone, especially with me, an adjacent land owner not being afforded a voice in the matter. I inquired and was told that was notified, and did not respond. That was later retracted by the county bldg. dept. I was told that it fell within existing zoning regulations. I have never seen any reference to a cell tower in the zoning regulations at the time this was constructed. I contacted Sprint for what information I could obtain from about the cell tower and the fact that they traversed my property with equipment to erect the cell tower. The vehicle tracks, the recently placed river rock were obvious signs that my property had been traversed for their (Sprint) benefit and the placement of the 105 foot monopole for site RV33XC236. I have throughout the years since the construction of this tower have sought to put an end to the continual addition of equipment, equipment trailers co-location of equipment on the tower, placement of backup generator, and additional air cooling equipment. I have sought information as best I can with my limited education, and very limited financial assets.

I have talked to Scott Arnold numerous times, and was told that it would be disguised if there were any complaints. I have been told that at the end of the initial contract with the owner it would be re-evaluated. I have sought information from Luis (I was told retired). I am currently communicating with Olivia in the office of district-3. I was advised by an attorney of rights I have regarding this issue afforded me by the Brown act. The attorney I spoke to was Robert Chandler. I have called Damaris Abraham Numerous times regarding my concern with the ongoing addition of equipment to this site with no public comment prior to approval. I was only recently notified of the Brown act in July of this year by Attorney Robert Chandler

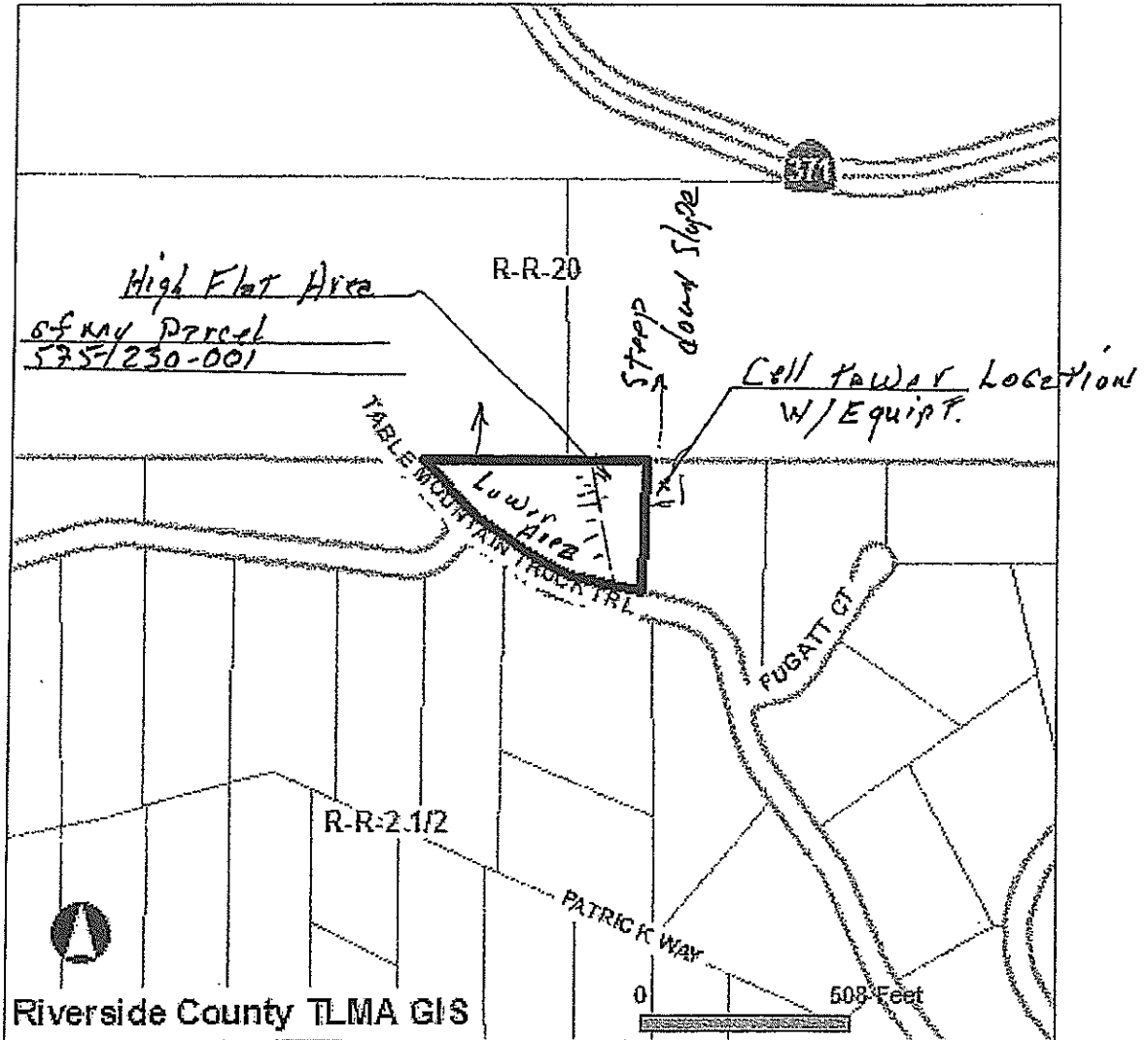
I will submit a sketch to show the elevation of my parcel showing the topography near the cell tower, and how it drops down dramatically after less than a hundred feet from the property line. In closing I believe it is obvious of my frustration with the construction of the cell tower and continual addition of equipment, and subsequent elevation of noise, in a place that was once tranquil and had beautiful views, is now noisy, and visually obscene.

Thank you

Alberto Pujols  
Alberto Pujols



RIVERSIDE COUNTY GIS

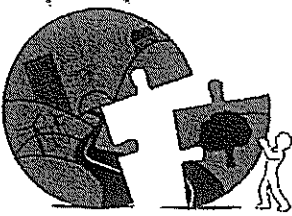


Selected parcel(s):  
575-230-001

**\*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 Feb 17 10:51:46 2011  
Version 101221



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
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: PP25168

DATE SUBMITTED: 7/10/12

### APPLICATION INFORMATION

Applicant's Name: Verizon Wireless

E-Mail: paul.gerst@sequoia-ds.com

Mailing Address: 22471 Aspar, Suite 290

Lake Forest CA 92630  
City State ZIP

Daytime Phone No: (949) 290-0602 Fax No: (949) 753-7203

Engineer/Representative's Name: Derra Design E-Mail: \_\_\_\_\_

Mailing Address: 250 El Camino Real, Suite 216

Tustin CA 92780  
City State ZIP

Daytime Phone No: (714) 730-0606 Fax No: (714) 730-0642

Property Owner's Name: Daniel R Williams E-Mail: \_\_\_\_\_

Mailing Address: Box 390490, Anza CA 92539

CC: Crown Castle, 38 Executive Park, # 310, Irvine, CA  
City State ZIP

Daytime Phone No: (\_\_\_\_) 949-930-4356 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.

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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.

*Paul Gerst*

PRINTED NAME OF APPLICANT

*[Handwritten Signature]*

SIGNATURE OF APPLICANT

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

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

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

See attached LOA

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): 575-230-002-4

Section: N/A      Township: N/A      Range: N/A

Approximate Gross Acreage: 2.63 acres

General location (nearby or cross streets): North of Table Mountain Truck Trail, South of \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Highway 371 \_\_\_\_\_, East of N/A \_\_\_\_\_, West of Fugatt \_\_\_\_\_.

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

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Addition of two microwave dishes to existing Verizon cell site, required to provide high speed data (LTE) to general area. Specifically: one 48 inch diameter parabolic dish at approximately 60 feet elevation; one 48 inch diameter parabolic dish at approximately 50 feet elevation. Total number of approved microwave dishes at site would be three.

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). PP19097S1 (Parcel Map, Zone Change, etc.)

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

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: Unknown

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) N/A

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: N/A

Estimated amount of fill = cubic yards N/A

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

### Letter of Authorization

#### APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

<b>Property Address:</b>	<u>59725 Table Mountain Trail, Anza, CA 92539</u>
<b>Assessor's Parcel Number:</b>	<u>575-230-002</u>

I/We, the owner(s) of the above-described property, authorize Los Angeles SMSA Limited Partnership, a California limited partnership, d/b/a Verizon Wireless, with offices located at 15505 Sand Canyon Avenue, Irvine, CA 92618, its employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the purpose of creating, filing and/or managing any land use and building permit applications, or any other entitlements necessary to construct, modify and operate a wireless communications facility on the above-described property. I/We 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.

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

Owner(s): Daniel R. Williams

By: *Daniel Roger Williams*  
Signature

Date: 10-July-2012

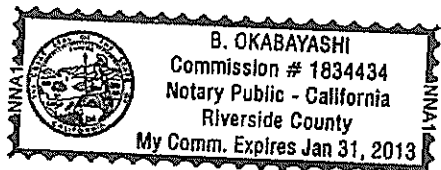
State of California  
County of Riverside

On 7/10/2012 before me, B. Okabayashi, Notary Public, personally appeared

Daniel Roger Williams who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)-acted, executed the instrument.

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

WITNESS my hand and official seal.  
Signature: *B. Okabayashi*



PUBLIC HEARING NOTICE LABEL REQUIREMENTS

**PUBLIC HEARING NOTICE LABELS CERTIFICATION FORM**

I, ROBERT E. CUELLAR, certify that on JUNE 14, 2012,  
Print name Date

the attached property owner's list was prepared by:

GC MAPPING SERVICE INC.

Print Company Name or Individual's Name

pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the project applicant, and the applicant's engineer/representative, if any; the owner(s) of the subject property; the school district or districts within whose boundary the subject project is located, every City within one mile of the subject property or within whose sphere of influence the subject property is located, if any; 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 area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the property 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 the property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information field 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: ROBERT E. CUELLAR

Title/Registration: \_\_\_\_\_

Address: 3055 W. VALLEY BLVD.

Address: \_\_\_\_\_

City: ALHAMBRA State: CA Zip: 91803

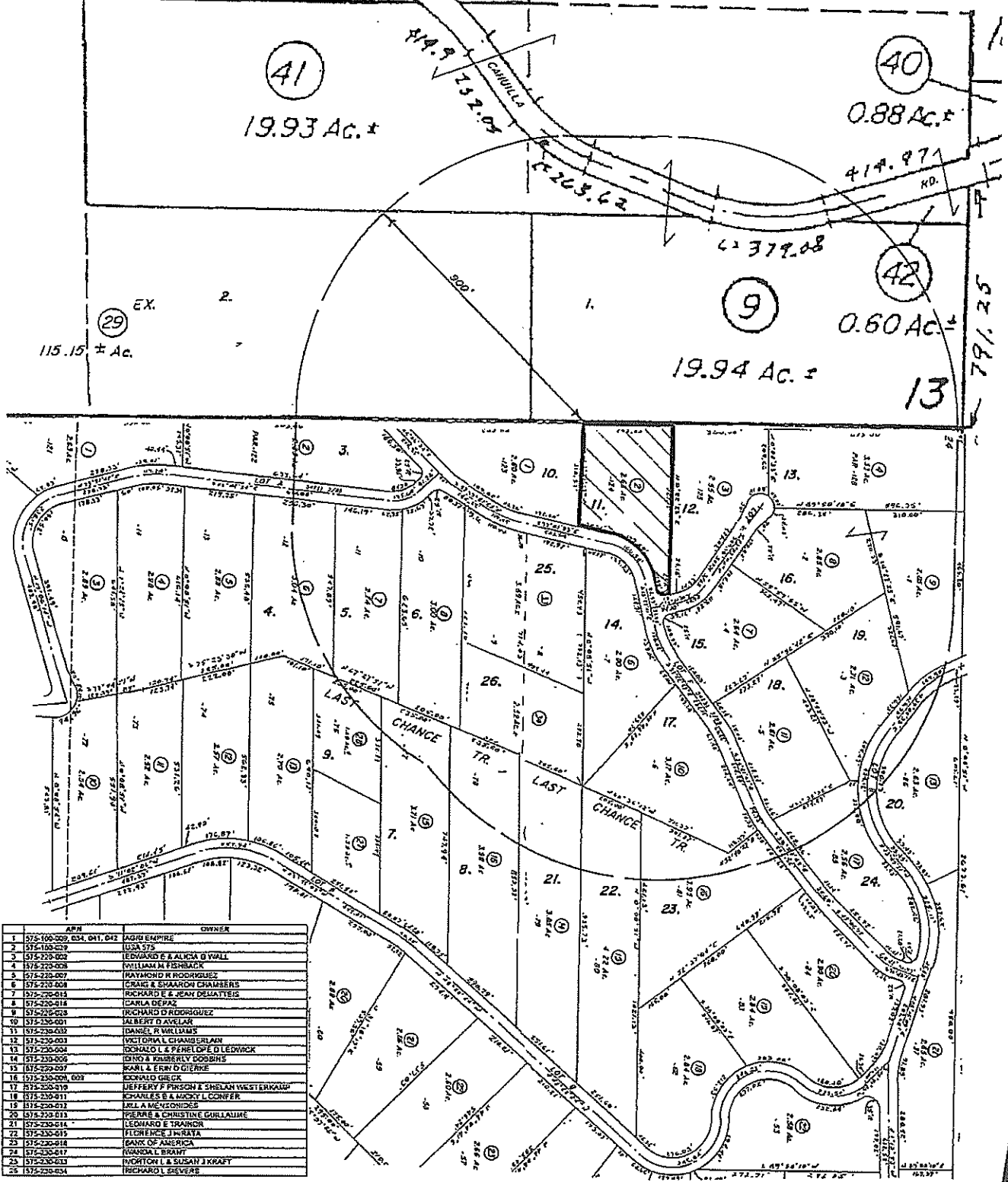
Telephone No.: (626) 441-1080 Fax No.: (626) 441-8850

E-Mail: gcmapping@radiusmaps.com

Case No.: \_\_\_\_\_

✓  
copies 12/14/12

# COUNTY OF RIVERSIDE



APN	OWNER
1 575-106-009, 034, 041, 042	AGRI EMPIRE
2 575-106-010	USA 575
3 575-230-002	EDWARD C & ALICIA G WALL
4 575-230-008	WILLIAM M FISHERACK
5 575-230-007	MATMOND R RODRIGUEZ
6 575-230-008	CRISTO R SANCHEZ CHAMBERS
7 575-230-013	RICHARD E & JEAN DELATTEIS
8 575-230-014	CARLA DEPAZ
9 575-230-023	RICHARD D RODRIGUEZ
10 575-230-001	JALBERT D AVILA
11 575-230-030	DANIEL R WILLIAMS
12 575-230-003	VICTORIA L CHANGSILIAN
13 575-230-004	RONALD L & FÉREL OPÉ D LEDWICK
14 575-230-006	IBING & ROSSELVY DOBBINS
15 575-230-007	KARL & ERIN D GIERKE
16 575-230-009, 009	RONALD GRIEK
17 575-230-010	JEFFERY F PRINSON & SHELAN WESTERKAMP
18 575-230-011	CHARLES B & MONY L CONFER
19 575-230-012	ELI A MENZONIS
20 575-230-013	PIERRE & CHRISTINE GULLAUME
21 575-230-014	LEONARDO E TRANCOR
22 575-230-015	FLORENCE J HURATA
23 575-230-016	BANK OF AMERICA
24 575-230-017	RONALD L BRANT
25 575-230-018	ROBERTON L & SUSAN J KRAST
26 575-230-034	RICHARD L SHEVARE

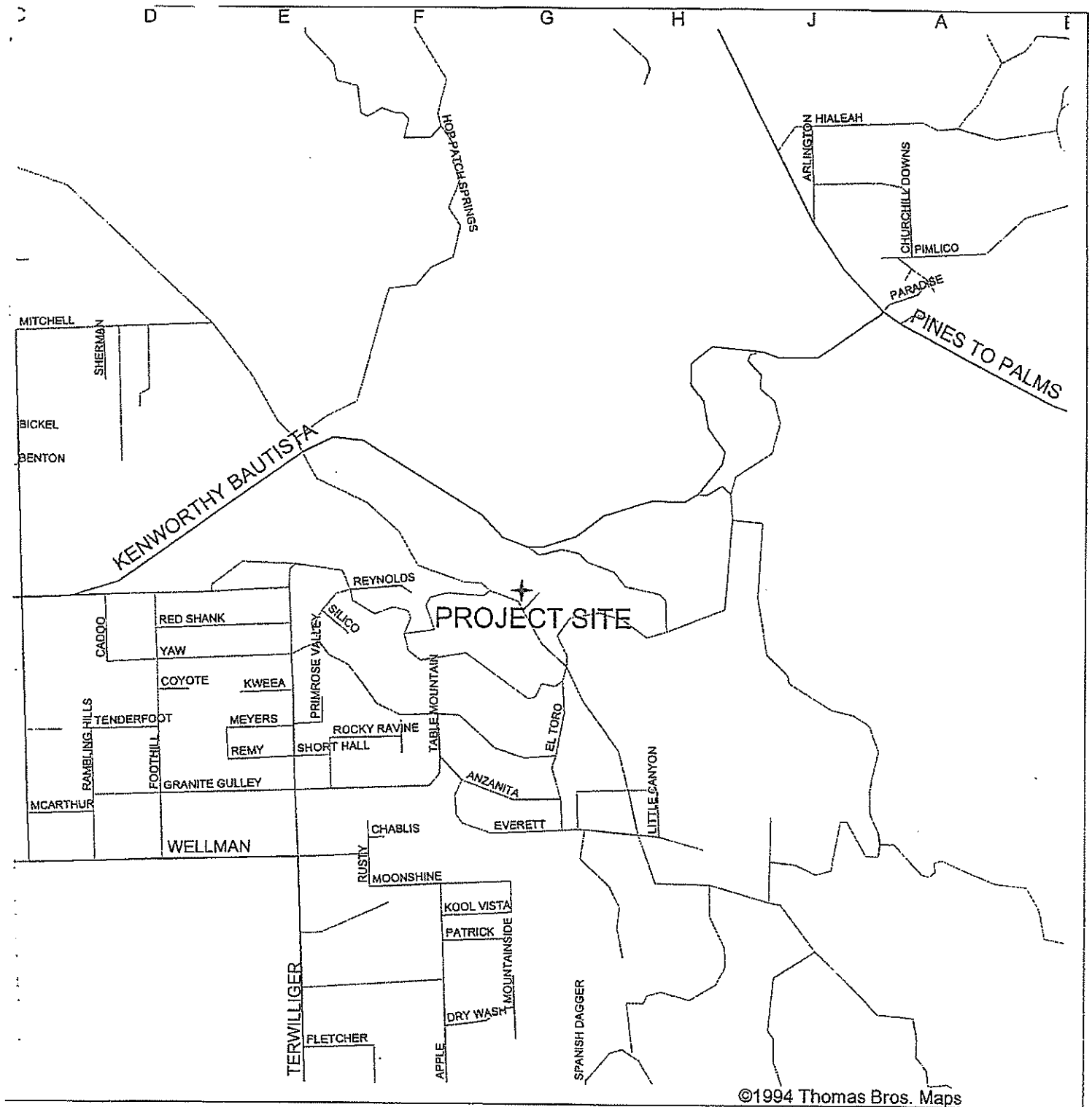
## 900 FT. RADIUS MAP

**GC MAPPING SERVICE**  
 711 MISSION STREET SUITE B  
 SO. PASADENA CA 91030  
 (626)441-1080

**LEGEND**

- 3. OWNERSHIP NO.
- ← OWNERSHIP HOOK

CASE NO.  
 DATE: 06-13-2012  
 SCALE: 1" = 200'



**VICINITY MAP**

**SITE : 59725 TABLE MOUNTAIN TRAIL - VERIZON MOONSHINE**

**GC MAPPING SERVICE, INC.**

**3055 WEST VALLEY BOULEVARD  
ALHAMBRA CA 91803**

**(626) 441-1080, FAX (626) 441-8850**

**GCMAPPING@RADIUSMAPS.COM**



1 575-100-009, 034, 041, 042  
AGRI EMPIRE  
P O BOX 490  
SAN JACINTO CA 92531

2 575-100-029  
USA 575  
300 N LOS ANGELES ST  
LOS ANGELES CA 90012

3 575-220-002  
EDWARD E & ALICIA G WALL  
P O BOX 391202  
ANZA CA 92539

4 575-220-006  
WILLIAM M FISHBACK  
55560 DESIDERIA DR  
LANDERS CA 92285

5 575-220-007  
RAYMOND R RODRIGUEZ  
P O BOX 284  
WILDOMAR CA 92595

6 575-220-008  
CRAIG & SHAARON CHAMBERS  
P O BOX 391359  
ANZA CA 92539

7 575-220-015  
RICHARD E & JEAN DEMATTEIS  
P O BOX 391304  
ANZA CA 92539

8 575-220-016  
CARLA DEPAZ  
1413 CAROB WAY  
MONTEBELLO CA 90640

9 575-220-028  
RICHARD D RODRIGUEZ  
59635 BURNT VALLEY RD  
ANZA CA 92539

10 575-230-001  
ALBERT D AVELAR  
2700 WOODLAND HILLS BLVD  
FLAGSTAFF AZ 86001

11 575-230-002  
DANIEL R WILLIAMS  
P O BOX 390490  
ANZA CA 92539

12 575-230-003  
VICTORIA L CHAMBERLAIN  
P O BOX 390406  
ANZA CA 92539

13 575-230-004  
DONALD L & PENELOPE D LEDWICK  
P O BOX 391118  
ANZA CA 92539

14 575-230-006  
DINO & KIMBERLY DOBBINS  
59805 BURNT VALLEY RD  
ANZA CA 92539

15 575-230-007  
KARL & ERIN D GIERKE  
2006 W MONICA LN  
SANTA ANA CA 92706

16 575-230-008, 009  
DONALD GIECK  
P O BOX 390065  
ANZA CA 92539

17 575-230-010  
JEFFERY P PINSON & SHELAH  
WESTERKAMP  
P O BOX 391414  
ANZA CA 92539

18 575-230-011  
CHARLES E & MICKY L CONFER  
59880 TABLE MOUNTAIN TR  
ANZA CA 92539

19 575-230-012  
JILL A MENSONIDES  
55021 CALHOUN ST  
THERMAL CA 92274

20 575-230-013  
PIERRE & CHRISTINE GUILLAUME  
P O BOX 390699  
ANZA CA 92539

21 575-230-014  
LEONARD E TRAINOR  
P O BOX 390875  
ANZA CA 91739

22 575-230-015  
FLORENCE J HIRATA  
22388 CANYON CLUB DR  
CANYON LAKE CA 92587

23 575-230-016  
BANK OF AMERICA  
1800 TAPO CANYON RD #SV2202  
SIMI VALLEY CA 93063

24 575-230-017  
WANDA L BRANT  
P O BOX 391282  
ANZA CA 92539

25 575-230-033  
MORTON L & SUSAN J KRAFT  
P O BOX 390778  
ANZA CA 92539

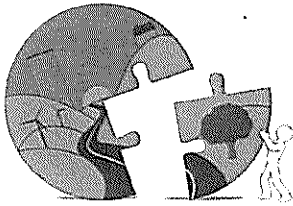
26 575-230-034  
RICHARD L SIEVERS  
P O BOX 390516  
ANZA CA 92539

PP25168 9/12/2012 3:35:30 PM

Applicant:  
Verizon Wireless  
C/O Sequoia Deployment Services  
22471 Aspan, Suite 290  
Lake Forest, CA 92630

Owner:  
Daniel R Williams  
Box 390490  
Anza, CA 92539

Engineer:  
Derra Design  
250 El Camino Real, Suite 216  
Tustin, CA 92780



# 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.

EA42540/Plot Plan No. 25168

*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)*

Verizon Wireless  
*Project Applicant*

One Venture, Suite 200, Irvine, CA 92618  
*Address*

The project is located on the northerly side of Table Mountain Truck Trail and westerly of Fugatt Court.  
*Project Location*

The plot plan is a proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 55 feet high centerline and one 48 inch diameter microwave dish at 20 feet high centerline on an existing 103 foot high monopole.  
*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 29, 2012, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,101.50 + \$64.00).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

Project Planner  
*Title*

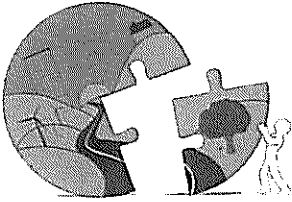
October 29, 2012  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DMHj  
Revised 9/25/2009  
Y:\Planning Case Files-Riverside office\PP25168\DH-PC-BOS Hearings\DH-PC\WOD Form.PP25168.docx

Please charge deposit fee case#: ZEA42540 ZCFG5914 . \$2,165.50

**FOR COUNTY CLERK'S USE ONLY**



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25168

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: September 17, 2012

Applicant/Project Sponsor: Verizon Wireless Date Submitted: July 16, 2012

ADOPTED BY: Planning Director

Person Verifying Adoption: Damaris Abraham Date: \_\_\_\_\_

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

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

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

Revised: 10/16/07  
Y:\Planning Case Files-Riverside office\PP25168\DH-PC-BOS Hearings\DH-PC\Negative Declaration.PP25168.docx

Please charge deposit fee case#: ZEA42540 ZCFG5914 \$2,165.50  
FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

S\* REPRINTED \* R1207633

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: VERIZON WIRELESS \$2,165.50  
paid by: CK 4531  
CFG FOR EA42540  
paid towards: CFG05914 CALIF FISH & GAME - NEG DECL  
at parcel: 59725 TABLE MOUNTAIN TR ANZA  
appl type: CFG1

By \_\_\_\_\_ Aug 30, 2012 11:24  
MGARDNER posting date Aug 30, 2012

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

**COUNTY OF RIVERSIDE**  
**PLANNING COMMISSION**

**DECEMBER 19, 2012**  
**COUNTY ADMINISTRATIVE CENTER**

---

**ITEM NO. 1.3**


**ADOPTION OF THE 2013**  
**PLANNING COMMISSION CALENDAR**





# 2013 RIVERSIDE COUNTY PLANNING COMMISSION CALENDAR

Draft: 11-05-12


## JANUARY

2	DARK
9	RCTC-DARK
16	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
23	DARK
30	DARK


## FEBRUARY

6	DARK
13	RCTC-DARK
20	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
27	Desert City of La Quinta Council Chambers 


## MARCH

6	DARK
13	RCTC-DARK
20	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
27	DARK



## APRIL

3	DARK
10	RCTC-DARK
17	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
24	DARK


## MAY

1	DARK
8	RCTC-DARK
15	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
22	DARK
29	DARK


## JUNE

5	DARK
12	RCTC-DARK
19	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
26	Desert City of La Quinta Council Chambers 


## JULY

3	County Holiday
10	RCTC-DARK
17	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
24	DARK
31	DARK



## AUGUST

7	DARK
14	RCTC-DARK
21	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
28	DARK


## SEPTEMBER

4	DARK
11	RCTC-DARK
18	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
25	DARK


## OCTOBER

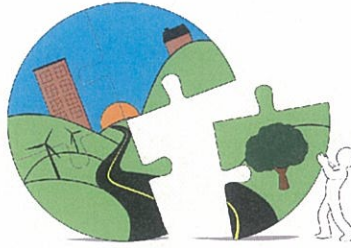
2	DARK
9	RCTC-DARK
16	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
23	Desert City of La Quinta Council Chambers 
30	DARK

## NOVEMBER

6	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
13	RCTC-DARK
20	DARK
27	DARK

## DECEMBER

4	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
11	RCTC-DARK
18	DARK
25	HOLIDAY



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

**COUNTY OF RIVERSIDE**  
**PLANNING COMMISSION**

**DECEMBER 19, 2012**  
**COUNTY ADMINISTRATIVE CENTER**

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**ITEM NO. 1.4**

**ELECTION OF 2013 PLANNING COMMISSION  
CHAIRMAN AND VICE CHAIRMAN**



Agenda Item No.: 3.1  
Area Plan: Elsinore  
Zoning Area: Alberhill and Temescal  
Supervisory District: First/First  
Project Planner: Damaris Abraham  
Planning Commission: December 19, 2012  
Continued from: October 17, 2012

TENTATIVE PARCEL MAP NO. 36256  
Environmental Assessment No. 42221  
Applicant: Robert Parker  
Engineer/Representative: Southland  
Engineering

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Tentative Parcel Map is a Schedule E subdivision of 10.4 acres into two (2) commercial parcels with Parcel 1 being 3.76 gross acres and Parcel 2 being 5.41 acres and one 1.23 acre lettered lot to be dedicated as a conservation area. The proposed Parcel 1 contains an existing Heavy Equipment Rental Business (approved under Plot Plan No. 17934) and the proposed Parcel 2 contains an existing Recreational Vehicle Storage Yard (approved under Plot Plan No. 17870).

The project site is located northerly of Interstate 15, southerly of Temescal Canyon Road, easterly of Indian Truck Trail and westerly of Horsethief Canyon Road.

### FURTHER PLANNING CONSIDERATIONS:

December 19, 2012

An email received on October 10, 2012 from the applicant's representative indicated that the applicant is considering withdrawing this project and will be processing a Certificate of Land Division Compliance (COC) and a Record of Survey in lieu of completing the Tentative Parcel Map. The project was continued from the October 17, 2012 to the December 19, 2012 Planning Commission in order to allow enough time for the applicant to prepare and process the COC before withdrawing this project. The applicant has indicated that the COC process has not been completed and is requesting the project to be continued again. Therefore, planning staff is recommending the project be continued to June 19, 2013 Planning Commission hearing.

### RECOMMENDATION:

CONTINUE WITHOUT DISCUSSION to June 19, 2013.

D.M.

DA:da  
Y:\Planning Case Files-Riverside office\PM36256\DH-PC-BOS Hearings\DH-PC\Staff Report.PM36256.12.19.12.PC.docx  
Date Prepared: 11/27/12

Agenda Item No.: **3.2**  
Area Plan: Temescal Canyon  
Zoning District: East Corona  
Supervisory District: Second/Second  
Project Planner: Matt Straite  
Planning Commission: December 19, 2012

GENERAL PLAN AMENDMENT NO. 778  
CHANGE OF ZONE NO. 7270  
TENTATIVE TRACT MAP NO. 33248  
Environmental Assessment No. 40396  
Applicant: Elias Alfata  
Engineer/Representative: Elias Alfata

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 778** proposes to amend the Riverside County General Plan Land Use Element from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (A:A) {the project site includes areas designated Rural: Rural Mountainous; but no change is proposed to this area} Land Use Designations to Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C). Planning Staff is proposing an alternative designation of Community Development: Low Density Residential (CD:LDR) for the residential 10.58 acres of the Project, Open Space: Conservation (OS:C) and the current Rural Mountainous (R:RM) designation remain (as reflected on Exhibit 7). See below for more information.

**Change of Zone No. 7270** proposes to amend the zoning for the site from Residential Agriculture- Two Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5).

**Tentative Tract Map No. 33248** proposes a Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7,200 square feet and one (1) 6.73 acre lot for open space.

The proposed Amendment is located in the Temescal Canyon Area Plan; more specifically, the project is located Southerly of Indiana Avenue, easterly of Lincoln Street.

### FURTHER PLANNING CONSIDERATIONS:

The project had incorrect labels in the staff report submitted for November 7<sup>th</sup>, 2012. Therefore the project had to be re-noticed.

### ISSUES OF POTENTIAL CONCERN:

General Plan Density:

The density of the proposed map would have been inconsistent with the proposed Medium Density Residential (MDR) density range of 2-5 dwelling units per acre. However, the project is consistent with the density allotted in the Community Development: Low Density Residential (CD:LDR). The residential portion of the project site is 10.58 acres and proposes 16 residential lots. With a ½ Acre minimum lot size the 10.58 acres would support a maximum of 20 residential lots, on average (taking street areas into account). So the residential portion of the project is consistent with the density requirements of the Low Density Residential designation. Therefore, Staff is proposing alternative General Plan Land Use designations of Community Development: Low Density Residential (CD:LDR) with a ½ acre minimum lot size; the Rural: Rural Mountainous (RM) portion would remain unchanged, and the remainder of property would change to Open Space- Conservation (OS-C). Switching a Community Development foundation designation to an Open Space foundation designation is permissible pursuant to the recently

*p.m.*

adopted General Plan Amendment (County initiated GPA01075) whereby any designation can change to or from the Open Space Foundation.

Flood Control Review:

The Project had most department approvals in 2008; however, the State has changed many requirements between 2008 and today. To be conservative Planning sent requests to all departments for any possible changes that may need to happen to the exhibit to stay current with current requirements. Flood Control indicated that the project needed to comply with more stringent water quality requirements. To address this concern they have added requirements that each individual lot provide water quality features prior to any discharge into the streets.

Dedication/ Vacation:

Part of the project along Indiana Ave currently proposes residential lots in a Right of Way owned by the City of Riverside. The City has indicated that they are planning to provide the property to the applicant upon vacation, which has been added as a condition of approval. The Right of Way was a former channel alignment that has long been abandoned. Additionally, the parcel for the ROW extends into the City of Riverside, and outside the project boundary. This has been addressed by assuring that the zoning and the General Plan changes will not alter the designation of property outside the County jurisdiction; however, it will alter the designations for a small portion of property that is outside the map limits. For this reason the proposed Tract Map and the CZ/GPA do not have identical Project boundaries. This is to assure that the previous right of way is assigned a General Plan Land Use designation and Zoning.

**SUMMARY OF FINDINGS:**

- |                                                  |                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. General Plan Land Use (Ex. #6):               | Community Development: Estate Density Residential (CD:EDR), Rural: Rural Mountainous (R:RM) and Agriculture: Agriculture (AG:AG)                                                                                                                                                                  |
| 2. Proposed General Plan Land Use (Ex. 6 and 7): | The applicant is proposing Medium Density Residential (MDR), Open Space: Conservation (OS:C); Staff is proposing an alternative of Community Development: Low Density Residential (CD:LDR), the Rural: Rural Mountainous (RM) portion would remain unchanged, and Open Space: Conservation (OS:C) |
| 3. Proposed Zoning (Ex. #3):                     | One Family Dwellings- 10,000 Square Foot Minimum (R-1-10,000) and Open Area Combining Zone Residential Developments (R-5).                                                                                                                                                                        |
| 4. Surrounding Zoning (Ex. #3):                  | North: One Family Dwelling (R-1)<br>East: Residential Agriculture- Two Acre Minimum (R-A-2)<br>South: Residential Agriculture- Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5).                                                                              |

- |                                   |                                                                                                                      |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 5. Existing Land Use (Ex. #1):    | Vacant                                                                                                               |
| 6. Surrounding Land Use (Ex. #1): | North: Single Family Residences<br>East: Single Family Residences<br>South: Vacant<br>West: Single Family Residences |
| 7. Project Data:                  | Total Acreage: 18 Acres (10.58 residential)                                                                          |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40396**, 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,

**DENIAL** of **GENERAL PLAN AMENDMENT NO. 778**, proposing to amend the Land Use Designation for the subject property from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (AG:AG) to Community Development: Medium Density Residential (CD:MDR) and Open Space- Conservation (OS-C) (the Rural: Rural Mountainous (R:RM) designation will remain unchanged) as shown in Exhibit No. 6; but,

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 778** amending portions of the existing lot's Land Use Designation for the subject property from Community Development: Estate Density Residential (CD:EDR), and Agriculture: Agriculture (AG:AG) to Community Development: Low Density Residential (CD:LDR); and Open Space- Conservation (OS-C) (the Rural: Rural Mountainous (R:RM) designation will remain unchanged) as shown in Exhibit No. 7;

**APPROVAL** of **CHANGE OF ZONE NO. 7270**, amending the zoning classification for the subject property from Residential Agriculture- Two Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5) in accordance with the Zoning Exhibit 3; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 33248**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

**APPROVAL** of the Planning Commission Resolution recommending adoption of General Plan Amendment No. 778 to the Riverside County Board of Supervisors.

**CONCLUSIONS:**

1. The proposed project is in conformance with the proposed Community Development: Low Density Residential (CD:EDR), Open Space: Conservation (OS:C) and Rural: Rural Mountainous (R:RM) Land Use Designations, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000) 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 A 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 conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**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: Estate Density Residential (CD:EDR), Rural: Rural Mountainous (R:RM) and Agriculture: Agriculture (AG:AG) on the Temescal Canyon Area Plan.
2. The proposed uses, residential lots with a minimum of ½ acre, is a permitted use in the Community Development: Estate Density Residential (CD:EDR) designation. No use is proposed on the Open Space: Conservation (OS:C) or Rural: Rural Mountainous (R:RM) designation.
3. The General Plan Amendment proposes three different foundation changes:
  - Inter-foundation change from Community Development Estate Density Residential (EDR) to Low Density Residential (LDR)
  - Community Development foundation to Open Space foundation
  - Agriculture foundation to Open Space foundation

Each change has requirements as outlined in Chapter 11 of the General Plan. The required findings for each are outlined below.

**A. Inter-foundation and Open Space Findings:**

Three findings are required for this category:<sup>1</sup>

---

<sup>1</sup> Pursuant to revisions to Chapter 11 (Administration Element) of the General Plan resulting from General Plan Amendment No. 1070 a change from any foundation to the Open Space foundation is treated as if it were an inter-foundation change.

- 1) The proposed General Plan Amendment does not involve a change in or conflict with the Riverside County Vision; or any General Plan Principle and does not involve a change detrimental to a Riverside County Foundation Component.
  - (i) The proposed amendment conforms to the fundamental values stated in the Riverside County Integrated Plan Vision. The Vision calls for density appropriate to the surroundings. However, the existing designations are far larger than those surrounding the site and would not have acted as a transition or buffer to other uses.
  - (ii) Any General Plan Principle: Based on Staff Review, the project is consistent with each of the General Plan Principals and Policies based on analysis provided in the Project's EIR.
  - (iii) The General Plan Amendment involves a change in the Rural Community, Agriculture and Open Space Foundation Component designation; however all changes are consistent with the Rural Community and Open Space designations.
- 2) The proposed Amendment contributes to the achievement of the purposes of the General Plan and is not detrimental to them. The subject property is currently inconsistent with the surrounding development. The proposed change makes the property consistent with the densities surrounding the development. The current project designation does not provide a buffer or transition to other designations and conforming the site to surrounding densities furthers the purposes of the General Plan.
- 3) The In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made. An amendment to the General Plan is required to address changes in public ownership. Part of the subject site features property that is currently under ownership of the City of Riverside. The City's property currently separates the rest of the subject site from Indiana Ave, making development of the entire site difficult. The City has agreed to grant ownership of the property to the land owner upon verification of vacation, which is a condition of approval of the project. With this land ownership change, the property should conform to surrounding densities as much as possible. This proposed change will address such a need.

**B. Agriculture Required Findings:**

One finding is required- That the project contributes to the achievement of the purposes of the General Plan. See above for finding. Additionally it is required to show that the project does not exceed a 7% conversion threshold of all Agricultural land in one of three areas. The area in question for this project is the "the area covered by all other area plans" as indicated in Chapter 11 of the General Plan. The proposed change is requesting to convert 0.52 acres of Agriculture to Open Space. Given the small size of the proposed conversion the project will not trigger the 7% threshold and is consistent with this provision.

4. The project site is surrounded by properties which are designated Community Development: Estate Density Residential (CD:EDR) and Rural: Rural Mountainous (R:RM) to the east,

Community Development: Medium Density Residential (CD:MDR) to the north, Community Development: Medium High Density Residential (CD:MHDR) to the west, and Community Development: Estate Density Residential (CD:EDR) and Rural: Rural Mountainous (R:RM), and Agriculture: Agriculture (AG:AG), and Open Space: Conservation (OS:C) to the south.

5. Existing zoning for the subject site is Residential Agricultural- Two Acre Minimum (R-A-2).
6. Proposed zoning for the subject site is One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5).
7. The project site is surrounded by properties which are zoned One Family Dwelling (R-1) to the north, Residential Agriculture- Two Acre Minimum (R-A-2) to the east, Residential Agriculture- Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5) 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. This project is within the City Sphere of Influence of Riverside.
11. Environmental Assessment No. 40396 identified the following potentially significant impacts:
  - a. Cultural Resources
  - b. Hydrology/ Water Quality

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. An Agricultural Preserve
  - b. An Airport Influence Area
  - c. A Dam Inundation zone
  - d. A Fault Zone
  - e. Ord. No. 655 Mount Palomar Lighting Influence Area (51.24 miles).
  - f. Ord. No. 663.10 Stephen's Kangaroo Rat Fee Area
3. The project site is located within:
  - a. A Redevelopment Area: DCPA
  - b. A Flood Zone
  - c. Alvord Unified School District
  - d. A High Fire Area

4. The subject site is currently designated as Assessor's Parcel Numbers 135-280-001, 135-204-007, 135-204-005, and 135-204-006.

Y:\Planning Master Forms\Staff Report.doc  
Date Prepared: 01/01/01  
Date Revised: 11/06/12



2 **RESOLUTION**

3 **RECOMMENDING ADOPTION OF**

4 **GENERAL PLAN AMENDMENT NO. 951 AND SPECIFIC PLAN NO. 380**

5 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a  
6 public hearing was held before the Riverside County Planning Commission in Riverside, California on  
7 November 7, 2012, to consider the above-referenced matter; and,

8  
9 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside  
10 County Rules to Implement the Act have been met and the environmental document prepared or relied on  
11 is sufficiently detailed so that all the potentially significant effects of the project on the environment and  
12 measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with  
13 the above-referenced Act and Procedures; and,

14 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the  
15 public and affected government agencies; now, therefore,

16  
17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning  
18 Commission of the County of Riverside, in regular session assembled on November 7, 2012, that it has  
19 reviewed and considered the environmental document prepared or relied on and recommends the  
20 following based on the staff report and the findings and conclusions stated therein:

21 **ADOPTION** of the environmental document, Environmental Assessment No. 40396; and,

22 **APPROVAL** of Tentative Tract Map No. 33248

23 **ADOPTION** of Change of Zone No. 7270; and,

24 **ADOPTION** of General Plan Amendment No. 778.  
25  
26  
27  
28



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA00778 CZ07270 TR33248**  
**VICINITY POLICY AREAS**

Supervisor Tavaglione  
 District 2

Date Drawn: 9/19/12  
 Vicinity Map



Zoning District: EAST CORONA  
 Township/Range: T3SR6W  
 Section: 27



Assessors Bk. Pg. 135--20, 28  
 Thomas Bros. Pg. 744 C4  
 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.limga.co.riverside.ca.us/index.html>



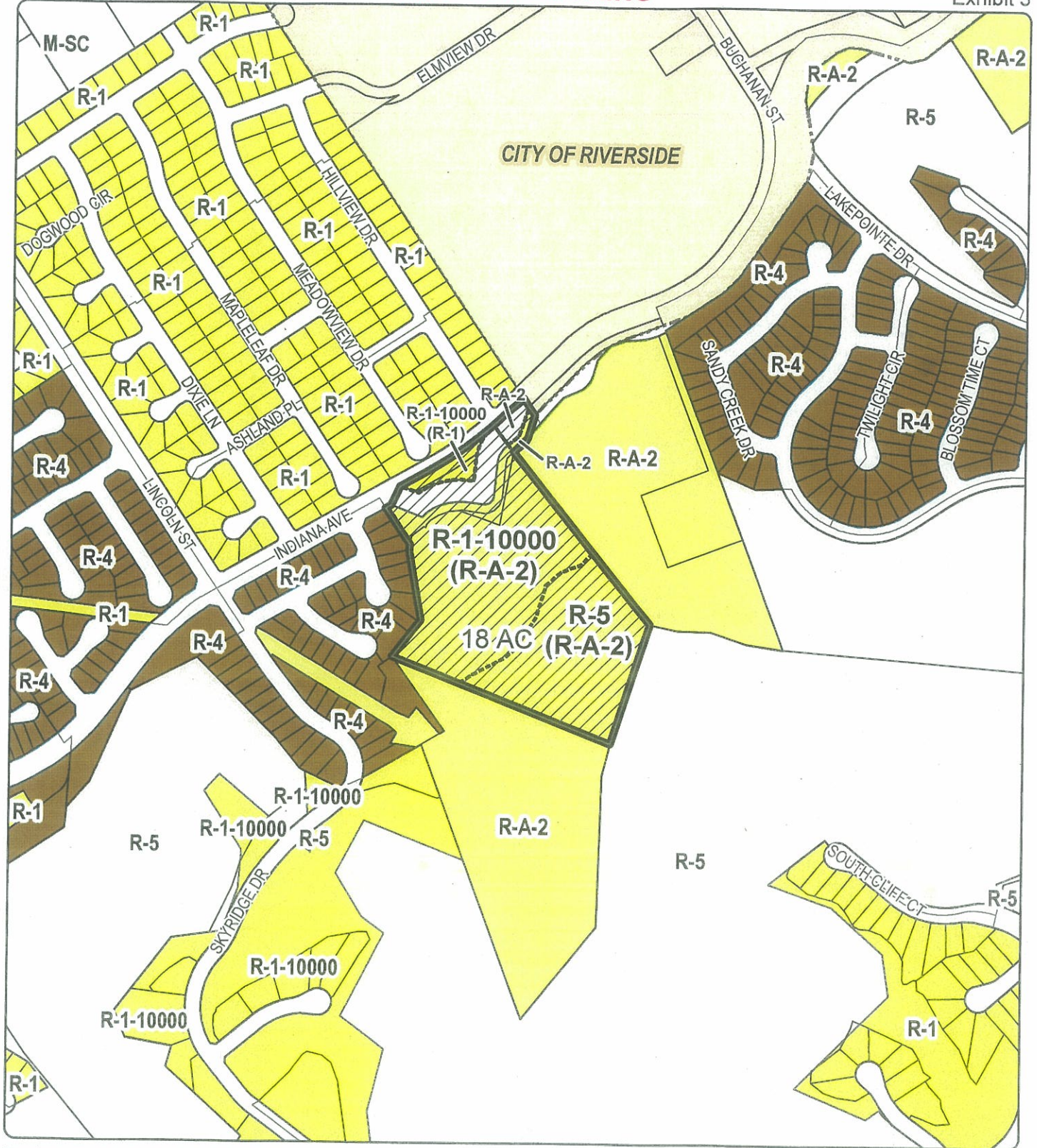
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00778 CZ07270 TR33248

PROPOSED ZONING

Supervisor Tavaglione  
District 2

Date Drawn: 9/18/12  
Exhibit 3



Zoning District: EAST CORONA  
Township/Range: T3SR6W  
Section: 27



Assessors Bk. Pg. 135--20, 28  
Thomas Bros. Pg. 744 C4  
Edition 2009

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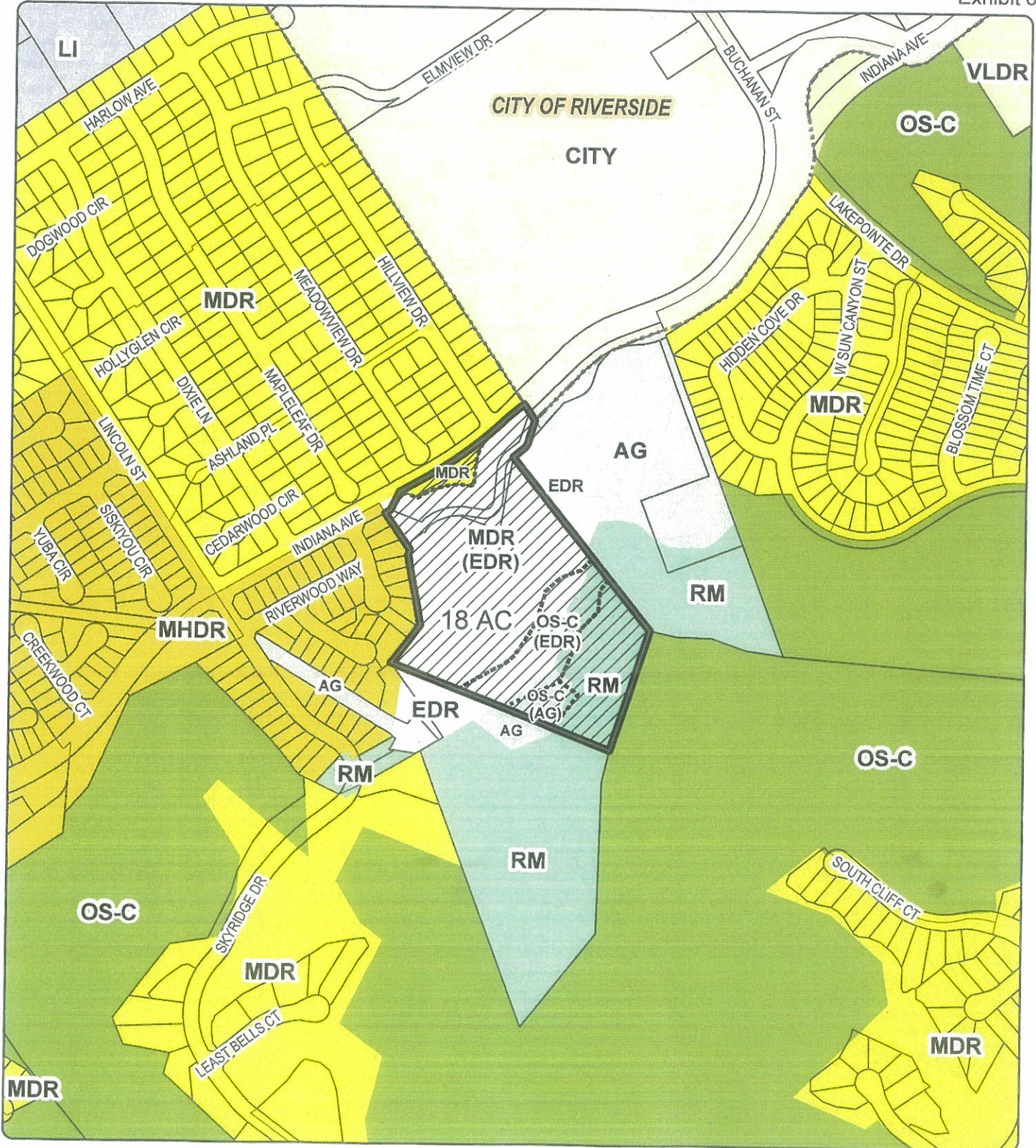
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00778 CZ07270 TR33248

PROPOSED GENERAL PLAN

Supervisor Tavaglione  
District 2

Date Drawn: 9/18/12  
Exhibit 6



Zoning District: EAST CORONA  
Township/Range: T3SR6W  
Section: 27

Assessors Bk. Pg. 135--20, 28  
Thomas Bros. Pg. 744 C4  
Edition 2009



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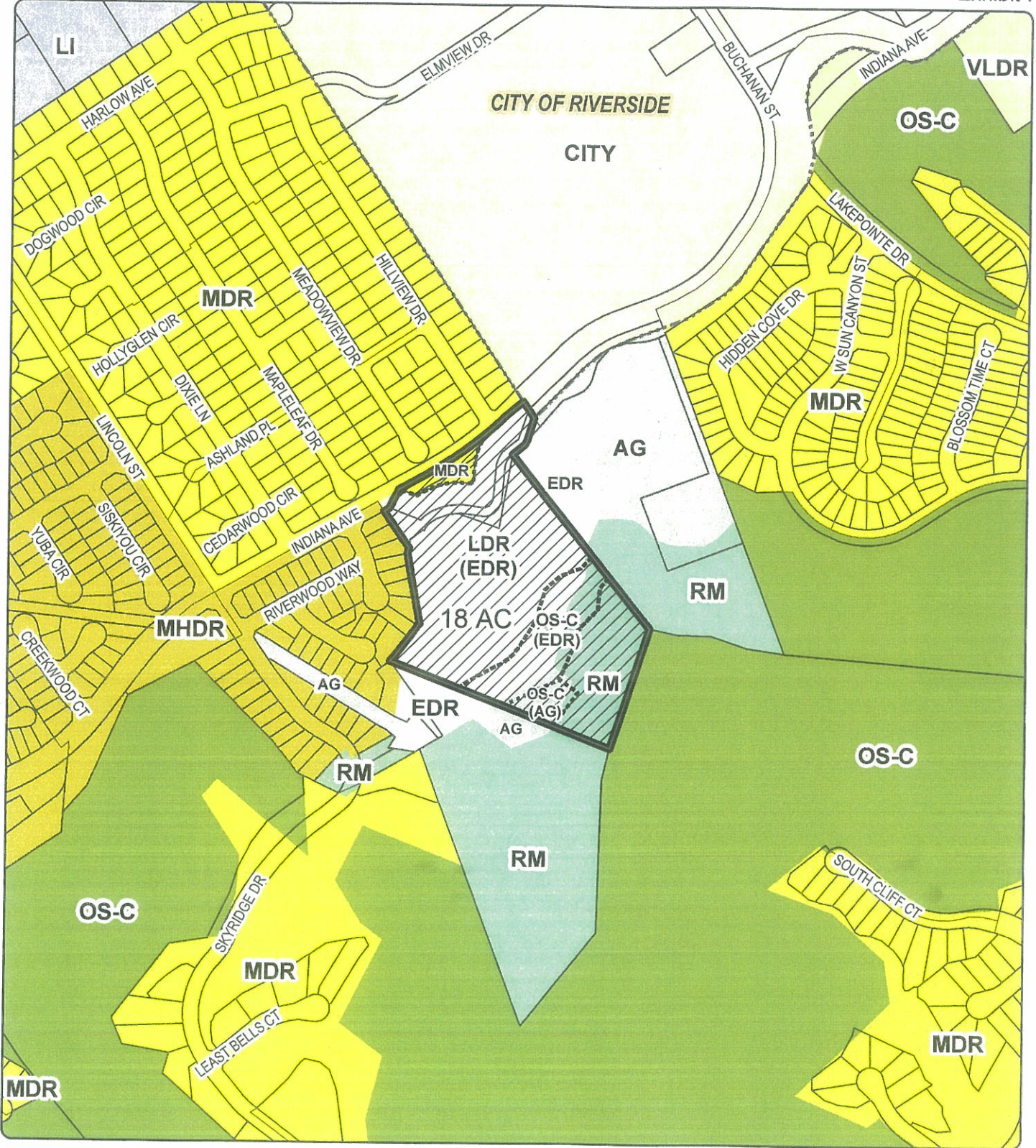
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00778 CZ07270 TR33248

RECOMMENDED GENERAL PLAN

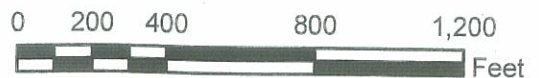
Supervisor Tavaglione  
District 2

Date Drawn: 9/25/12  
Exhibit 7



Zoning District: EAST CORONA  
Township/Range: T3SR6W  
Section: 27

Assessors Bk. Pg. 135--20, 28  
Thomas Bros. Pg. 744 C4  
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  
GPA00778 CZ07270 TR33248

Supervisor Tavaglione  
District 2

Date Drawn: 9/19/11  
Exhibit 1

LAND USE



Zoning District: EAST CORONA  
Township/Range: T3SR6W  
Section: 27



Assessors Bk. Pg. 135--20, 28  
Thomas Bros. Pg. 744 C4  
Edition 2009



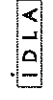
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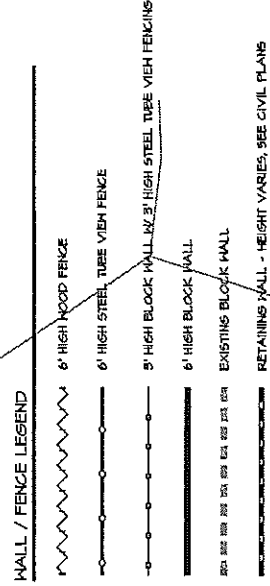
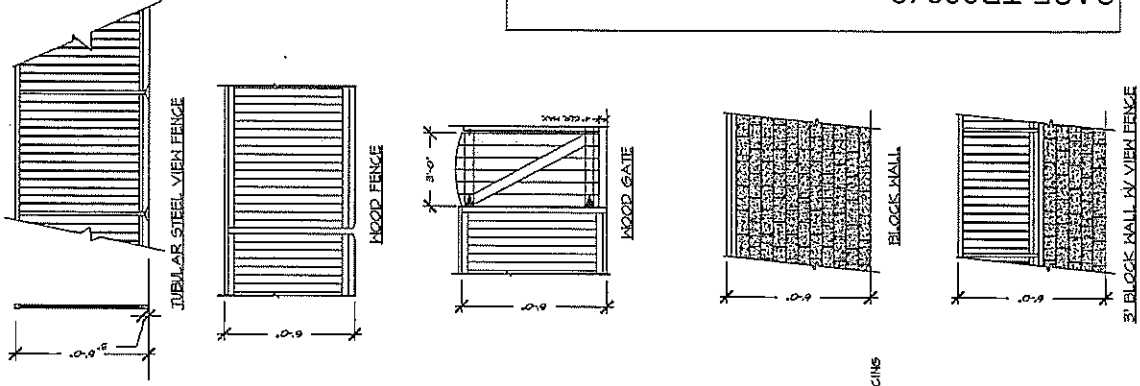
CASE: TR33248  
 EXHIBIT: F  
 DATE: 9/26/12  
 PLANNER: M. STRAITE



RIVERSIDE, C. A.



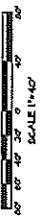
MAY 2012



**NOTE**  
 - ALL BLOCK WALLS ARE TO BE PRECISION BLOCK, BATTI COLOR  
 - W/ 2" HIGH PRECISION CAP 'CHOCOLATE' IN COLOR  
 - THESE ARE CUSTOM ESTATES AND THEREFORE NO RETURN WALLS  
 HAVE BEEN SHOWN. THIS PROJECT WILL HAVE TWO RETURN WALLS  
 FOR EACH LOT. THE WALLS WILL BE A 6' HIGH WOOD FENCE TO MATCH  
 THE SUBSTANTIAL FENCING. ONE SIDE OF EACH WALL WILL BE INSTALLED  
 ON THE DRIVE SIDE OF THE HOUSE FOR REAR YARD ACCESS.



**CONCEPTUAL FENCING PLAN**  
**TRACT #333248 16 LOT DEVELOPMENT**  
 CASE # GRP718, CZ7720  
 IAN DAVISON LANDSCAPE ARCHITECT  
 3744 TENTH STREET, SUITE 200 RIVERSIDE, CALIFORNIA 92501 951-603-1180



SCALE 1"=40'



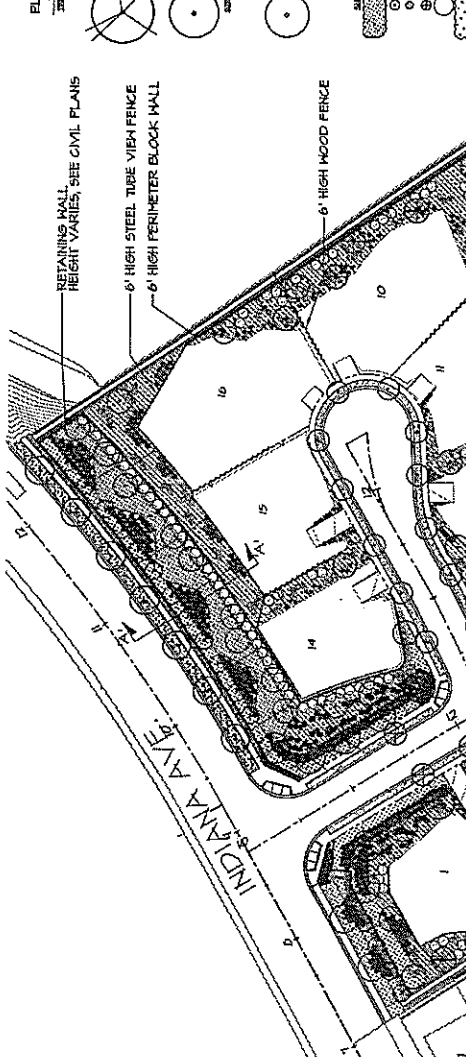


PLANTING PLAN

PLANTING PLAN	PLANT FACTORS	COMMENTS	NOTE	CONSTRUCTION	PLANT FACTORS	REMARKS
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2	100	100	100	100	100	100
3	100	100	100	100	100	100
4	100	100	100	100	100	100
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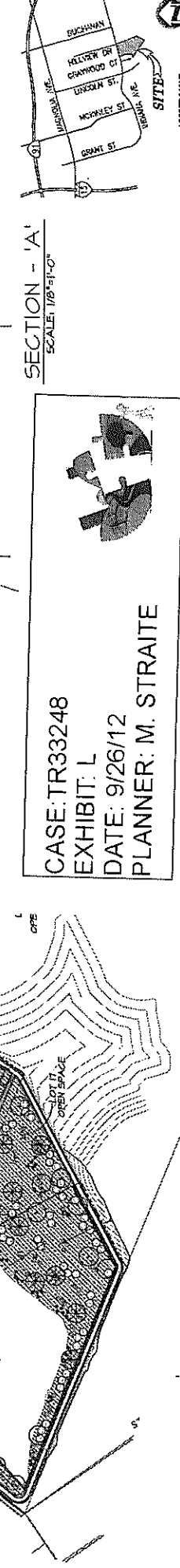
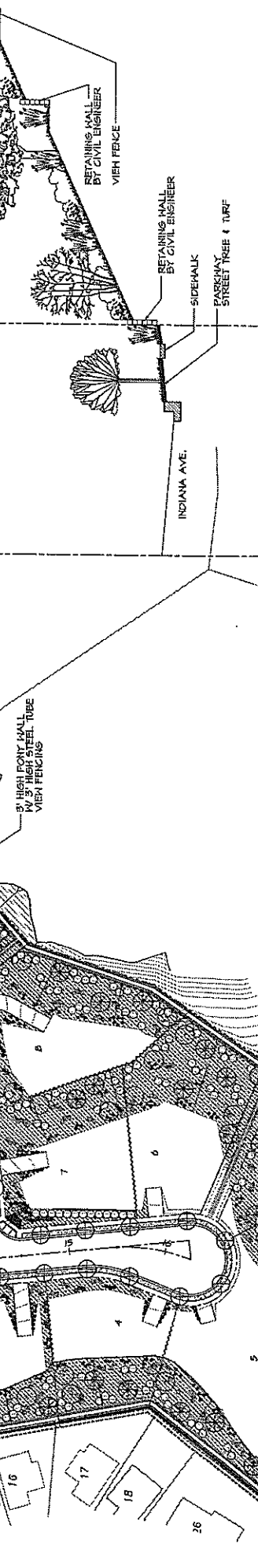
PLANTING PLAN

PLANTING PLAN	PLANT FACTORS	COMMENTS	NOTE	CONSTRUCTION	PLANT FACTORS	REMARKS
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18	100	100	100	100	100	100
19	100	100	100	100	100	100
20	100	100	100	100	100	100
21	100	100	100	100	100	100
22	100	100	100	100	100	100
23	100	100	100	100	100	100
24	100	100	100	100	100	100
25	100	100	100	100	100	100
26	100	100	100	100	100	100



PLANTING PLAN

PLANTING PLAN	PLANT FACTORS	COMMENTS	NOTE	CONSTRUCTION	PLANT FACTORS	REMARKS
1	100	100	100	100	100	100
2	100	100	100	100	100	100
3	100	100	100	100	100	100
4	100	100	100	100	100	100
5	100	100	100	100	100	100
6	100	100	100	100	100	100
7	100	100	100	100	100	100
8	100	100	100	100	100	100
9	100	100	100	100	100	100
10	100	100	100	100	100	100
11	100	100	100	100	100	100
12	100	100	100	100	100	100
13	100	100	100	100	100	100
14	100	100	100	100	100	100
15	100	100	100	100	100	100
16	100	100	100	100	100	100
17	100	100	100	100	100	100
18	100	100	100	100	100	100
19	100	100	100	100	100	100
20	100	100	100	100	100	100
21	100	100	100	100	100	100
22	100	100	100	100	100	100
23	100	100	100	100	100	100
24	100	100	100	100	100	100
25	100	100	100	100	100	100
26	100	100	100	100	100	100



CONCEPTUAL LANDSCAPE MASTER PLAN

TRACT #33248 16 LOT DEVELOPMENT

CASE # GPAT78, CZ7270

PLANNER: M. STRAITE

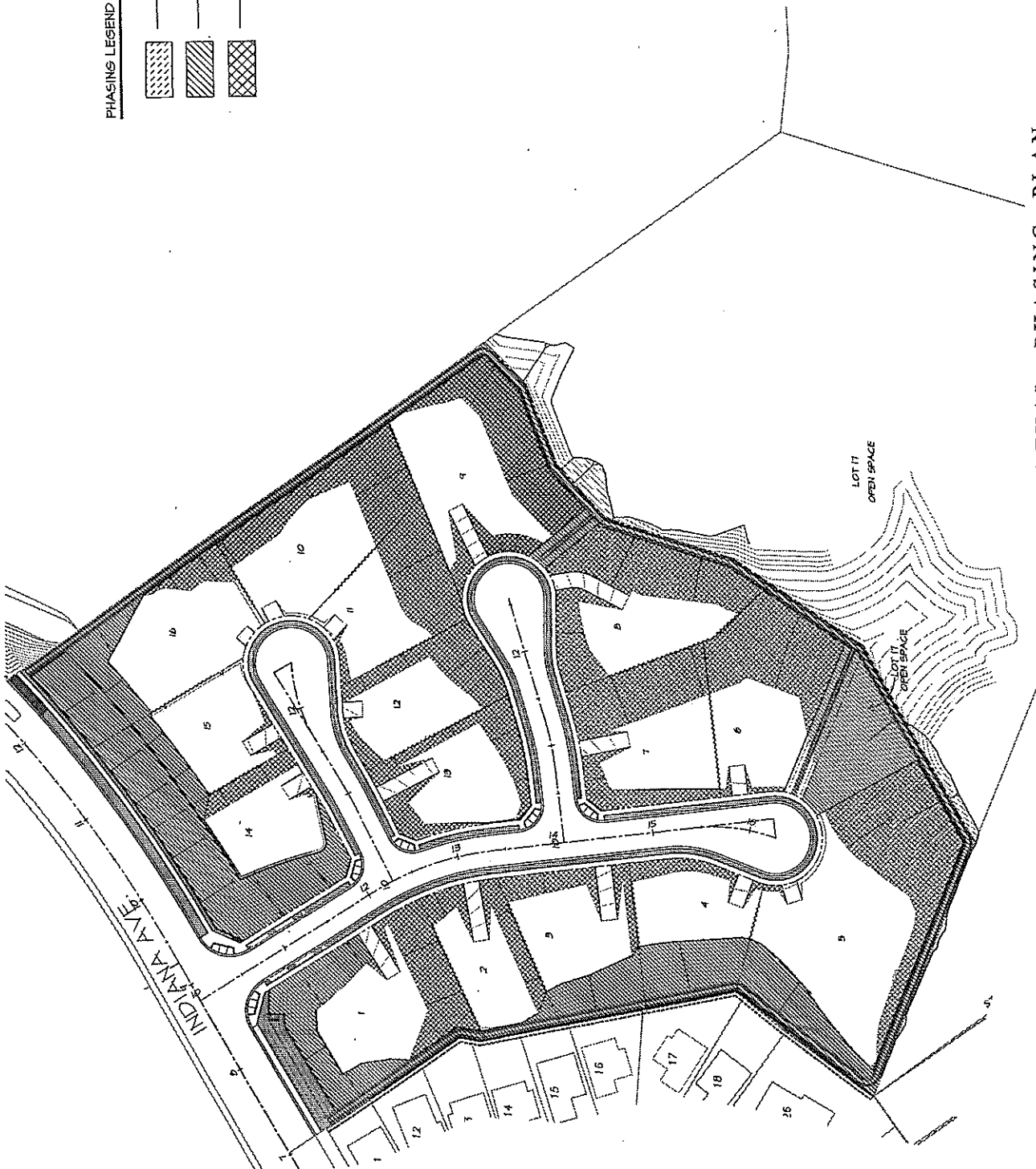
INDIANA DAVIDSON LANDSCAPE ARCHITECT

9744 TENTE STREET, SUITE 200 RIVERSIDE, CALIFORNIA 92501 951-689-1899




RIVERSIDE, C.A.

INDLA

MAY 2012



PHASING LEGEND

-  PHASE 1
-  PHASE 2
-  PHASE 3-TT TEACH WILL BE DONE WHEN LOT IS SOLD

CONCEPTUAL PHASING PLAN

TRACT #33248 16 LOT DEVELOPMENT

CASE #GPA778, CZ7270

I A N D A V I D S O N L A N D S C A P E A R C H I T E C T

3744 TERRY STREET, SUITE 200 RIVERSIDE, CALIFORNIA 92501 951-503-1295



SCALE 1"=40'




RIVERSIDE, C.A.

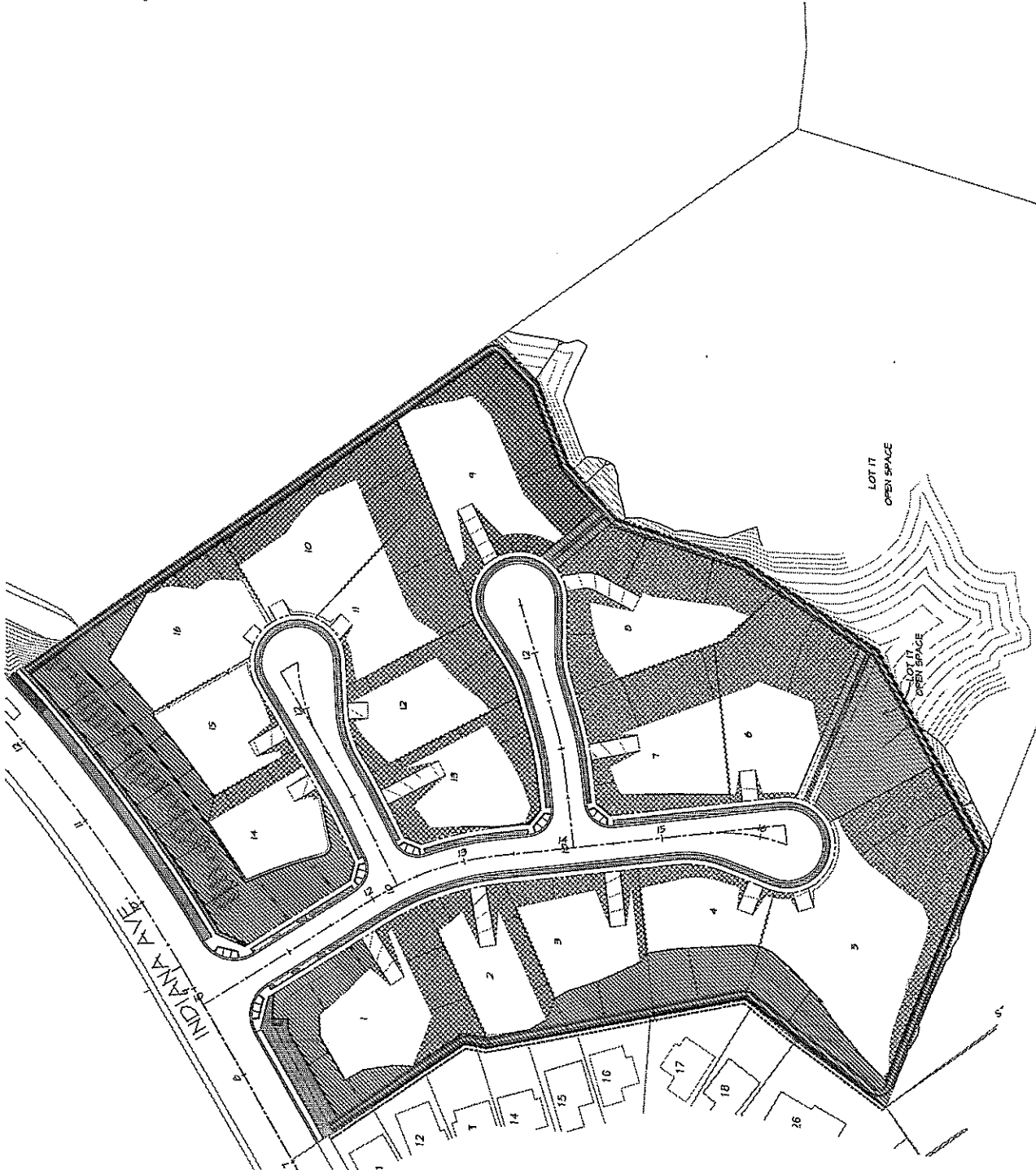


IDA

MAY 2012

**MAINTENANCE LEGEND**

-  LHD MAINTAINED
-  HOA MAINTAINED
-  HOMEOWNER MAINTAINED



**CONCEPTUAL MAINTENANCE PLAN**

**TRACT #33248 16 LOT DEVELOPMENT**

CASE # GRA778, CZ7270

I. A. N. D. A. V. I. D. S. O. N. L. A. N. D. S. C. A. P. E. A. R. C. H. I. T. E. C. T.

3744 TENTH STREET, SUITE 200 RIVERSIDE, CALIFORNIA 92501 951-983-1888



SCALE 1"=40'

RIVERSIDE, C.A.



MAY 2012

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 40396

**Project Case Type (s) and Number(s):** General Plan Amendment No. 778, Change of Zone No. 7270 and Tentative Track Map No. 33248

**Lead Agency Name:** County of Riverside Planning Department

**Address:** P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Matt Straite, Project Planner

**Telephone Number:** (951) 955-8631

**Applicant Name:** Elias Alfata

**Applicant's Address:** 6626 Wilding Place Riverside CA 92506

### I. PROJECT INFORMATION

#### A. Project Description:

**General Plan Amendment No. 778** proposes to amend the Riverside County General Plan Land Use Element from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (A:A) {the project site features Rural: Rural Mountainous; no change is proposed to this designation} Land Used Designations to Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C). Planning Staff is proposing an alternative designation of Community Development: Low Density Residential (CD:LDR) for the residential 10.58 acres of the Project, Open Space: Conservation (OS:C) and the current Rural Mountainous (R:RM) designation remain (as reflected on Exhibit 7). See below for more information.

**Change of Zone No. 7270** proposes to amend the zoning for the site from Residential Agriculture-Two Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5).

**Tentative Tract Map No. 33248** proposes a Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7200 square feet and one (1) 6.73 acre lot for open space.

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

**C. Total Project Area:** 18 acres

Residential Acres: 10.58  
Other: N/A

Lots: 17

Units: 16 (up to 32)

Projected No. of Residents: 96

**D. Assessor's Parcel No(s):** 135-280-001, 135-204-007, 135-204-005, and 135-204-006.

**E. Street References:** Southerly of Indiana Avenue, Easterly of Lincoln Street.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 3 South, Range 6 West, Section 27

- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project is located just west of the City of Riverside in the Home Gardens Community. The site has sloping topography with grades over 25% in places. No development is proposed on slopes over 25%. The is undeveloped. Homes have been constructed to the west and north, a Church is located to the east and there are undeveloped hills to the south.

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

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

- 1. Land Use:** The site's General Plan Land Use designation is Community Development: Estate Density Residential (CD:EDR), Agriculture: Agriculture (A:A) and Rural: Rural Mountainous (R:RM). The project proposes changes to the designations to increase density, however the changes are consistent with the General Plan proposes. The project meets all applicable land use policies.
- 2. Circulation:** The proposed project will add overall trips to the area. Due to the size of the project, the existing roads will be sufficient to provide adequate access and circulation for the property. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project is not located within any Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cells. The proposed project meets all applicable Multipurpose Open Space Element policies.
- 4. Safety:** The proposed project is not located in a flood zone, fault zone, or dam inundation area. There is no liquefaction potential for the project site. The proposed project site is not susceptible to subsidence. The project is within a high fire area. However, the tentative map provides for emergency vehicle access. The proposed project meets all applicable Safety Element policies.
- 5. Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. The project is located within an area that has existing homes, and the project is compatible with the surrounding uses. The proposed project meets all applicable Noise Element policies.
- 6. Housing:** The project proposes 16 residential lots, which contributes to the achievement of the Riverside County General Plan's goal of providing quality and diversified housing for the County's expanding population. Therefore, the 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 applicable Air Quality Element policies.

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

**C. Foundation Component(s):** Community Development, Agriculture, and Rural

**D. Land Use Designation(s):** Community Development: Estate Density Residential (CD:EDR), Rural: Rural Mountainous (R:RM) and Agriculture: Agriculture (AG:AG)

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

F. **Policy Area(s), if any:** none

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Temescal Canyon Area Plan to the north, east, and west; Lake Mathews/ Woodcrest to the south.
2. **Foundation Component(s):** Rural and Community Development to the east, Community development to the north and west, Open Space to the south.
3. **Land Use Designation(s):** Estate Density Residential (CD:EDR) and Rural: Rural Mountainous (R:RM) to the east, Community Development: Medium Density Residential (CD:MDR) to the north, Community Development: Medium High Density Residential (CD:MHDR) to the west, and Community Development: Estate Density Residential (CD:EDR) and Rural: Rural Mountainous (R:RM), and Agriculture: Agriculture (AG:AG), and Open Space: Conservation (OS:C) to the south.
4. **Overlay(s) and Policy Area(s):** None

**G. 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

H. **Existing Zoning:** Residential Agricultural- Two Acre Minimum (R-A-2)

I. **Proposed Zoning, if any:** One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5).

J. **Adjacent and Surrounding Zoning:** One Family Dwelling (R-1) to the north, Residential Agriculture- Two Acre Minimum (R-A-2) to the east, Residential Agriculture- Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5) 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"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" 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 checked="" type="checkbox"/> Cultural Resources  | <input type="checkbox"/> Noise                                | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Geology / Soils                | <input type="checkbox"/> Population / Housing                 | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <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

10/10/12

Date

Matt Straite, 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 9 "Scenic Highways"

Findings of Fact:

- a) The project is not located near any designated or eligible scenic highways in Riverside County based on the General Plan Figure 9 in the Temescal Canyon Area Plan.
- b) The project is located on slopes that are visible to a number of existing residences. There are no significant trees on site to preserve. With conformance to the County wide Design Guidelines and grading requirements of County Ordinances, the future residential pads and structures will not damage any views enjoyed by the public.

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)

Findings of Fact:

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

a) The project site is not located with the Mt. Palomar area (51.24 miles) and is not subject to any lighting restrictions for the observatory. Therefore there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would generally accompany new residential development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Therefore, the impact is considered less than significant.

b) Surrounding land uses include single-family residential homes on large lots. The project proposes the creation of 16 single-family residential lots with a minimum size of about 1/2 an acre. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contracted parcel 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")?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located on land designated as Grazing Farmland as shown on the Riverside County Land Information System (RCLIS). It should be noted, however, that the existing land Use Designation for the majority of the site is in the Community Development foundation, intended for single-family residential lots such as those proposed for this project site. The Riverside County Integrated Project (RCIP) EIR, prepared in 2003, analyzed the effect of these land use designations on farmland and issued a Statement of Overriding Consideration, stating that the benefits of the RCIP Land Use Map, proposed under the 2003 RCIP, outweigh the impacts to farmland. With adherence to the RM Land Use designation, this project would not involve additional or new impacts not previously analyzed in the RCIP EIR. Therefore, no impact will occur.

b and d) The project site is surrounded by large-lot, single-family residential homes. The site is not located within an Agricultural Preserve. The project site does have a 0.5 acre portion that has an Agriculture: Agriculture General Plan Land Use designation. That 1/2 acre portion is proposed to be converted from Agriculture to Open Space. However, the Agriculture designations near the site are disconnected from any other Agriculture designations. Further, the one parcel of land near the site with an Agriculture Designation that is large enough to farm actually has a church on the site. Because there is not a significant amount of neighboring Agriculture designations, because the project is only converting 1/2 an acre of Agriculturally Designated land, and because of the existing surrounding uses, there is no impact.

c) There is no Agriculturally zoned property near the project site. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**5. Forest**

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore the proposed project will not conflict with any forest land zoning.

b & c) The site has been vacant for many years, there are no forest areas. Therefore, the project will not result in the loss of any forest land.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 and the 2007 Air Quality Management Plan.

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2007 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2007 AQMP is the implementation of air quality control measures associated with transportation facilities.

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

This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2007 AQMP is based on socio-economic 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. While this project proposes to revise the General Plan Land Use designations for the site, however, the change will increase the possible density of the site by less than 8 units. The population proposed by this project will not obstruct the implementation of the 2007 AQMP. Therefore, there is no impact.
- b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE. 8). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) Based on the small number of lots proposed, the project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.
- 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 homes, which are considered sensitive receptors; 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. Therefore, there is no impact.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project proposes a subdivision and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES</b> Would the project				
<b>7. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRC-MSHCP, On-site Inspection, EPD review

Findings of Fact:

- a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. A review and site visit was done by the Environmental Programs Division of the Planning Department to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant after mitigation.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The County of Riverside Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). A 30 day burrowing Owl Survey has been added to the Conditions of Approval (COA 60.EPD.1) as the site may be suitable habitat for owls. This is considered a standard condition of approval and not mitigation for CEQA purposes. Based on the review by EPD, there will be less than significant impacts related to threatened or endangered species.
- c) A review by EPD indicated that no conservation is required, no riparian areas are present and no significant habitat exists onsite. The project site has been farmed for some time. The project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, impacts will be less than significant.
- d-f) The site features no water bodies or waterways. The site contains no significant suitable habitat, as the entire site is actively farmed. Therefore, less than significant impacts to wildfire corridors are anticipated after mitigation.
- g) Based on a review by EPD, the project is consistent with all biological policies of the General Plan, the MSHCP, and all other policies that impact the site. The project is consistent with all applicable Ordinances. There are no Oak trees on the site.

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: On-site Inspection, Project Application Materials, Cultural Resources Assessment (PD-A 4733) by CRM Tech. dated March 23, 2011

Findings of Fact:

- a) The project site is presently vacant. A historic canal runs east west across the site. The site was determined to be ineligible for the National Register of Historic Places; no further mitigation is required pursuant to the study. The project will have no impact to historic resources.
- b) No historical resources as defined in California Code of Regulations, Section 15064.5 exist on the project site. A Cultural Resources Assessment explained that the project will not have a negative impact on historical resources.

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. Archaeological Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a.	Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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, Cultural Resources Assessment (PD-A 4733) by CRM Tech. dated March 23, 2011

Findings of Fact:

a-b) Based on a Cultural Resources report performed for the project site, there is a possibility of archeological artifacts to be found on the project site. Mitigation has been added to the case to require archeological monitoring during grading activities (Condition of Approval 60.PLANNING.4). In addition, Archeological and Special Interest monitoring will be required for all ground disturbing activities and a report shall be submitted demonstrating compliance with the condition (Condition of Approval 60.PLANNING.6).

c) The project proposes ground-disturbing activities which have the potential to uncover human remains. The project has been conditioned to contact the Riverside County Coroner's office in the event that human remains area discovered (Condition of Approval 10.PLANNING.24). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. The project will have a less than significant impact.

d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: Archeological and Special Interest monitoring will be required for all ground disturbing activities and a report shall be submitted demonstrating compliance with the condition (COA 60.PLANNING.4 and 6).

Monitoring: The County Planning Department and the Building and Safety Department shall monitor the mitigation measures.

10. Paleontological Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a.	Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 OS-8 "Paleontological Sensitivity", County Geologist Comments, RCLIS

Findings of Fact:

a) According to RCLIS (GIS database) and review by the County Geologist, the project site is located in an area that is designated as having a high potential for paleontological sensitivity. A condition of approval was added to require grading observation by a Paleontologist (COA 60.PLANNING.1). With this mitigation, the project will have less than significant impacts to paleontological resources.

Mitigation: Paleontologist monitoring will be required for all ground disturbing activities and a report shall be submitted demonstrating compliance with the condition (COA 60.PLANNING.1).

Monitoring: The County Planning Department and the Building and Safety Department shall monitor the mitigation measures.

**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, Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based, based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the site is not located within one-half miles from an earthquake fault zone. 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"/>
a. Be subject to seismic-related ground				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

- a) According to RCLIS (GIS database) and Geo Study 2078, there is a low potential for this site to be affected by seismically induced liquefaction. Less than significant impacts are anticipated.

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), Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

According to General Plan Figure S-4 and Geo Study No. 2078, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development will be required to comply with the latest edition of the California Building Code (CBC 2007) which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

- a) According to Figure S-9 and Geo Study No. 2078, the proposed project is located within an area which has a variety of slopes which range from 15 percent to greater than 30 percent. The project engineer prepared a slope analysis which shows that grading will be minimized within areas with slopes greater than 30 percent. Standard Conditions require slope ratios of two to one (2:1) or flatter (Condition of Approval 10.BS GRADE.9). Therefore, the project will have a less than significant impacts related to landslide potential.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

- a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Project Application Materials, GIS database, Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

- a) According to RCLIS (GIS database) and geo Study No. 2078, the proposed project is not located in a subsistence area; therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials, Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Based on a review by the County Geologist, the proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review, Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

**Findings of Fact**

- a) The project proposes minimal grading which may slightly alter the site's natural topography. However, the design has limited the amount of grading and reduce the alterations to hillsides. The proposed project will not substantially alter ground surface relief features. Therefore, the impact is considered less than significant.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.9). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) No infiltration lines will be disturbed during project grading or construction, since no lines currently exist onsite. Therefore, the proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Geology Review, Environmental Health Review, Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

- a) Graded, but undeveloped, land shall provide, in addition to erosion-control planting, any drainage facilities deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1st to May 31st (Condition of Approval 10.BS GRADE.7). These requirements are typical conditions of approval and are not considered unique mitigation for CEQA purposes. Therefore, the impact is considered less than significant.
- b) Based on the County Geologist and Geo Study No. 2078, the expansion potential of the onsite soils is considered low and no special design provisions relative to expansive soils are needed. Therefore, no impacts related to soil expansion is anticipated.
- c) The project will connect to a local sewer system that has adequate capacity according to the provided will serve letter. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>19. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Project Application Materials

Findings of Fact:

- a) There are no streams or waterways on the Project site. The project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Impacts are, therefore, considered less than significant.
- b) As discussed in Finding of Fact 18a, the proposed project is not anticipated to result in any increase in water erosion either on or off site with implementation of the above-stated



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditions of approval. The project has been required to accept and properly dispose of all off-site drainage flowing onto or through the site (Condition of Approval 10.TRANS.2). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. Impacts related to water erosion are considered less than significant.

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," Ordinance 460, Section 14.2 and Ordinance 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because 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 (Condition of Approval 10 BS.GRADE.5). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Application materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. Approval of this tentative map does not expressly authorize the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction of any buildings; however, construction of single family residences are likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA), proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The types of residential development proposed by this project would not exceed 16 primary units, 38 if all lots also constructed secondary units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model.

- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32.

Mitigation: No mitigation measures are 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>22. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaner use resulting from the possible addition of the two homes. Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to 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. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials (refer to Finding of Fact 20a). Therefore, there is no impact.
- e) The proposed 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, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<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

Findings of Fact:

- a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.
- d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

- a) The proposed project is located within a high fire area. Based on a review by the Fire Department, the project has adequate access for emergency vehicles and access to sufficient water supply to fight fires. The site allows for secondary access for emergency vehicles. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>HYDROLOGY AND WATER QUALITY</b>	Would the project			
<b>25. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such	<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
that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input 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 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.

Findings of Fact:

- a) The project is located on a ridge and accepts a small amount of offsite drainage. The project includes grading to create residential building pads. Said grading will not impact the existing pattern of drainage in a way that has not been addressed through v ditch designs and swales included in the proposed design. A preliminary WQMP has been submitted and accepted by the Flood Control Department. Therefore, the project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. The development is required to submit a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans (COA 60.FLOOD.8 and 90.FLOOD.3 require the WQMP to be submitted and implemented). Site design BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. With adherence to the WQMP, less than significant impacts are anticipated.
- c) A will serve letter has been provided with the application materials and the project was transmitted to the City of Riverside Water District for comment. None was received. The proposed project will not 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is no impact.

- d) There are existing stormwater drainage systems in this area of the County, the project has been conditioned to tie into the system (COA 90.FLOOD RI.1). With this mitigation, the impact is considered less than significant.
- e) The proposed project is not located within a 100-year flood zone. 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. Therefore, no impacts are anticipated.
- f) The proposed project is not located within a 100-year flood zone. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impacts are anticipated.
- g) With mitigation, the proposed project is not anticipated to substantially degrade water quality (refer to Finding of Fact 23b). Therefore, impacts are considered less than significant.
- h) The site has been designed to minimize drainage infrastructure. A WQMP is required to be submitted which will include minimal BMP's designed to treat typical onsite flows, which are very minimal based on the topography. Any BMP's would be low flow BMP's which would not create any operating impacts such as standing water or vector issues. Therefore, there is no impact.

**Mitigation:** The Project is required to submit a final WQMP (COA 60.FLOOD.8 and 90.FLOOD.3). The Project must tie into the existing stormdrain system in Indiana Ave. (COA 90.FLOOD RI.1).

**Monitoring:** Mitigation will be monitored through the Building and Safety Plan Check Process.

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

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

- a) The project is located on a ridge. There are no streams or water features on site. Therefore, the project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant.
- b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. The stormdrain system has capacity, and WQMP features will clean all water prior to discharge from the site. With these, there will be no impact.
- c) Grading will be required to perpetuate the natural drainage patterns of the area (Condition of Approval 10.FLOOD RI.1). With adherence to this mitigation, the proposed project would 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. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, impacts are considered less than significant after mitigation.
- d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows as stated in Finding of Fact 24a. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The proposed Project includes a General Plan Amendment; however, the previous use was residential, the proposed use will continue to be residential. The proposed project will not result in an alteration of the present or planned land use of this area.
- b) The project is within the sphere of the City of Riverside. The City has not indicated any issues or concern with the project and are proposing to deed City owned property to the applicant upon vacation. There are no impacts.

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

Monitoring: No monitoring 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 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-d) The proposed project is proposing to change the zoning and Land Use for the site to accommodate an increase in density that is more consistent with the surrounding development than the existing Land Use and zoning; additionally based upon a review by Staff the project is consistent with all other policies in the General Plan.
- e) The proposed project site is vacant and will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**MINERAL RESOURCES** Would the project

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



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 OS-5 "Mineral Resources Area"

Findings of Fact:

- a) The project area has not been used for mining. Therefore, the project would 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. Therefore, the impact is considered less than significant.
- b) The project site has not been used for mineral resources; therefore, 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. Therefore, there is no impact.
- c) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

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

**30. Airport Noise**

a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA     A     B     C     D

b. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA     A     B     C     D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The proposed project site is not located within an Airport Influence Area; therefore, the project will not expose people residing on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.
- b) The proposed project site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 proposed project is not located in the vicinity of any railroads. Therefore, there is 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 proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, Riverside County Land Information System (RCLIS), County Ordinance No. 847 (Regulating Noise in Riverside County)

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

Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, 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. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. During construction, best efforts will be made to locate stockpiling and/or vehicle staging areas as far as practical from existing residential dwellings. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

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

**Findings of Fact:**

- a) The proposed project will raise ambient noise levels in the area which currently exist without the project. However, the project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes the creation of residential lots which are similar in intensity to neighboring properties. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.
- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. As discussed in Finding of Fact 34a, construction hours would be limited due to the proximity of the project site to occupied residences. This is a standard condition of approval and is,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.
- d) The proposed project will not exposure people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>35. 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 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 proposed project site currently contains no residential dwelling. Thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) See 35a.
- d) The project is located within a County Redevelopment Project Area; however, the project is converting a parcel to residential use that is currently vacant. This vacant property is currently collects trash and acts as a dumping ground. The development of this parcel is consistent with the purposes and goals of the redevelopment area because the developed property will help increase property values on and near the site. There is no impact.
- e) The project proposes the subdivision of 18 acres into sixteen (16) residential parcels, which could equate to an increase of fourteen (54) additional persons<sup>1</sup>. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<sup>1</sup> Assuming a generation factor of 3.0 as stated on the Second District web site

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 proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (COA 10.PLANNING.15). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: RCIP

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (COA 10.PLANNING.15). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

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

**38. Schools**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

The Alvard Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (COA 80.PLANNING.13). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

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 development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 10.PLANNING.15). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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 project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

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.

**RECREATION**

**41. Parks and Recreation**

a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

c. Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: Riverside County Land Information System (RCLIS); County Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); County Ordinance No. 659.10 (Establishing Development Impact Fees)

Findings of Fact:

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities. Therefore, the impact is considered less than significant.
- b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development it is not anticipated that the project will could generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant. Regional park fees are part of the DIF funds paid as a result of 80.PLANNING.15.
- c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Temescal Canyon Planning Area. The project site is not located within a Community Service Area (CSA), but is required to annex into one prior to the map recording. Thus, impacts would not be considered significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project has not incorporated any trails into its design; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

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

d) Alter waterborne, rail or air traffic?

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

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

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

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

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

Source: RCIP, Riverside County Transportation Department Review, Riverside County Fire Department Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project will increase vehicular traffic; however, The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.

b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact. Nor will the project conflict with an applicable congestion management plan.

c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The design of the streets for the project includes no such features. Therefore, there is no impact.

f) The project will cause a slight increase in the population of the area, thus creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.

g) The project is located in an urban area. While there are many residents in the area, there are also a number of streets that can act as alternatives if Indiana Ave. requires closing at any point. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**44. Bike Trails**

Source: RCIP

Findings of Fact:

The project is not located adjacent to or nearby any designated bike trails. 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
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<b>UTILITY AND SERVICE SYSTEMS</b> Would the project				
<b>45. Water</b>				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed project is served by the City of Riverside service area and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Sufficient infrastructure exists as evidenced in the will serve letter issued for the site. Therefore, there is no impact.
- b) It is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>46. Sewer</b>				
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"/>
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) Adequate infrastructure exists in Indiana Ave. to accommodate a sewer connection. The wastewater levels generated by a project this size will not exceed the capacity of the existing treatment facilities, as evidenced by the will serve letter for the project. Therefore, 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
--------------------------------	----------------------------------------------------	------------------------------	-----------

Monitoring: No monitoring measures are required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project is relatively small and will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**48. Utilities**

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

a) Electricity?

b) Natural gas?

c) Communications systems?

d) Storm water drainage?

e) Street lighting?

f) Maintenance of public facilities, including roads?

g) Other governmental services?

Source: RCIP

Findings of Fact:

a,b,c) The project proposes the addition of sixteen (16) residential dwelling units. The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.

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

- d) Storm water drainage facilities exist in Indiana Ave. with capacity to accept storm water drainage. There will be no impacts to the surrounding areas.
- e) Additional street lights will be required. There is an LLMD for the area that services the site and will draw funds from property taxes to offset maintenance costs. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.
- f) Based on data available at this time, no offsite utility improvements will be required to support this project.
- g) The project will not require additional government services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**49. Energy Conservation**

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

Source:

Findings of Fact:

- a) The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. There is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

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

**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. The land subdivision will increase the total number of residential units in the area; however the area is urbanized and already has the capacity to accommodate the project in terms of physical needs such as sewer, and in terms of service needs such as fire and police. The introduction of minor amounts of new possible residential sites will not cumulatively impact the area as adequate resources and infrastructure exist to accommodate the increase in capacity.

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:

CAPCOA, CEQA and Climate Change, January 2008.

GIS: Riverside County Geographic Information System database.

MSHCP: Multi-Species habitat conservation Program, Adopted June 17, 2003.

Riverside County General Plan, Adopted October 7, 2003.

Location Where Earlier Analyses, if used, are available for review:

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

Location: County of Riverside Planning Department  
 4080 Lemon Street, 9th Floor  
 Riverside, CA 92505

**VII. AUTHORITIES CITED**

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

File: PM36341 EA.doc

Revised: 9/27/2012 6:43 AM

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

DATE: April 3, 2007

TO:

Transportation Department, Jim Knutson  
Dept. of Environmental Health  
Dept. of Flood  
Dept. of Fire  
Dept. of Bldg. & Safety (Grading)

Dept. of Bldg. & Safety (Pln.Chk)  
Environmental Programs Dept.  
Regional Parks & Open Space  
Co. Geologist

**GENERAL PLAN AMENDMENT NO. 778; CHANGE OF ZONE NO. 07270; TENTATIVE TRACT MAP NO. 33248 AMENDED NO. 1** - EA40396 – Applicant: Elias Alfata – Engineer/Representative: Alfa Design - Second Supervisorial District - East Corona Zoning District - Temescal Canyon Area Plan: Agriculture: Agriculture (A: AG) (10 Acre minimum); Community Development: Estate Density Residential (CD: EDR) (2 Acre minimum); Rural: Rural Mountainous (R: RM) (10 Acre minimum) – Location: South of Indiana Avenue, east of Lincoln Street - 18 Gross Acres - Zoning: Residential Agriculture - 2 acre minimum (R-A-2) - **REQUEST:** General Plan Amendment No. 778 proposes to amend the current Land Use Designation from Agriculture: Agriculture (A: AG) (10 Acre minimum); Community Development: Estate Density Residential (CD: EDR) (2 Acre minimum); Rural: Rural Mountainous (R: RM) (10 Acre minimum) to Community Development Medium Density Residential (CD: MDR) (2-5 du/ac). Change of Zone No. 07270 proposes to change the current zoning designation from Residential Agriculture - 2 acre minimum (R-A-2) to One Family Dwellings (10,000 square foot minimum) (R-1-10000). Tract Map No. 33248 proposes a Schedule A subdivision of 18 acres into 18 residential lots with a minimum lot size of 7200 square feet. - APN: 135-280-001 - Related Cases: N/A - Concurrent Cases: N/A

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **April 26, 2007 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jim Phithayanukarn**, Project Planner, (951)955-5133, or e-mail at [jphithay@RCTLMA.org](mailto:jphithay@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.*



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

DATE: December 20, 2005

TO:

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Building & Safety (Grading)  
Co. Geologist  
Environmental Programs Department  
P.D. Trails Coordinator – J. Jolliffe  
EDA  
Commissioner Snell  
Supervisor Tavaglione  
Regional Parks & Open Space District  
Co. Sheriff's Dept.  
Co. Waste Management Dept.  
CSA #152

City of Corona  
Riverside Transit Agency  
Alvord Unified School District  
Western Municipal Water District  
Southern Ca. Edison Co.  
Southern Ca. Gas Co.  
CA Dept. of Fish and Game  
SBC  
US Fish and Wildlife Service  
US Postal Service  
Pechanga Band of Indians  
Greater Lake Matthews Area Association  
Caltrans #8  
Santa Ana Regional WQCB

**TENTATIVE TRACT MAP NO. 33248** - EA40396 – Applicant: Elias Alfata – Engineer/Representative: Alfa Design - Second Supervisorial District - East Corona Zoning District - Temescal Canyon Area Plan: Agriculture (AG), Estate Density Residential (EDR), Rural Mountainous (RM) – Location: South of Indiana Avenue, east of Lincoln Street - 18 Gross Acres - Zoning: Residential Agriculture 2 acre minimum (R-A-2) - **REQUEST:** Tract Map No. 33248 proposes a Schedule B subdivision of 18 acres into 18 residential lots with a minimum lot size of 7200 sq ft - APN: 135-280-001 - Related Cases: N/A - Concurrent Cases: N/A

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on January 12, 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 **Vanessa Ng**, Project Planner, at **(951) 955-5133**

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.*

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      MAP - PROJECT DESCRIPTION                      RECOMMND

The land division hereby permitted is a Tentative Tract Map Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 10,000 square feet and one (1) 6.33 acre lot for open space.

10. EVERY. 2                      MAP - HOLD HARMLESS                      RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10. EVERY. 3                      MAP - DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 33248 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 33248, Amended No. 2, dated 9/20/12.

EXHIBIT W = Wall and Fence Plan dated 9/26/12

EXHIBIT L = Landscape plan dated 9/26/12

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 4                      MAP - 90 DAYS TO PROTEST                      RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1                      MAP - GENERAL INTRODUCTION                      RECOMMND

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

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

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

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

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

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS (cont.)                    RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                    MAP - EROS CNTRL PROTECT                    RECOMMND

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

10.BS GRADE. 8                    MAP - DUST CONTROL                    RECOMMND

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

10.BS GRADE. 9                    MAP - 2:1 MAX SLOPE RATIO                    RECOMMND

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

10.BS GRADE. 11                    MAP - MINIMUM DRNAGE GRADE                    RECOMMND

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

10.BS GRADE. 12                    MAP - DRNAGE & TERRACING                    RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13                    MAP - SLOPE SETBACKS                    RECOMMND

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

10.BS GRADE. 19                    MAP - RETAINING WALLS                    RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10.BS GRADE. 19                    MAP - RETAINING WALLS (cont.)                    RECOMMND

the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23                    MAP - MANUFACTURED SLOPES                    RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24                    MAP - FINISH GRADE                    RECOMMND

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

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-#16-HYDRANT/SPACING                    RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                    MAP- FLOOD HAZARD REPORT                    RECOMMND

Updated 7/30/12: The proposed BMPs included in the original Water Quality Management Plan (WQMP)

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP- FLOOD HAZARD REPORT (cont.)

RECOMMND

submittal reflects previous permit requirements. The applicant is advised that the final project WQMP shall comply with the latest WQMP permit requirement in effect at the time permits are issued. The current WQMP includes Low Impact Development (LID) provisions stipulated in Order No. R8-2010-0033. The preliminary WQMP submitted at the tentative stage does not comply with the new guidance and the proposed enhanced vegetated swale is not applicable, however, there appears to be adequate area if LID is implemented on each lot. LID measures include, but are not limited to, water quality impacts being addressed on an individual lot basis prior to entering the street.

Tract Map 33248 is a proposal to subdivide 18 acres into 16 residential lots (with lot sizes ranging from one-quarter to full acre) in the Home Gardens area. The site is located on the south side of Indiana Avenue, approximately 800 feet east of Lincoln Street. Change of Zone 07270, which proposes to change the current zoning designation from Residential Agriculture 2-Acre Minimum (R-A-2) to One Family Dwellings - 10,000 Square Foot Minimum (R-1-10,000), is being processed concurrently.

Our review indicates the site receives small amounts of storm runoff from the hills to the south and east. The District owned and maintained Lincoln Channel is approximately 1000 feet west of the site. The District believes that Lincoln Channel has capacity for the flows from this development and would serve as an adequate outlet.

The proposed drainage plan collects the offsite runoff from the hills to the south and would be collected in an interceptor channel which surrounds the site. The bulk of this runoff would be discharged into V-ditches, constructed in drainage easements on lots 6 and 9. Storm drains would convey the flow through the site and out to a proposed 36" storm drain which travels along Indiana Avenue until it connects with the District owned Lincoln Channel to the west. A small amount of offsite runoff is captured in the V-ditch along the sides of the project and routed into Indiana Avenue where it is contained by the curb and gutter system.

Onsite runoff is captured in catch basins located at the

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10.FLOOD RI. 1                      MAP- FLOOD HAZARD REPORT (cont.) (cont.)                      RECOMMND

bottom of "A" Street where they are conveyed into the proposed storm drain along Indiana Avenue. A small amount of onsite runoff from portions of lots 2, 3, 4 and 5 would be captured by a V-ditch along the western edge of the site. There it would be outletted to an existing down-drain constructed in a drainage easement to Greywood Court of adjacent Tract No. 22649. Since the developed condition would discharge far less runoff into this down-drain than the existing condition, the drainage scheme is considered adequate. However, care shall be taken in the design of the outlet from the V-ditch.

To mitigate the development's impact to water quality, the applicant has submitted a preliminary project specific Water Quality Management Plan (WQMP). An enhanced vegetated swale is proposed at the northwest corner of the site as a treatment control BMP. The submitted WQMP appears to be adequate for this phase of development. A final WQMP shall be submitted prior to grading and/or building permit issuance.

The District has reviewed the 2nd amended exhibit for this project and has no objections to this proposal.

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 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

The 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



TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10.FLOOD RI. 5                   MAP PERP DRAINAGE PATTERNS (cont.)                   RECOMMND

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. 15                  MAP INTERCEPTOR DRAIN CRITERIA                  RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

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 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. 17                  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

09/26/12  
07:53

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 9

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

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 indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

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

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10.FLOOD RI. 19                    MAP BMP MAINTENANCE & INSPECT (cont.)                    RECOMMND

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. 3                    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 consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 4                    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

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 5 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

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10. GENERAL CONDITIONS

10.PLANNING. 5                    MAP - LC LANDSCAPE REQUIREMENT (cont.)                    RECOMMND

occurs later if it applies for common areas or HOA.

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 for common areas if it applies.
- 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. 6                    MAP - GEO02078                    RECOMMND

County Geologic Report (GEO) No. 2078, submitted for this project (TR33248) was prepared by RGS Engineering Geology and is entitled: "Engineering Geologic Report, Proposed Residential Development, 16 Acre Property (APN 135-280-001), South Side of Indiana Avenue, Just East of Graywood Court, Riverside, California, Project No. 1298-01", dated June 29, 2006. In addition the following reports were submitted for this project:

"Response to County Review Sheets Dated September 12, 2008, Tentative Tract 33248, 16 Acres property, APN 135-280-001, Southside of Indiana Avenue, Just East of Graywood Court, Riverside, California", prepared by GeoMat Testing Laboratories, Inc., dated January 23, 2010.

"Preliminary Soil Investigation Report, Property Southeast of Graywood and Indiana Avenue, County of Riverside, California, Project No. 6012-01" Prepared by GeoMat Testing Laboratories, Inc., dated May 24, 2006.

"Acknowledgement For Consultant of Record and Response to Riverside County Planning Department Geotechnical Report Review Check Corrections, Dated March 2, 2012, Proposed Residential Development, Tentative Tract 33248, 16 Acre Property (APN 135-280-001), South Side of Indiana Avenue, Just East of Graywood Court, Riverside, California", prepared by Soil Exploration Company, Inc., dated June 26, 2012.

Engineering Geologic Response, Riverside County Review Comments #2 (CGR No. 2078), Proposed Residential

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10. GENERAL CONDITIONS

10.PLANNING. 6

MAP - GEO02078 (cont.)

RECOMMND

Development, 16 Acre property (APN 135-280-001), south Side of Indiana Avenue, Just east of Graywood Court, Riverside, California", by RGS Engineering Geology, dated July 17, 2012.

These documents are herein incorporated as a part of GEO02078.

GEO02078.concluded:

- 1.No faults are known to traverse the site.
- 2.The potential for ground rupture to impact the site during a tectonic event is considered low.
- 3.The potential for liquefaction hazard to impact the proposed development is low.
- 4.The potential for seismically induced settlement is low.
- 5.The proposed cut slopes are expected to expose granitic bedrock along the slope face. The proposed cut is generally not susceptible to block or planar failure at an inclination of 2:1 or less.
- 6.Minor spalling and pop-outs along the slope face will likely create an accumulation of debris along the toe of slope over time. This condition is not considered a hazard, but may require routine cleaning and removal of debris from the toe of slope.
- 7.The dense granitic rock when excavated will generate oversize material that requires special handling or export from the site.
- 8.The potential for landslide hazard to impact the proposed development is low.

GEO02087 recommended:

- 1.Geologic mapping of the outcrops during grading to identify any loose rocks that could impact the development.
- 2.Remove or secure in-place loose rocks.

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10. GENERAL CONDITIONS

10.PLANNING. 6                    MAP - GEO02078 (cont.) (cont.)                    RECOMMND

3.All alluvium, unsuitable material and uncertified fill should be removed to granitic bedrock.

4.All drainage courses and canyon fills with more than 10 feet of fill, cut/fill interfaces and fill keys should be provided subdrains.

GEO No. 2078 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2078 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters 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.

10.PLANNING. 7                    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 A, unless modified by the conditions listed herein.

10.PLANNING. 8                    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. 13                    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 - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1-10,000 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The maximum height of any building is 40 feet.
- g. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- h. The minimum parcel size is 10,000 square feet.
- i. No more than 50% of the lot shall be covered by structure.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

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



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10. GENERAL CONDITIONS

10.PLANNING. 15                   MAP - ORD NO. 659 (DIF) (cont.)                   RECOMMND

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. 16                   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. 17                   MAP - REQUIRED MINOR PLANS                   RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of 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) along with the current fee.

1. Final Site Development Plan for each phase of development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

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10. GENERAL CONDITIONS

10.PLANNING. 17                   MAP - REQUIRED MINOR PLANS (cont.)                   RECOMMND

Should model homes not be used this provision shall not apply.

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Each phase shall have a separate wall and fencing plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 18                   MAP - DESIGN GUIDELINES                   RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 19                   MAP - OFF-HIGHWAY VEHICLE USE                   RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 20                   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.

TRANS DEPARTMENT

10.TRANS. 1                   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

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10. GENERAL CONDITIONS

10.TRANS. 1                    MAP - DRAINAGE 1 (cont.)                    RECOMMND

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. 2                    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. 3                    MAP - R-O-W EXCEEDS/VACATION                    RECOMMND

If the existing right-of-way along Indiana Avenue exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

10.TRANS. 4                    MAP - TS/EXEMPT                    RECOMMND

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

10.TRANS. 5                    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

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10. GENERAL CONDITIONS

10.TRANS. 5                      MAP - STD INTRO 3(ORD 460/461) (cont.)                      RECOMMND

elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility 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. 6                      MAP - OFF-SITE PHASE                      RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by 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.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1                      MAP - CONCEPTUAL PHASE GRADING                      RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1                    MAP - CONCEPTUAL PHASE GRADING (cont.)                    RECOMMND

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 3                    MAP - LOT ACCESS/UNIT PLANS                    RECOMMND

Any roposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1                    MAP - WATER PLAN                    RECOMMND

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

50.E HEALTH. 2                    MAP - MONEY                    RECOMMND

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

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50. PRIOR TO MAP RECORDATION

50.E HEALTH. 3                    MAP - SEWER PLAN - COUNTY                    RECOMMND

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

50.E HEALTH. 4                    MAP - ANNEX FINALIZED                    RECOMMND

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

50.E HEALTH. 5                    MAP - 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.

FIRE DEPARTMENT

50.FIRE. 1                        MAP-#7-ECS-HAZ FIRE AREA                    RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

50.FIRE. 2                        MAP-#43-ECS-ROOFING MATERIAL                    RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class "A" material as per the California Building Code.

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3                      MAP-#64-ECS-DRIVEWAY ACCESS (cont.)                      RECOMMND

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-#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 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'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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. 7                      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. 7                      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.

50.FIRE. 8                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

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. 6                      MAP ENCROACHMENT PERMIT REQ                      RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

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



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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7                    MAP 3 ITEMS TO ACCEPT FACILITY (cont.)                    RECOMMND

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.

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10                    MAP BMP MAINTENANCE & INSPECT (cont.)                    RECOMMND

be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

50.PLANNING. 1                    MAP- LC COMMON AREAS                    RECOMMND

Prior to map recordation, 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 if it applies.

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.

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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3                    MAP - FINAL MAP PREPARER                    RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 4                    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 10,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1-10,000 zone, and with the Riverside County General Plan.

D. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

E. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 5                    MAP - REQUIRED APPLICATIONS                    RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 778, and Change of Zone No. 7270 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation and zone ultimately applied to the property.

50.PLANNING. 7                    MAP - CCOC FOR REMNDR PARCEL                    RECOMMND

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the easterly portion of APN 135-204-007, as well as any portion of the right of way dedication vacated by the City of Riverside that will not be used for street purposes, as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7                    MAP - CCOC FOR REMNDR PARCEL (cont.)                    RECOMMND

parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

50.PLANNING. 9                    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 County Service Area No. 30 or 132 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 - ECS SHALL BE PREPARED                    RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 15                    MAP - ECS NOTE ARCHAEOLOGICAL                    RECOMMND

The following Environmental Constraints note shall be placed on the ECS:

"County Archaeological Report no. PD-A-4733 was prepared for this property on March 2011 by CRM TECH and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 27                    MAP - COMPLY WITH ORD 457                    RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

50.PLANNING. 29                    MAP - FEE BALANCE                    RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE

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50. PRIOR TO MAP RECORDATION

50. PLANNING. 29 MAP - FEE BALANCE (cont.)

RECOMMND

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. 32 MAP - CC&R RES CSA COM. AREA

RECOMMND

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP - CC&R RES CSA COM. AREA (cont.)

RECOMMND

approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 36 MAP - ANNEX TO PARK DISTRICT 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. 30 or 132.

TRANS DEPARTMENT

50.TRANS. 1 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. 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2                      MAP - EASEMENT/SUR (cont.)                      RECOMMND

addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 3                      MAP - ACCESS RESTRICTION                      RECOMMND

Lot access shall be restricted on Indiana Avenue and so noted on the final map.

50.TRANS. 4                      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. 5                      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. 6                      MAP - VACATION                      RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Indiana Avenue. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

NOTE: The Applicant is required to process the vacation of a portion of Indiana Avenue with the City of Riverside per City's letter dated August 2, 2008.

50.TRANS. 7                      MAP - LANDSCAPING                      RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way,



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50. PRIOR TO MAP RECORDATION

50.TRANS. 7                      MAP - LANDSCAPING (cont.)                      RECOMMND

in accordance with Ordinance 461. Landscaping shall be improved within Indiana Avenue. 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 to be annexed to 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.

50.TRANS. 8                      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. 9                      MAP - INTERSECTION/50' TANGENT                      RECOMMND

All centerline 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 - STREETLIGHT PLAN                      RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 11                      MAP - STREET LIGHTS-CSA/L&LMD                      RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11                    MAP - STREET LIGHTS-CSA/L&LMD (cont.)                    RECOMMND

2. Appropriate fees for annexation.
3. (2)Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 12                    MAP - LANDSCAPING APP. ANNEX                    RECOMMND

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

50.TRANS. 13                    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. 14                    MAP- CORNER CUT-BACK I/SUR                    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.

50.TRANS. 16                    MAP - GRAFFITI ABATEMENT                    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. 17                    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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17                      MAP- UTILITY PLAN (cont.)                      RECOMMND

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. 18                      MAP - DEDICATION                      RECOMMND

Interior streets are designated as a Local Road and shall be improved with 36 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

50.TRANS. 19                      MAP - EXISTING MAINTAINED                      RECOMMND

Indiana Avenue from the westerly project boundary easterly to 145' east of Hillview Drive is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter located 32 feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50 foot half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/50')

NOTE: 1. A 5' sidewalk shall be constructed adjacent to curb line within the 18' parkway.

2. Construct transitions AC pavement tapering for deceleration lane and join existing AC pavements to the east project boundary as approved by Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 20                      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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP - NPDES/SWPPP                      RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

60.BS GRADE. 2                      MAP - GRADING SECURITY                      RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3                      MAP - IMPORT/EXPORT                      RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.)

RECOMMND

from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/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. 5 MAP - SLOPE STABIL'ITY ANLY

RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6                    MAP - DRNAGE DESIGN Q100 (cont.)                    RECOMMND

in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7                    MAP - OFFSITE GDG ONUS                    RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8                    MAP - NOTRD OFFSITE LTR                    RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 10                    MAP - LOT TO LOT DRN ESMT                    RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

60.BS GRADE. 11                    MAP - APPROVED WQMP                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment controlled BMPs have been included on the grading plan.

60.BS GRADE. 13                    MAP - PRE-CONSTRUCTION MTG                    RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14                    MAP-HOA MAINTENANCE AGREEMENT                    RECOMMND

Prior to the issuance of a grading permit, the applicant/owner shall provide a copy of the recorded slope and drainage easement(s) and a copy of the HOA Maintenance

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14                    MAP-HOA MAINTENANCE AGREEMENT (cont.)                    RECOMMND

Agreement for the HOA slopes and private drainage easements shown on Tentative Tract No. 33248.

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 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.

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:

- 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1                      MAP-#004 FUEL MODIFICATION (cont.)                      RECOMMND

- rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
  - e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

60.FIRE. 2                      MAP - HFA REVIEW & APPROVAL                      RECOMMND

Fire Department shall review and approve building setbacks, water and access for new ingle family dwellings that are in a hazardous fire area.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1                      MAP- CONSTRUCT STORM DRAIN                      RECOMMND

This project shall construct a storm drain from the site along Indiana Avenue to the existing Lincoln Avenue Channel.

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.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 5                    MAP ENCROACHMENT PERMIT REQ                    RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

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.

PLANNING DEPARTMENT

60.PLANNING. 1                    MAP - PALEONTOLOGIST REQUIRED                    RECOMMND

Because the subject parcel is partially designated as HIGH A for paleontology resoruces, the land divider/permit holder shall retain a qualified paleontologist for paleontological monitoring and mitigation services. The developer shall submit a copy of a fully executed contract for paleontological monitoring and mitigation services, including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. A pre-grade meeting between the paleontologist and the excavation and grading contractor shall be held. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by 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. 4                    MAP - CULTURAL RESOURCES PROFE                    RECOMMND

As a result of information contained in archaeological report PD-A-4733, prepread by CRM TECH, dated March 23, 2011, it has been established that the project parcels are sensitive for cultural resources, both historic and prehistoric.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

MAP - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

Therefore, 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 to provide necessary mitigation for any subsurface cultural resources that may be exposed during construction. The qualified archaeologist shall be called the "Project Archeologist." The Project Archaeologist 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 any required tribal or special interest monitors. The Project Archaeologist 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 Archaeologist 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 any required tribal or 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 Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the monitoring process.

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

60.PLANNING. 6

MAP - TRIBAL OBSERVATION

RECOMMND

As a result of information contained in archaeological report PD-A-4733, prepared by CRM Tech and dated March 23,

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60.PLANNING. 6

MAP - TRIBAL OBSERVATION (cont.)

RECOMMND

2011, and comments from local Native American tribes, it has been determined appropriate to require tribal observation of the archaeological monitoring due to the potential for additional Native American-associated cultural resources to be found subsurface during construction grading.

Therefore, prior to the issuance of grading permits, the developer/permittee/owner should enter into a cooperative agreement to retain a monitor designated by the Pechanga Band of Luiseno Indians, the Cahuilla Band of Indians, and the Soboba Band of Luiseno Indians. These groups shall be known as the Tribal Observers for this project. The agreement shall address the organization of tribal observation for this project, protocol for tribal interface in the event that Native American cultural deposits are exposed, and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Observer(s) should be allowed 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., at times when the Project Archaeologist is present for archaeological monitoring. The Tribal Observer(s), in coordination with the project Archaeologist, should have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, tribal consultation, and potential recovery of cultural resources by the Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the agreement 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 Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources, and shall coordinate with the County, tribal observer, and developer/permit holder throughout the process.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6                    MAP - TRIBAL OBSERVATION (cont.) (cont.)                    RECOMMND

2) Tribal monitoring does not replace any required Cultural Resources monitoring by the Project Archaeologist, but rather serves to facilitate tribal coordination and advisory purposes for all Tribal interests.

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

4) The developer/permit holder shall not be required to further pursue any agreement for tribal monitoring if after 60 days the developer/permit holder, through demonstrable good faith effort, has not been unable to secure said agreement from the tribe(s). A good faith effort shall consist of no less than 3 written attempts, from the developer/permit holder to the tribe(s), to secure the required tribal monitoring agreement and all associated e-mail and telephone contact attempts. Formal written record of all contact attempts, including any correspondence received from the tribe(s), by the developer/permit holder shall be submitted to the County Archaeologist for review and file. Tribal monitoring will not be required in the event that agreements cannot be made and reasonable effort has been afforded. Further, disposition of any discovered Native American artifacts will be at the discretion of the property owner should agreements not be made.

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. 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 9                   MAP - PALEONTOLOGIST REQUIRED (cont.)                   RECOMMND

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 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. 12                   MAP - HILLSIDE DEV. STANDARDS                   RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 13                   MAP - SLOPE GRADING TECHNIQUES                   RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21                    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 10.58 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. 22                    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. 23                    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. 25                    MAP - SLOPE STABILTY RPRT                    RECOMMND

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/he]r review and approval. This report may be included as a part of a preliminary

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25                   MAP - SLOPE STABILTY RPRT (cont.)                   RECOMMND

geotechnical report for the project site.

60.PLANNING. 26                   MAP - REQUIRED APPLICATIONS                   RECOMMND

No grading permits shall be issued until General Plan Amendment No. 778, and Change of Zone No. 7270 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 27                   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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                   MAP - NO B/PMT W/O G/PMT                   RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2                   MAP - ROUGH GRADE APPROVAL                   RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                    MAP - ROUGH GRADE APPROVAL (cont.)                    RECOMMND

that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

80.BS GRADE. 3                    MAP-STORM DRAIN REMOVAL LOT 1                    RECOMMND

Prior to issuance of a building permit for lot 1, the applicant/owner shall provide documentation from a registered civil engineer and/or soils engineer indicating the 48 inch storm drain traversing lot 1 has been removed and back filled in accordance with the requirements set forth in the County of Riverside Technical Guidelines for Review of Geotechnical and Geologic Reports.

FIRE DEPARTMENT

80.FIRE. 1                        MAP-#50C-TRACT WATER VERIFICA                        RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

80.FIRE. 2                        MAP - HFA REVIEW & APPROVAL                        RECOMMND

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.



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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1                   MAP- CONSTRUCT STORM DRAIN                   RECOMMND

This project shall construct a storm drain from the site along Indiana Avenue to the existing Lincoln Avenue Channel.

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.

PLANNING DEPARTMENT

80.PLANNING. 2                   MAP- LC LANDSCAPE SECURITIES                   RECOMMND

If HOA or comon areas on on this tract, then the folling applies:  
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. 4                   MAP - UNDERGROUND UTILITIES                   RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 8                   MAP - CONFORM FINAL SITE PLAN                   RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 11                  MAP - ACOUSTICAL STUDY                   RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 13                  MAP - SCHOOL MITIGATION                   RECOMMND

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

80.PLANNING. 14                  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.

80.PLANNING. 17                  MAP - MODEL HOME COMPLEX                   RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaantent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually. A Model Home Complex application is not required if each home is to be custom.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - BUILDING SEPARATION 2

RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 19 MAP - FINAL SITE PLAN

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of 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), along with the current fee.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP - FINAL SITE PLAN (cont.)

RECOMMND

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 20 MAP - Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

All walls shall be in accordance with approved EXHIBT W.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                   MAP - WQMP BMP INSPECTION                   RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2                   MAP - WQMP BMP CERT REQ'D                   RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3                   MAP - BMP GPS COORDINATES                   RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4                   MAP - WQMP BMP REGISTRATION                   RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5                   MAP - REQ'D GRDG INSP'S                   RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S (cont.)

RECOMMND

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities.

c. Inspection of the WQMP treatment control BMPs.

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7                    MAP - PRECISE GRDG APPROVAL (cont.)                    RECOMMND  
and Safety Department clearance.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1                    MAP- CONSTRUCT STORM DRAIN                    RECOMMND  
This project shall construct a storm drain from the site along Indiana Avenue to the existing Lincoln Avenue Channel.

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 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.



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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4                    MAP FACILITY COMPLETION                    RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

PLANNING DEPARTMENT

90.PLANNING. 2                    MAP - PALEO MONITORING REPORT                    RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist two (2) copies of the Paleontology Monitoring report. this report shall be certified by a professionally qualified paleontologist listed on the County's list of Paleontology Consultants.

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                    MAP- 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 inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5                   MAP- LC COMPLY W/ LAND & 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. 6                   MAP- 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9                   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. Paid certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 30 or 132.

90.PLANNING. 10                   MAP - CONCRETE DRIVEWAYS                   RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 11                   MAP - FENCING COMPLIANCE                   RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved EXHBIT W.

90.PLANNING. 12                   MAP - ROOF RUN-OFF DISCHARGE                   RECOMMND

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 16                   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 development project which is anticipated to be 10.58 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16            MAP - SKR FEE CONDITION (cont.)            RECOMMND

appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 18            MAP- ROLL-UP GARAGE DOORS            RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1                MAP - 80% COMPLETION                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.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1                    MAP - 80% COMPLETION (cont.)                    RECOMMND

purveyor is required.

- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 2                    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.

90.TRANS. 3                    MAP - STREET LIGHTS INSTALL                    RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight 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 of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 4                    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. 5                    MAP - GRAFFITI ABATEMENT                    RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and

09/26/12  
07:53

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 61

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5                    MAP - GRAFFITI ABATEMENT (cont.)                    RECOMMND

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. 6                    MAP - LANDSCAPING                    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.

90.TRANS. 7                    MAP - STREET SWEEPING 2                    RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

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

DATE: December 20, 2005

**TO:**

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Building & Safety (Grading)  
Co. Geologist  
Environmental Programs Department  
P.D. Trails Coordinator – J. Jolliffe  
EDA  
Commissioner Snell  
Supervisor Tavaglione  
Regional Parks & Open Space District  
Co. Sheriff's Dept.  
Co. Waste Management Dept.  
CSA #152

City of Corona  
Riverside Transit Agency  
Alvord Unified School District  
Western Municipal Water District  
Southern Ca. Edison Co.  
Southern Ca. Gas Co.  
CA Dept. of Fish and Game  
SBC  
US Fish and Wildlife Service  
US Postal Service  
Pechanga Band of Indians  
Greater Lake Matthews Area Association  
Caltrans #8  
Santa Ana Regional WQCB

**TENTATIVE TRACT MAP NO. 33248** - EA40396 – Applicant: Elias Alfata – Engineer/Representative: Alfa Design - Second Supervisorial District - East Corona Zoning District - Temescal Canyon Area Plan: Agriculture (AG), Estate Density Residential (EDR), Rural Mountainous (RM) – Location: South of Indiana Avenue, east of Lincoln Street - 18 Gross Acres - Zoning: Residential Agriculture 2 acre minimum (R-A-2) - **REQUEST:** Tract Map No. 33248 proposes a Schedule B subdivision of 18 acres into 18 residential lots with a minimum lot size of 7200 sq ft - APN: 135-280-001 - Related Cases: N/A - Concurrent Cases: N/A

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on January 12, 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 **Vanessa Ng**, Project Planner, at **(951) 955-5133**

**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.*

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

DATE: April 3, 2007

TO:

Transportation Department, Jim Knutson  
Dept. of Environmental Health  
Dept. of Flood  
Dept. of Fire  
Dept. of Bldg. & Safety (Grading)

Dept. of Bldg. & Safety (Pln.Chk)  
Environmental Programs Dept.  
Regional Parks & Open Space  
Co. Geologist

**GENERAL PLAN AMENDMENT NO. 778; CHANGE OF ZONE NO. 07270; TENTATIVE TRACT MAP NO. 33248 AMENDED NO. 1 - EA40396** – Applicant: Elias Alfata – Engineer/Representative: Alfa Design - Second Supervisorial District - East Corona Zoning District - Temescal Canyon Area Plan: Agriculture: Agriculture (A: AG) (10 Acre minimum); Community Development: Estate Density Residential (CD: EDR) (2 Acre minimum); Rural: Rural Mountainous (R: RM) (10 Acre minimum) – Location: South of Indiana Avenue, east of Lincoln Street - 18 Gross Acres - Zoning: Residential Agriculture - 2 acre minimum (R-A-2) - **REQUEST:** General Plan Amendment No. 778 proposes to amend the current Land Use Designation from Agriculture: Agriculture (A: AG) (10 Acre minimum); Community Development: Estate Density Residential (CD: EDR) (2 Acre minimum); Rural: Rural Mountainous (R: RM) (10 Acre minimum) to Community Development Medium Density Residential (CD: MDR) (2-5 du/ac). Change of Zone No. 07270 proposes to change the current zoning designation from Residential Agriculture - 2 acre minimum (R-A-2) to One Family Dwellings (10,000 square foot minimum) (R-1-10000). Tract Map No. 33248 proposes a Schedule A subdivision of 18 acres into 18 residential lots with a minimum lot size of 7200 square feet. - APN: 135-280-001 - Related Cases: N/A - Concurrent Cases: N/A

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **April 26, 2007 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jim Phithayanukarn**, Project Planner, (951)955-5133, or e-mail at [jphithay@RCTLMA.org](mailto:jphithay@RCTLMA.org) / **MAILSTOP #: 1070**

COMMENTS:

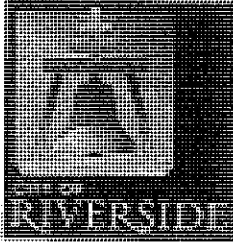
DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

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.*





Public Works  
Department

August 4, 2008

Tesfu Tadesse  
Senior Engineering Technician  
County of Riverside, Transportation Department  
P.O. Box 1090  
Riverside CA 92502

RE: Tentative Tract 33248 Indiana Ave Excess R/W

Mr. Tadesse:

In regards to the excess rights of way for Indiana Ave the City has no objection to the vacation and abandonment of the portion of the old 100 foot Street R/W as shown on the Tentative Tract Map. We recommend that the developer process a Street and Highway vacation or abandonment in accordance with your office's procedures.

The document which conveyed the Street Right of Way was recorded July 7, 1893 and filed in Book 3, Page 115 of Deeds, records of Riverside County. It is the City's opinion that upon the finalization of the City of Riverside boundaries that all Rights of Ways outside the City Limits are under the purview of the County of Riverside.

The City of Riverside by document recorded December 09, 2004 as Instrument No. 2004-0977166 has conveyed to the developer all right, title and interest in the canal R/W abutting and/or passing through the subject property and lying adjacent to the subject street right of way.

If you have any questions please call. I can be reached at 951-826-5347.

Sincerely,

Mark Brown  
City Surveyor

cc. Adkan Engineering – Mr. Gary Akers

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 11/8/2012,

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

APN (s) or case numbers TR 33248 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

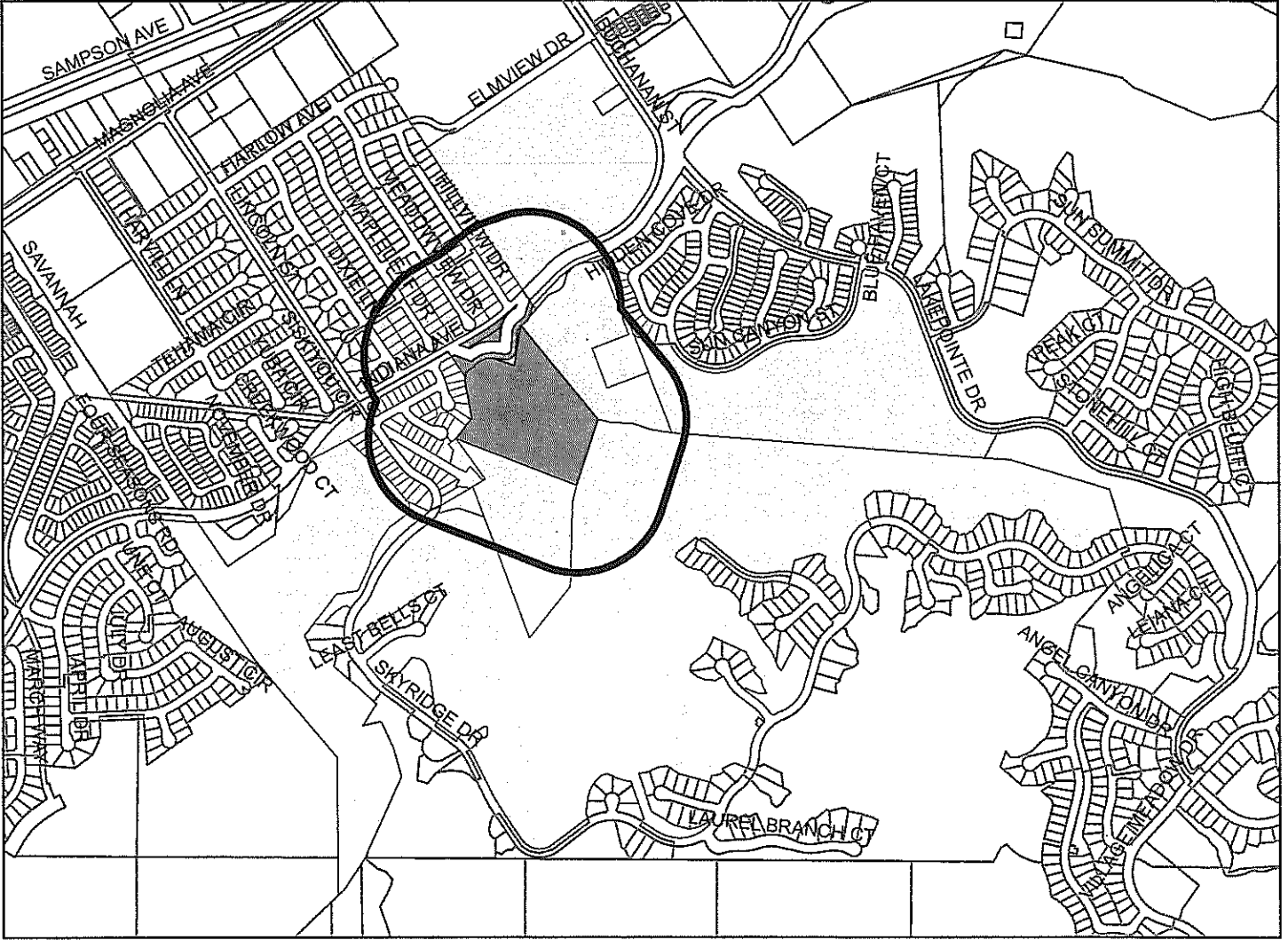
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*checked by - MS  
exp 31/8/12*

**TR33248 (600 feet buffer)**



**Selected Parcels**

135-202-015	135-202-011	135-412-009	135-202-017	135-203-002	135-412-012	135-203-001	135-202-009	135-202-026	135-412-003
135-412-015	135-451-018	135-451-013	135-202-014	135-412-016	135-202-039	135-412-027	135-210-009	135-413-013	135-202-006
135-411-007	135-194-001	135-202-027	135-202-010	135-412-032	135-202-025	135-202-034	135-411-003	135-412-020	135-201-006
135-411-001	135-413-009	135-202-029	135-192-010	135-412-033	135-202-031	135-412-010	135-413-002	135-412-007	135-412-037
135-590-005	135-411-002	135-412-031	135-203-004	135-412-018	135-202-012	135-413-003	135-202-019	135-202-002	135-412-035
135-412-028	135-413-007	135-412-029	135-203-005	135-413-010	135-411-004	135-195-011	135-202-008	135-451-011	135-412-034
135-201-005	135-202-016	135-194-004	135-202-005	135-411-005	135-202-022	135-203-007	135-413-008	135-202-013	135-202-032
135-451-010	135-195-012	135-412-017	135-202-018	135-202-035	135-412-019	135-412-001	135-412-013	135-412-011	135-195-013
135-202-020	135-412-023	135-202-036	135-196-011	135-413-006	135-451-023	135-550-006	135-590-002	135-412-002	135-192-011

rst 90 parcels shown



1,100 550 0 1,100 Feet

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

ASMT: 135192010, APN: 135192010  
SANDRA JIMENEZ, ETAL  
3499 DIXIE LN  
RIVERSIDE, CA. 92503

ASMT: 135194007, APN: 135194007  
ANITA CONTRERAS, ETAL  
3506 MEADOWVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135192011, APN: 135192011  
LARRY POWER  
3498 MAPLELEAF DR  
RIVERSIDE, CA. 92503

ASMT: 135195010, APN: 135195010  
THOMAS WALL, ETAL  
3515 MEADOWVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135192012, APN: 135192012  
RAFAEL MEDINA  
3516 MAPLELEAF DR  
RIVERSIDE, CA. 92503

ASMT: 135195011, APN: 135195011  
KATHRYN SWINDELL, ETAL  
176 S CAMBRIDGE ST  
ORANGE CA 92866

ASMT: 135194001, APN: 135194001  
DANIEL PARROTT  
3497 MAPLELEAF DR  
RIVERSIDE, CA. 92503

ASMT: 135195012, APN: 135195012  
JOSEPH BETANCOURT  
3506 HILLVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135194002, APN: 135194002  
STEPHEN GARCIA  
3515 MAPLELEAF DR  
RIVERSIDE, CA. 92503

ASMT: 135195013, APN: 135195013  
JULIO MORAZAN  
3516 HILLVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135194004, APN: 135194004  
DONNA LYONS, ETAL  
12580 FAIROAKS LN  
RIVERSIDE, CA. 92503

ASMT: 135196010, APN: 135196010  
ANITA MCKELROY, ETAL  
3515 HILLVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135194006, APN: 135194006  
ROSY JAVIER  
3516 MEADOWVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135196011, APN: 135196011  
TONYA OMARRA, ETAL  
3505 HILLVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135201003, APN: 135201003  
SALLY TALLEY  
12660 ASHLAND PL  
RIVERSIDE, CA. 92503

ASMT: 135202001, APN: 135202001  
SANTIAGO TEJEDA  
3421 DIXIE LN  
RIVERSIDE, CA. 92503

ASMT: 135201004, APN: 135201004  
CARLOS SANCHEZ, ETAL  
12661 CEDARWOOD CIR  
RIVERSIDE, CA. 92503

ASMT: 135202002, APN: 135202002  
HOYT STATHAM  
6200 BOX SPRINGS BLV NO C  
RIVERSIDE CA 92507

ASMT: 135201005, APN: 135201005  
JESSE KENNEDY  
12671 CEDARWOOD CIR  
RIVERSIDE, CA. 92503

ASMT: 135202003, APN: 135202003  
DEBORAH ALEXANDER, ETAL  
3441 DIXIE LN  
RIVERSIDE, CA. 92503

ASMT: 135201006, APN: 135201006  
MARIA SANCHEZ, ETAL  
12681 CEDARWOOD CIR  
RIVERSIDE, CA. 92503

ASMT: 135202004, APN: 135202004  
ANTHONY CALISTRO, ETAL  
3451 DIXIE LN  
RIVERSIDE, CA. 92503

ASMT: 135201008, APN: 135201008  
NANCY BLAIR  
12680 CEDARWOOD CIR  
RIVERSIDE, CA. 92503

ASMT: 135202005, APN: 135202005  
VIET TRAN, ETAL  
4319 GARDENWOOD LN  
RIVERSIDE CA 92505

ASMT: 135201009, APN: 135201009  
PATTI AMEZCUA, ETAL  
12670 CEDARWOOD CIR  
RIVERSIDE, CA. 92503

ASMT: 135202006, APN: 135202006  
CRAIG SIEMS  
3471 DIXIE LN  
RIVERSIDE, CA. 92503

ASMT: 135201010, APN: 135201010  
BEBA YOUSSEF, ETAL  
12660 CEDARWOOD CIR  
RIVERSIDE, CA. 92503

ASMT: 135202007, APN: 135202007  
ROBERT SANCHEZ, ETAL  
3470 MAPLELEAF DR  
RIVERSIDE, CA. 92503

ASMT: 135202008, APN: 135202008  
JAVIER VALENZUELA  
3460 MAPLELEAF DR  
RIVERSIDE, CA. 92503

ASMT: 135202015, APN: 135202015  
CAROLYN PRIVIA, ETAL  
3441 MAPLELEAF DR  
RIVERSIDE, CA. 92503

ASMT: 135202009, APN: 135202009  
MARTHA PEREZ, ETAL  
3450 MAPLELEAF DR  
RIVERSIDE, CA. 92503

ASMT: 135202016, APN: 135202016  
REBECA JURADO, ETAL  
3451 MAPLELEAF DR  
RIVERSIDE, CA. 92503

ASMT: 135202010, APN: 135202010  
MARGARET SPRY, ETAL  
3440 MAPLELEAF DR  
RIVERSIDE, CA. 92503

ASMT: 135202017, APN: 135202017  
ROSALY ALMANZA, ETAL  
3461 MAPLELEAF DR  
RIVERSIDE, CA. 92503

ASMT: 135202011, APN: 135202011  
ROSA MORALES, ETAL  
3430 MAPLELEAF DR  
RIVERSIDE, CA. 92503

ASMT: 135202018, APN: 135202018  
ROSA FLORES, ETAL  
3471 MAPLELEAF DR  
RIVERSIDE, CA. 92503

ASMT: 135202012, APN: 135202012  
CHRISTINE SAVAGE, ETAL  
C/O CHRISTINE SAVAGE  
3420 MAPLELEAF DR  
RIVERSIDE, CA. 92503

ASMT: 135202019, APN: 135202019  
EUGENIA ESPINOZA, ETAL  
3481 MAPLELEAF DR  
RIVERSIDE, CA. 92503

ASMT: 135202013, APN: 135202013  
ANA CANCHOLA, ETAL  
3421 MAPLELEAF DR  
RIVERSIDE, CA. 92503

ASMT: 135202020, APN: 135202020  
SAMIA MEKHAIL, ETAL  
3490 MEADOWVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135202014, APN: 135202014  
JULIE LAO, ETAL  
C/O JULIE LAO  
3431 MAPLELEAF DR  
RIVERSIDE, CA. 92503

ASMT: 135202021, APN: 135202021  
FRANCES SALCIDO, ETAL  
3470 MEADOWVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135202022, APN: 135202022  
MARIA CAMACHO, ETAL  
3456 MEADOWVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135202029, APN: 135202029  
SANTOS TAMPA, ETAL  
3435 MEADOWVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135202023, APN: 135202023  
NANCY YAMANO, ETAL  
3446 MEADOWVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135202030, APN: 135202030  
LETITIA RONAN  
3445 MEADOWVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135202024, APN: 135202024  
SHARON ALDRICH, ETAL  
3436 MEADOWVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135202031, APN: 135202031  
EVELYN HART, ETAL  
3455 MEADOWVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135202025, APN: 135202025  
HEATHER ZIRWAS, ETAL  
17889 ORANGEWOOD LN  
RIVERSIDE CA 92503

ASMT: 135202032, APN: 135202032  
GUADALUPE GALINDO, ETAL  
12550 SANDSTONE LN  
RIVERSIDE, CA. 92503

ASMT: 135202026, APN: 135202026  
AURIOL STEEL  
3416 MEADOWVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135202033, APN: 135202033  
MARGARITA PEREZ, ETAL  
12540 SANDSTONE LN  
RIVERSIDE, CA. 92503

ASMT: 135202027, APN: 135202027  
DOLORES GALINDO, ETAL  
3415 MEADOWVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135202034, APN: 135202034  
EMMA RUIZ  
12520 SANDSTONE LN  
RIVERSIDE, CA. 92503

ASMT: 135202028, APN: 135202028  
MONICA LOZANO, ETAL  
3425 MEADOWVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135202035, APN: 135202035  
JUAN GARCIA, ETAL  
3456 HILLVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135202036, APN: 135202036  
SHARON MORGAN, ETAL  
3446 HILLVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135203004, APN: 135203004  
CARRIE MUMMERT, ETAL  
3451 HILLVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135202037, APN: 135202037  
MARCELINA PERALTA  
3436 HILLVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135203005, APN: 135203005  
JESUS PEREZ, ETAL  
3461 HILLVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135202038, APN: 135202038  
DENISE LABRADOR, ETAL  
3426 HILLVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135203006, APN: 135203006  
LORAIN CARTER  
3471 HILLVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135202039, APN: 135202039  
CELIA HERNANDEZ  
3416 HILLVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135203007, APN: 135203007  
JORGE GARCIA  
3491 HILLVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135203001, APN: 135203001  
SHARON JACKSON, ETAL  
3421 HILLVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135204006, APN: 135204006  
SALAH RAHIMI  
P O BOX 212  
ONTARIO CA 91764

ASMT: 135203002, APN: 135203002  
ANTIGONA LUJAN, ETAL  
3431 HILLVIEW DR  
RIVERSIDE, CA. 92503

ASMT: 135210009, APN: 135210009  
CITY OF RIVERSIDE  
C/O PROPERTY SERVICES  
3900 MAIN ST  
RIVERSIDE CA 92522

ASMT: 135203003, APN: 135203003  
FELICIA ORNELAS, ETAL  
C/O ALICIA ORNELAS  
1241 SUNCREST DR  
CORONA CA 92882

ASMT: 135210010, APN: 135210010  
REDLANDS SECURITY CO  
P O BOX 830  
REDLANDS CA 92373



ASMT: 135280001, APN: 135280001  
 MONA SAGHBINI  
 1033 RANCHO VALENCIA DR  
 RIVERSIDE CA 92508

ASMT: 135411005, APN: 135411005  
 ZENAIDA CHIONG, ETAL  
 12655 RIVERWOOD WAY  
 RIVERSIDE, CA. 92503

ASMT: 135280035, APN: 135280035  
 ZELLNER LAKE HILLS LP  
 2910 REDHILL AVE  
 COSTA MESA CA 92626

ASMT: 135411006, APN: 135411006  
 VIRGINIA SANCHEZ, ETAL  
 12645 RIVERWOOD WAY  
 RIVERSIDE, CA. 92503

ASMT: 135280039, APN: 135280039  
 LIGHTHOUSE ASSEMBLY OF GOD  
 12500 INDIANA AVE  
 RIVERSIDE CA 92503

ASMT: 135411007, APN: 135411007  
 PACITA LEONOR, ETAL  
 16740 LAKE KNOLL PKWY  
 RIVERSIDE CA 92503

ASMT: 135411001, APN: 135411001  
 TERESITA BAUZON, ETAL  
 12695 RIVERWOOD WAY  
 RIVERSIDE CA 92503

ASMT: 135411008, APN: 135411008  
 FIDELIA FELIX, ETAL  
 12625 RIVERWOOD WAY  
 RIVERSIDE, CA. 92503

ASMT: 135411002, APN: 135411002  
 GLORIA TAPIA  
 13058 SYCAMORE VILLAGE DR  
 NORWALK CA 90650

ASMT: 135411009, APN: 135411009  
 SAM ATH NHONG, ETAL  
 PO BOX 122  
 HATFIELD PA 19440

ASMT: 135411003, APN: 135411003  
 ERIK BLANKENBEKER  
 12675 RIVERWOOD WAY  
 RIVERSIDE, CA. 92503

ASMT: 135411010, APN: 135411010  
 MARYANN YABES, ETAL  
 12605 RIVERWOOD WAY  
 RIVERSIDE, CA. 92503

ASMT: 135411004, APN: 135411004  
 JAMES MALDONADO  
 12665 RIVERWOOD WAY  
 RIVERSIDE, CA. 92503

ASMT: 135412001, APN: 135412001  
 MARIA LOPEZ, ETAL  
 3395 GRAYWOOD CT  
 RIVERSIDE, CA. 92503

ASMT: 135412002, APN: 135412002  
BARBARA LU, ETAL  
6962 HARVEST LN  
RIVERSIDE CA 92506

ASMT: 135412009, APN: 135412009  
EDUARDO REYES, ETAL  
SME  
12614 RIVERWOOD WAY  
RIVERSIDE, CA. 92505

ASMT: 135412003, APN: 135412003  
RAVINDER KHEHRA, ETAL  
3387 GRAYWOOD CT  
RIVERSIDE, CA. 92503

ASMT: 135412010, APN: 135412010  
GERALD DESANTIS  
12624 RIVERWOOD WAY  
RIVERSIDE, CA. 92503

ASMT: 135412004, APN: 135412004  
BALRAJ KHEHRA, ETAL  
3383 GRAYWOOD CT  
RIVERSIDE, CA. 92503

ASMT: 135412011, APN: 135412011  
JUANITA JOHNSON  
12634 RIVERWOOD WAY  
RIVERSIDE, CA. 92503

ASMT: 135412005, APN: 135412005  
RANDALL BORDNER  
27186 MARISCAL LN  
MISSION VIEJO CA 92691

ASMT: 135412012, APN: 135412012  
ARNALDO MARTINS, ETAL  
12644 RIVERWOOD WAY  
RIVERSIDE, CA. 92503

ASMT: 135412006, APN: 135412006  
LISA BASSANOO  
3375 GRAYWOOD CT  
RIVERSIDE, CA. 92503

ASMT: 135412013, APN: 135412013  
JUAN VEGA  
3377 HOLLOWOOD CT  
RIVERSIDE, CA. 92503

ASMT: 135412007, APN: 135412007  
NORMA LOPEZ, ETAL  
3802 S ALDERS ST  
SANTA ANA CA 92707

ASMT: 135412014, APN: 135412014  
ANISA BICKIYA, ETAL  
3369 HOLLOWOOD CT  
RIVERSIDE, CA. 92503

ASMT: 135412008, APN: 135412008  
LOLITA ANDERSON  
3367 GRAYWOOD CT  
RIVERSIDE, CA. 92503

ASMT: 135412015, APN: 135412015  
BARINDER KALKAT  
3365 HOLLOWOOD CT  
RIVERSIDE, CA. 92503

ASMT: 135412016, APN: 135412016  
MAYRA RODRIGUEZ, ETAL  
3361 HOLLOWOOD CT  
RIVERSIDE, CA. 92503

ASMT: 135412023, APN: 135412023  
VELA DANIEL, ETAL  
3382 HOLLOWOOD CT  
RIVERSIDE, CA. 92503

ASMT: 135412017, APN: 135412017  
DEBORAH PIERCE, ETAL  
719 S HIDDEN CREEK  
ANAHEIM HILLS CA 92808

ASMT: 135412024, APN: 135412024  
MARIA CARDENAS, ETAL  
12676 RIVERWOOD WAY  
RIVERSIDE, CA. 92503

ASMT: 135412018, APN: 135412018  
GUILLERMO ORELLANA  
3362 HOLLOWOOD CT  
RIVERSIDE, CA. 92503

ASMT: 135412025, APN: 135412025  
YOLANDA MARTINEZ  
12686 RIVERWOOD WAY  
RIVERSIDE, CA. 92503

ASMT: 135412019, APN: 135412019  
JUAN GONZALEZ  
3366 HOLLOWOOD CT  
RIVERSIDE, CA. 92503

ASMT: 135412026, APN: 135412026  
MAGNOLIA HILLS RIVERSIDE HOMEOWNERS ,  
C/O VAN DAELE DEV CORP  
2900 ADAMS ST NO C25  
RIVERSIDE CA 92504

ASMT: 135412020, APN: 135412020  
EVA VILLANUEVA, ETAL  
3370 HOLLOWOOD CT  
RIVERSIDE, CA. 92503

ASMT: 135412027, APN: 135412027  
CHERYL MILLSAP  
3371 LINCOLN ST  
RIVERSIDE, CA. 92503

ASMT: 135412021, APN: 135412021  
SYED RAZA  
3374 HOLLOWOOD CT  
RIVERSIDE, CA. 92503

ASMT: 135412029, APN: 135412029  
TUYET NGUYEN, ETAL  
3359 LINCOLN ST  
RIVERSIDE, CA. 92503

ASMT: 135412022, APN: 135412022  
FRANCISCA PEREZ, ETAL  
3378 HOLLOWOOD CT  
RIVERSIDE, CA. 92503

ASMT: 135412030, APN: 135412030  
SUZANNE BARTH, ETAL  
3355 LINCOLN ST  
RIVERSIDE, CA. 92503

ASMT: 135412031, APN: 135412031  
MAUREEN MARTIN, ETAL  
22721 SANDALWOOD  
MISSION VIEJO CA 92692

ASMT: 135413002, APN: 135413002  
DOLORES CERVANTES, ETAL  
3348 LINCOLN ST  
RIVERSIDE, CA. 92503

ASMT: 135412032, APN: 135412032  
NANCY STANFORD, ETAL  
3347 LINCOLN ST  
RIVERSIDE, CA. 92503

ASMT: 135413003, APN: 135413003  
KATHY LEE, ETAL  
3352 LINCOLN ST  
RIVERSIDE, CA. 92503

ASMT: 135412033, APN: 135412033  
FRANK COLLINS  
3345 LINCOLN ST  
RIVERSIDE, CA. 92503

ASMT: 135413004, APN: 135413004  
RICHARD BLOCK  
328 ROBINSON DR  
TUSTIN CA 92782

ASMT: 135412034, APN: 135412034  
ROSA GOSSLING, ETAL  
3341 LINCOLN ST  
RIVERSIDE, CA. 92503

ASMT: 135413005, APN: 135413005  
SURINDER SHARMA, ETAL  
3360 LINCOLN ST  
RIVERSIDE, CA. 92503

ASMT: 135412035, APN: 135412035  
JENNIFER BROWN, ETAL  
3339 LINCOLN ST  
RIVERSIDE, CA. 92503

ASMT: 135413006, APN: 135413006  
KAVITA GOSSAIN, ETAL  
730 COUNTRY ROSE CT  
CORONA CA 92882

ASMT: 135412036, APN: 135412036  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 135413007, APN: 135413007  
MARIA BASURTO, ETAL  
3368 LINCOLN ST  
RIVERSIDE, CA. 92503

ASMT: 135413001, APN: 135413001  
MARGARITA PALAFOX, ETAL  
13057 APRIL DR  
RIVERSIDE CA 92503

ASMT: 135413008, APN: 135413008  
JORGE NAVA  
3372 LINCOLN ST  
RIVERSIDE, CA. 92503

ASMT: 135413009, APN: 135413009  
NIDIA LANDAVERDE, ETAL  
3376 LINCOLN ST  
RIVERSIDE, CA. 92503

ASMT: 135451011, APN: 135451011  
JERRY FAUST  
17289 MARIPOSA AVE  
RIVERSIDE CA 92504

ASMT: 135413010, APN: 135413010  
JODY HAUGHT, ETAL  
3380 LINCOLN ST  
RIVERSIDE, CA. 92503

ASMT: 135451012, APN: 135451012  
MYRNA TAPIA, ETAL  
12348 SANDY CREEK DR  
RIVERSIDE, CA. 92503

ASMT: 135413011, APN: 135413011  
JOE VICK, ETAL  
C/O JOHN WALKER  
15625 TERRACE VIEW CT  
RIVERSIDE CA 92504

ASMT: 135451013, APN: 135451013  
BRANDY PYEATT  
12340 SANDY CREEK DR  
RIVERSIDE, CA. 92503

ASMT: 135413012, APN: 135413012  
CELIA CAMACHO, ETAL  
3388 LINCOLN ST  
RIVERSIDE, CA. 92503

ASMT: 135451014, APN: 135451014  
ROBYN SHAW  
12332 SANDY CREEK DR  
RIVERSIDE, CA. 92503

ASMT: 135413013, APN: 135413013  
CONSTANCE GRAHAM  
3392 LINCOLN ST  
RIVERSIDE, CA. 92503

ASMT: 135451017, APN: 135451017  
RAVISANKAR NARAYANAN  
12308 SANDY CREEK DR  
RIVERSIDE, CA. 92503

ASMT: 135422002, APN: 135422002  
MAGNOLIA HILLS RIVERSIDE HOMEOWNERS,  
2900 ADAMS STE C25  
RIVERSIDE CA 92504

ASMT: 135451018, APN: 135451018  
PATRICIA ALMENDAREZ, ETAL  
12300 SANDY CREEK DR  
RIVERSIDE, CA. 92503

ASMT: 135451010, APN: 135451010  
JOSE LANDEROS, ETAL  
C/O JOSE LUIS TRUJILLO  
12364 SANDY CREEK DR  
RIVERSIDE, CA. 92503

ASMT: 135451019, APN: 135451019  
LEONARD CHING  
12292 SANDY CREEK DR  
RIVERSIDE, CA. 92503

ASMT: 135451020, APN: 135451020  
PATRICIA BRAUER, ETAL  
12284 SANDY CREEK DR  
RIVERSIDE, CA. 92503

ASMT: 135550005, APN: 135550005  
LETICIA PATINO, ETAL  
3327 LINCOLN ST  
RIVERSIDE, CA. 92503

ASMT: 135590002, APN: 135590002  
LAKE HILLS RESERVE HOMEOWNERS ASSN  
31608 RAILROAD CANYON RD  
CANYON LAKE CA 92587

ASMT: 135590005, APN: 135590005  
MARIA LEYVA, ETAL  
3067 N PINWOOD  
ORANGE CA 92865

ASMT: 135590008, APN: 135590008  
LHC RIVERSIDE ASSOC, ETAL  
C/O LHC RIVERSIDE  
4100 NEWPORT PLACE NO 800  
NEWPORT BEACH CA 92660

Alvord Unified School District  
10365 Keller Ave.  
Riverside, CA 92505-1349

ATTN: Dan Kopulsky  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 725  
San Bernardino, CA 92401-1400

**Community Development  
City of Corona  
400 S. Vicentia Ave.  
Corona, CA 92882**

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

ATTN: Laurie Taylor  
Greater Lake Mathews  
Area Association  
14679 Descanso Dr.  
Lake Mathews, CA 92750

Pechanga Cultural Resource Dept.  
P.O. Box 1583  
Temecula, CA 92593

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

USPS - P & DC  
P.O. Box 9998  
Riverside, CA 92507-9998

Western Municipal Water District  
14205 Meridian Parkway  
Riverside, CA 92518

RTA  
1825 Third Street  
P.O. Box 59968  
Riverside, CA 92517-1968

CDFG  
3602 Inland Empire Boulevard  
Suite C-220  
Ontario, CA 91764

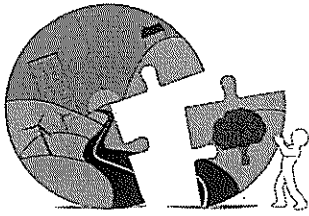
U.S. Fish and Wildlife Service  
1849 C Street, NW  
Washington, DC 20240

Santa Ana Regional Water Quality Control  
Board  
3737 Main Street, Suite 500  
Riverside, CA 92501-3348

ATTN: Dan Kopulsky  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 725  
San Bernardino, CA 92401-1400

Elias Alfata  
1033 Rancho Valencia Dr.  
Riverside 92508

Charissa Leach  
6879 Airport Drive  
Riverside, CA 92504



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GENERAL PLAN AMENDMENT NO. 778, CHANGE OF ZONE NO. 7270,  
TENTATIVE TRACT MAP NO. 33248 EA40396

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: \_\_\_\_\_

Applicant/Project Sponsor: Elias Alfata Date Submitted: \_\_\_\_\_

**ADOPTED BY:** Board of Supervisors

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 12<sup>th</sup> Floor Riverside CA92510-3634

For additional information, please contact Matt Straite at [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

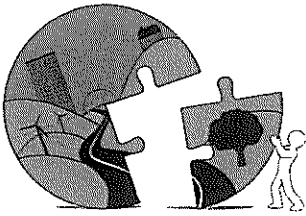
Revised: 10/16/07  
Y:\Planning Case Files-Riverside office\TR33248\PC BOS\PC\GPA778 CZ7270 TR33248 Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA40396 ZCFG3846

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.





# 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.**

GENERAL PLAN AMENDMENT NO. 778, CHANGE OF ZONE NO. 7270, TENTATIVE TRACT MAP NO. 33248

*Project Title/Case Numbers*

Matt Straite  
*County Contact Person*

951-955-8631  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Elias Alfata  
*Project Applicant*

6626 Wilding Place Riverside CA 92506  
*Address*

South of Indiana Avenue, east of Lincoln Street in the Home Gardens Community of unincorporated Riverside County  
*Project Location*

The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (A:A) {the project site features Rural: Rural Mountainous; no change is proposed to this designation} Land Used Designations to Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C). The Change of Zone proposes to amend the zoning for the site from Residential Agriculture- Two Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5). The Tentative Tract Map proposes a Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7200 square feet and one (1) 6.73 acre lot for open space

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,101.50 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the 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.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/rj  
Revised 8/25/2009  
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA40396 ZCFG3846

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

S\* REPRINTED \* R0521804

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: ALFATA ELIAS \$64.00  
paid by: CK 916  
CA FISH AND GAME FOR EA40396  
paid towards: CFG03846 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Oct 27, 2005 08:42  
MGARDNER posting date Oct 27, 2005

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

S\* REPRINTED \* I1201807

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: ALFATA ELIAS \$2,101.50  
paid by: VI 08346B  
CA FISH AND GAME FOR EA40396  
paid towards: CFG03846 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Aug 02, 2012 13:38  
JCMITCHE posting date Aug 02, 2012

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

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

Agenda Item No.: 3.3  
Area Plan: Mead Valley  
Zoning District: Mead Valley  
Supervisory District: First/First  
Project Planner: H. P. Kang  
Planning Commission: December 19, 2012

PUBLIC USE PERMIT NO. 856, REVISED  
PERMIT NO. 2  
CEQA Exempt Per Section 15303  
Applicant: Rogelio A. Rawlins  
Engineer/Representative: IW Consulting  
Engineers Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Public Use Permit No. 856, Revised Permit No. 2, proposes to add a 2,596 square foot caretaker's residence and a 2,400 square foot garage building to the rear of an existing child day care center as a two separate additional structures. The existing center consists of two modular buildings, 3,456 and 1,784 square feet, respectively; and a playground area and a parking lot containing 13 parking spaces. This revised permit will also approve the existing driveway entrance located near the northeasterly corner of the project site.

The project is located at the northwesterly corner of Nance Street and Clark Street.

### BACKGROUND:

The project is located in the Airport Influence Area of March Air Reserve Base. As such, this item was reviewed and approved by the Riverside County Airport Land Use (ALUC) Commission on October 11, 2012. At the ALUC meeting no one spoke in opposition or in favor of the project, and the proposal was determined consistent with the MARB mission operations.

### SUMMARY OF FINDINGS:

- Existing General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential Development (RC:VLDR)
- Surrounding General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential Development (RC:VLDR) to the north, south, and west. Rural Community: Low Density Residential Development (RC:LDR) to the east.
- Existing Zoning (Ex. #2): Light Agriculture – One Acre Minimum (A-1-1)
- Surrounding Zoning (Ex. #2): Light Agriculture – One Acre Minimum (A-1-1) to north, south, and west. Rural Residential – ½ Acre Minimum (R-R-½) to the east.
- Existing Land Use (Ex. #1): Day Care Center
- Surrounding Land Use (Ex. #1): Single-Family Residential on large lots and an Vacant property to the north
- Project Data: Total Acreage: 2.35  
Total Lots: 1
- Environmental Concerns: CEQA Exempt Per Categorical Exemption Section 15303 (a) and (e)

### RECOMMENDATIONS:

**FIND THE PROJECT EXEMPT FROM CEQA** per Categorical Exemption Section 15303 (a) and (e) (New Construction or Conversion of Small Structures); and,

**APPROVAL** of **PUBLIC USE PERMIT NO. 856, REVISED PERMIT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Very Low Density Residential on the Mead Valley Area Plan.
2. The proposed residential use is allowed in the Rural Community: Very Low Density Residential Land Use designation.
3. The proposed residential use is surrounded by Rural Community: Very Low Density Residential Development (RC: VLDR) to the north, south, and west and Rural Community: Low Density Residential Development (RC: LDR) to the east.
4. The zoning for the subject site is Light Agriculture – One Acre Minimum (A-1-1).
5. The proposed residential use is consistent with the development standards set forth in the Light Agriculture – One Acre Minimum (A-1-1) zone.
6. The proposed residential use is permitted in the Light Agriculture – One Acre Minimum (A-1-1) zone based on County Ordinance No. 348.
7. The surrounding zoning is Light Agriculture – One Acre Minimum (A-1-1) to north, south, and west and Rural Residential – ½ Acre Minimum (R-R-½) to the east.
8. A Day Care Facility has been constructed on the site and other single-family uses and accessory structures have been constructed and are operating in the project vicinity.
9. This project is not located within a cell criteria area of the Western Riverside County Multiple-Species Habitat Conservation Plan (WRCMSHCP).
10. The project is considered Exempt from CEQA per Section 15303 (a) and (e), New Construction or Conversion of Small Structures. This project proposes a caretaker's residence and accessory structure. These are both exempt from CEQA, in accordance with Section 15303 (a) and (e), which specifically lists exemptions for single-family residences and accessory structures.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural Community: Very Low Density Land Use Designation (VLDR), and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture – One Acre Minimum (A-1-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple-Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - b. A County Fault Zone;
  - c. An area of liquefaction; or,
  - d. An area of subsidence.
3. The project site is locate within:
  - a. The boundaries of an Airport Influence Area;
  - b. The City of Perris sphere of influence;
  - c. An area of low paleontological sensitivity;
  - d. The Stephens Kangaroo Rat Fee Area; and,
  - e. The Val Verde Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 315-110-044.
5. This project was filed with the Planning Department on January 9, 2012.

HK:hk

Y:\Planning Case Files-Riverside office\PUP00856R2\PC-BOS Hearings\PC\Staff Report.PUP00856R2 clean version.docx

Date Prepared: 10/31/12

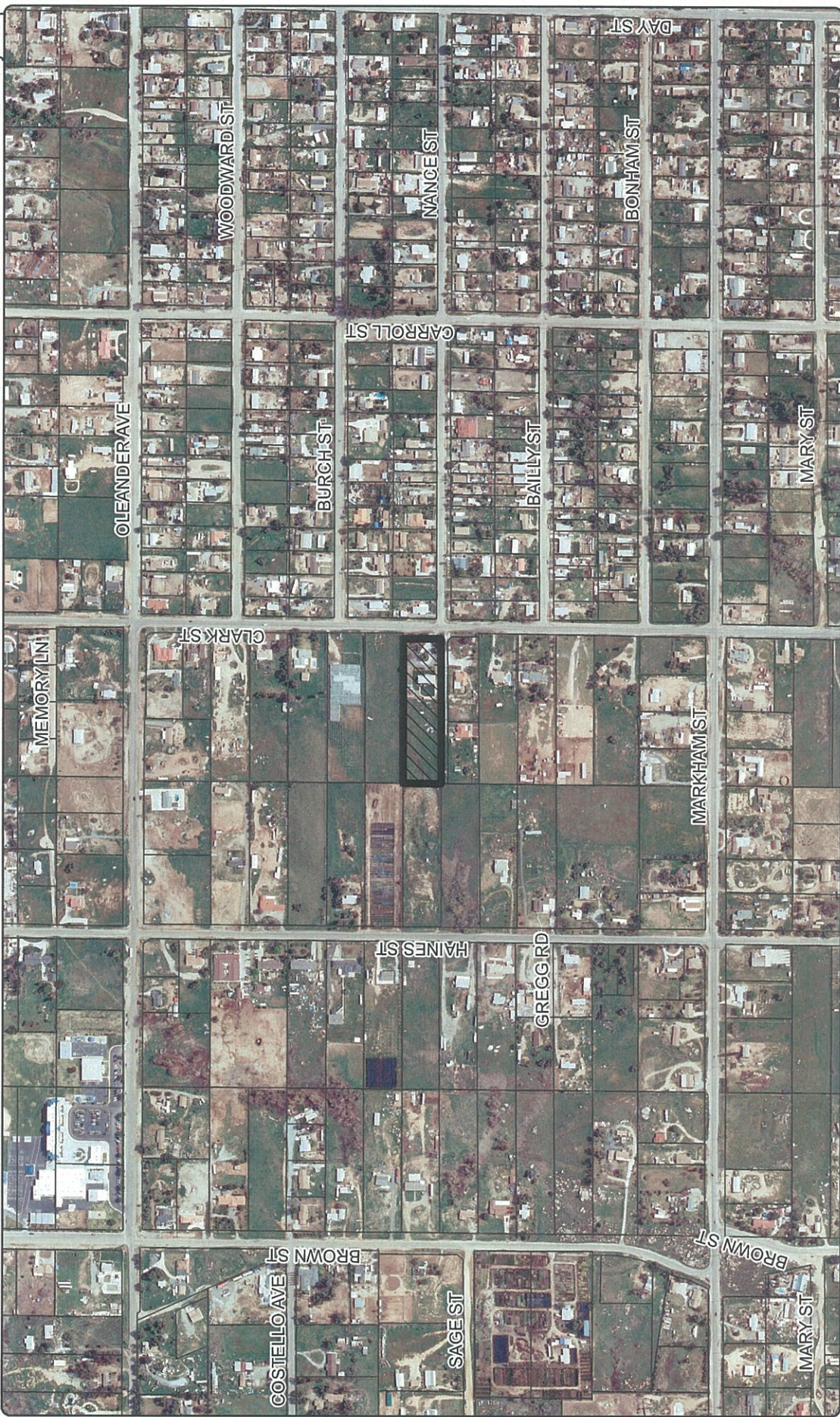
Date Revised: 11/6/2012



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PUP00856R2**  
**VICINITY/POLICY AREAS**

Supervisor: Buster  
 District 1

Date Drawn: 11/05/2012  
 Vicinity Map



Assessors Bk. Pg. 315-11  
 Thomas Bros. Pg. 746 J7  
 Edition 2011

Zoning District : Mead Valley  
 Township/Range: T4sr4w  
 Section: 3



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) 955-5200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.riverside.ca.us/index.html>



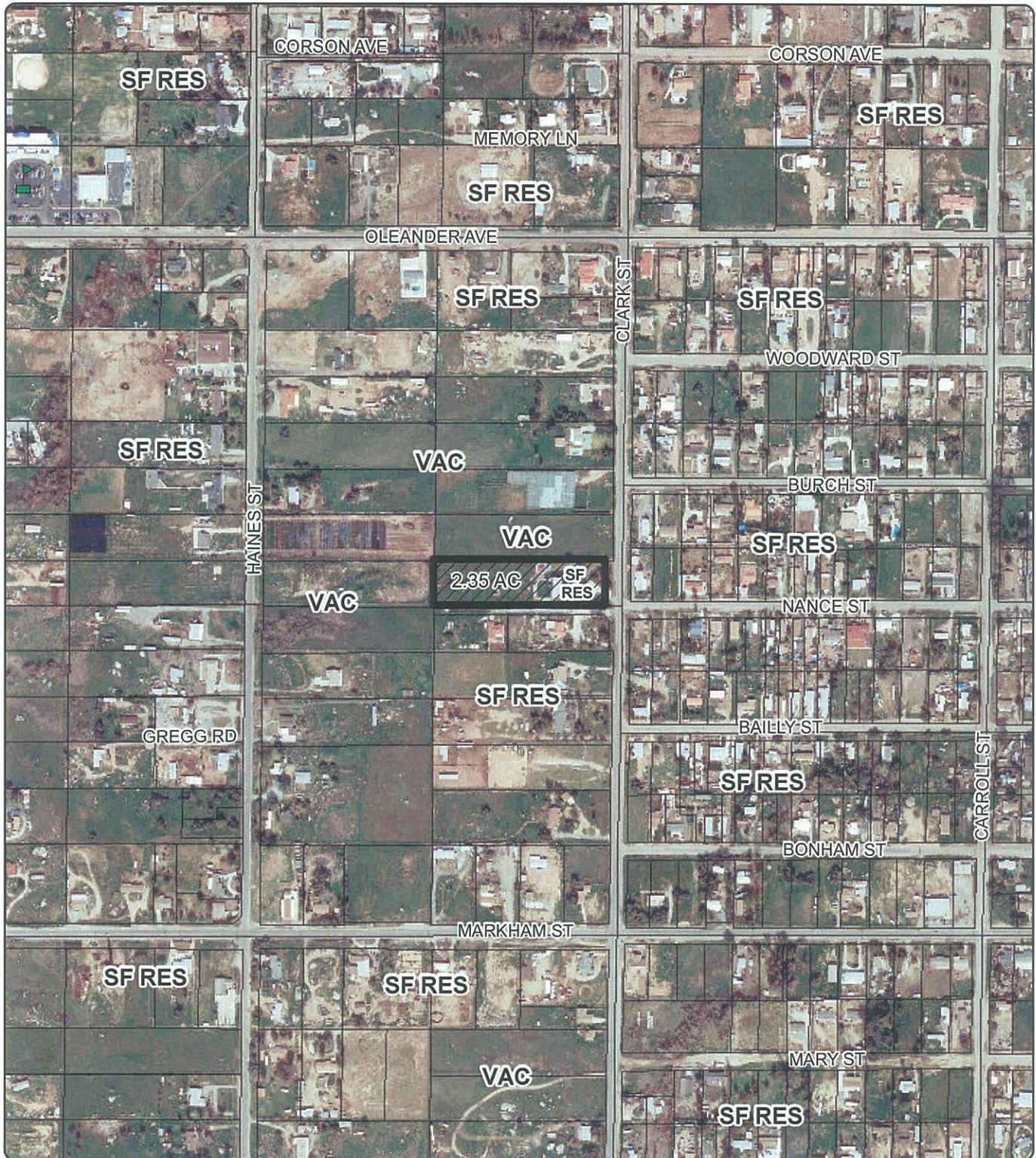
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00856R2

LAND USE

Supervisor: Buster  
District 1

Date Drawn: 11/05/2012  
Exhibit 1



Zoning District: Mead Valley  
Township/Range: T4SR4W  
Section: 3

Assessors Bk. Pg. 315-11  
Thomas Bros. Pg. 746 J7  
Edition 2011



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.ftma.co.riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00856R2

EXISTING ZONING

Supervisor Buster  
District 1

Date Drawn: 11/05/2012  
Exhibit 2



Zoning District: Mead Valley  
Township/Range: T4SR4W  
Section: 3



Assessors Bk. Pg. 315-11  
Thomas Bros. Pg. 746 J7  
Edition 2011

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

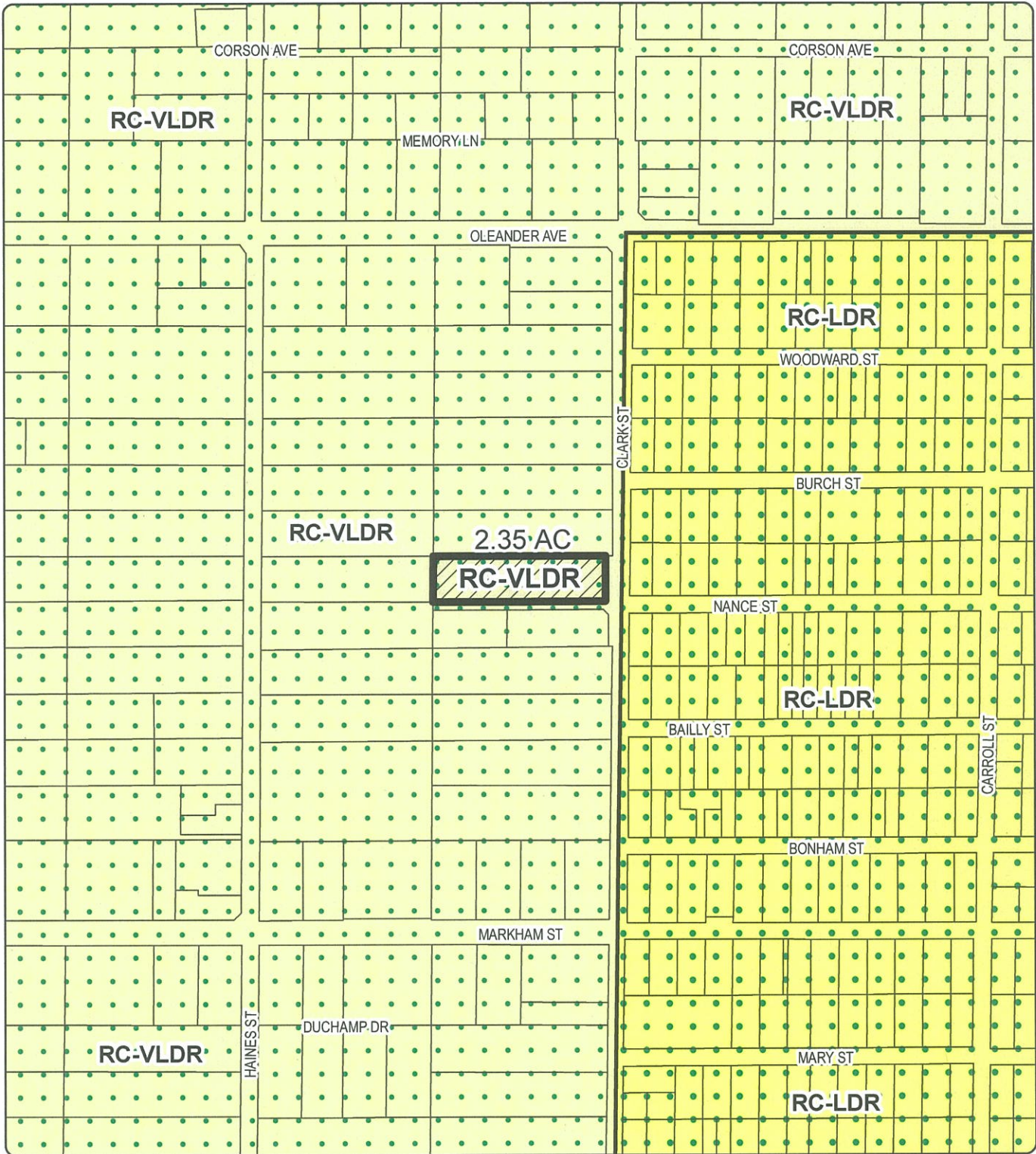
PUP00856R2

Date Drawn: 11/05/2012

Supervisor: Buster  
District: 1

EXISTING GENERAL PLAN

Exhibit 5



Zoning District: Mead Valley  
Township/Range: T4SR4W  
Section: 3



Assessors Bk. Pg. 315-11  
Thomas Bros. Pg. 746 J7  
Edition 2011

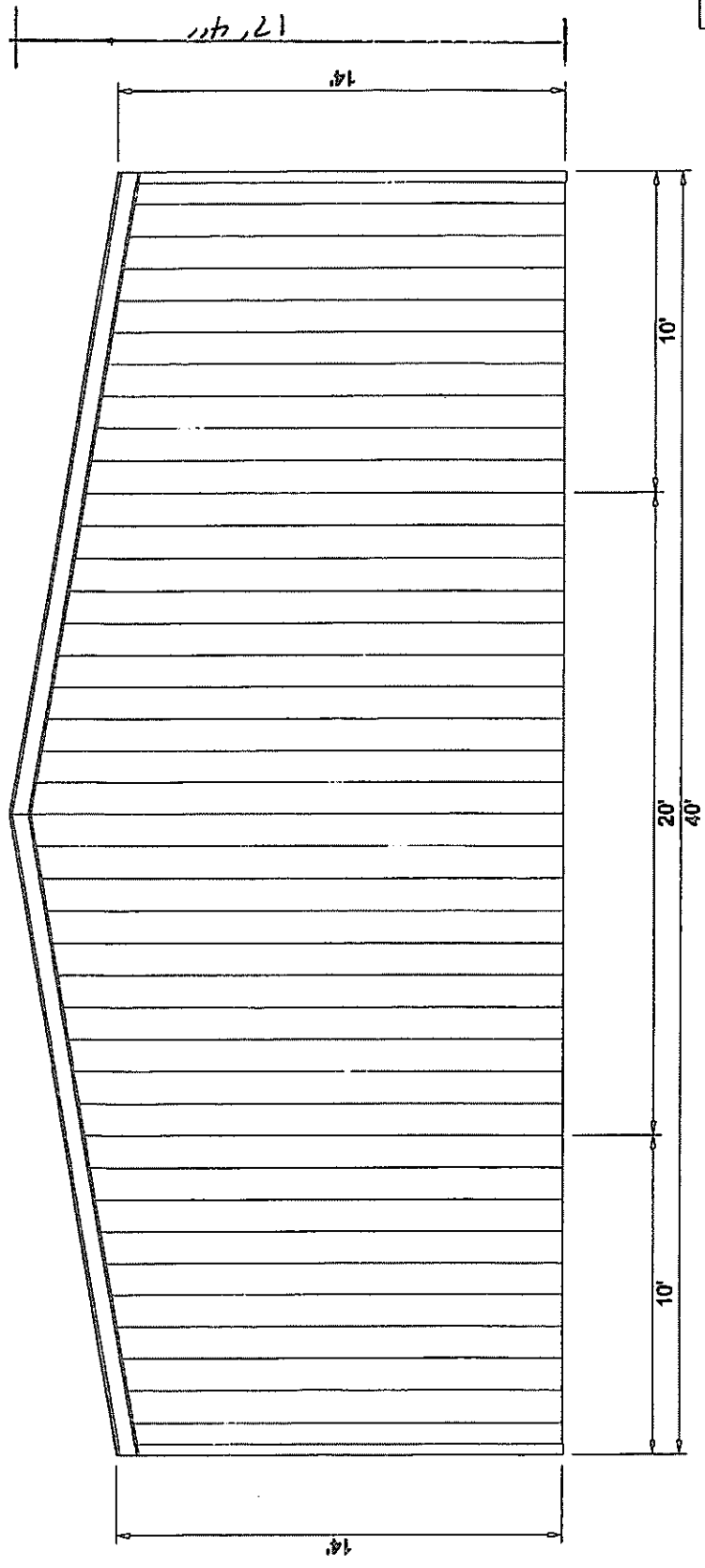


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RIGHT ARCHITECTURAL - (A) Storage



Scale: NOT TO SCALE	Project Name: PROJECT
Version: 1.0	Owner: 1.0
Author: [Name]	Client: [Name]
Checkered: [ ]	Approved: [ ]
Reviewed: [ ]	For Approval: [ ]
For Construction: [ ]	For Construction: [ ]

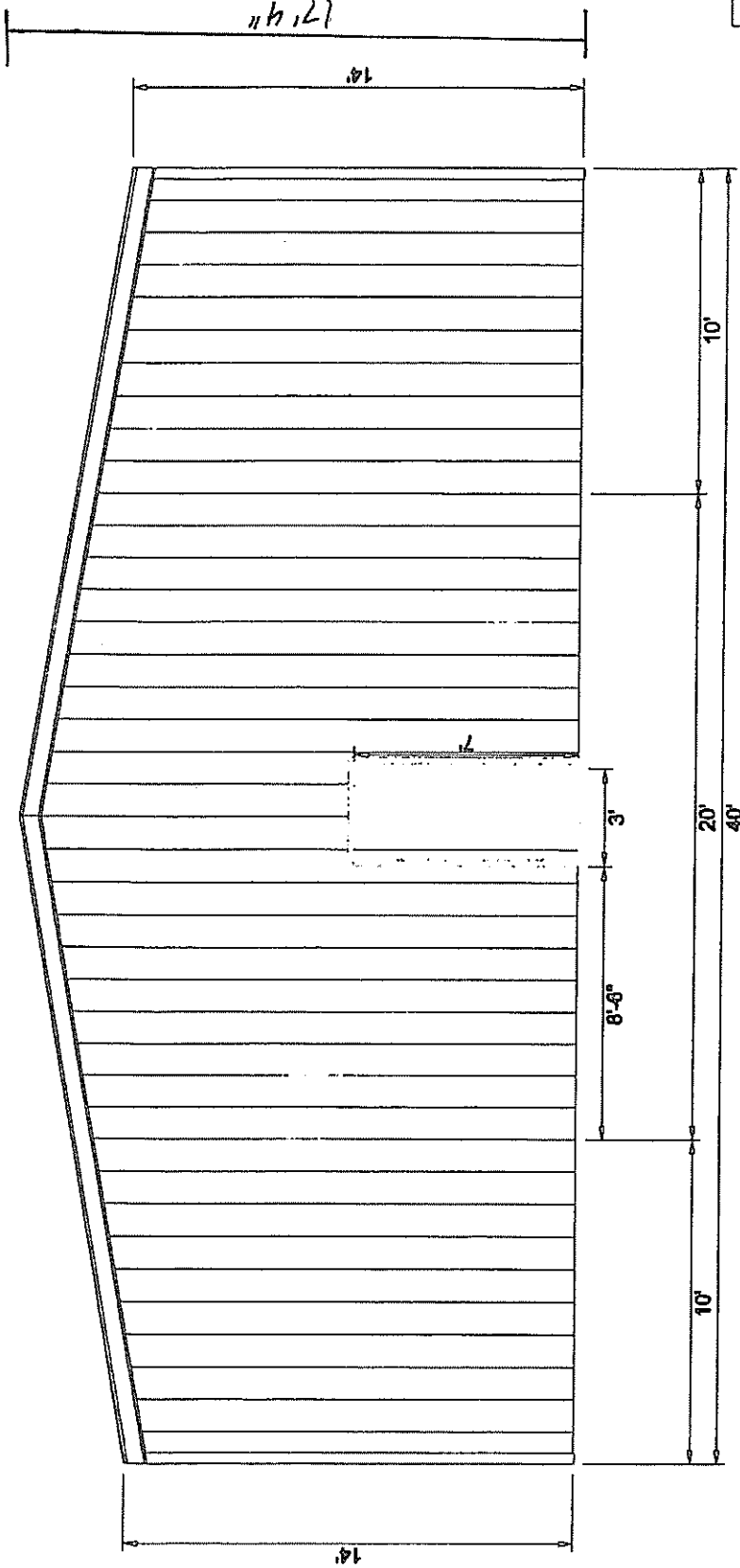
CONTACT: [Name]  
COUNT: [Name]  
DATE: [Date]

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Sheet: The Oct 15 2024 10:51 AM - Sheet: 157



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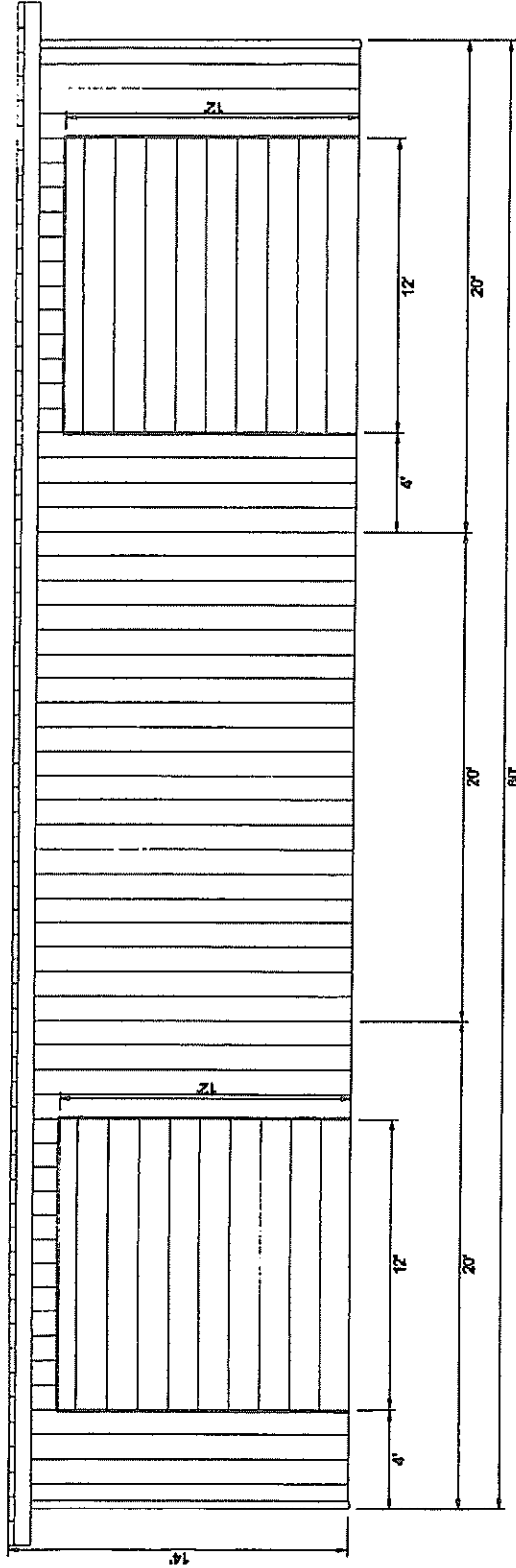
LEFT ARCHITECTURAL - (A) Storage

Project Name: _____	
Client: _____	Project No: _____
Contract No: _____	Issue No: _____
Contractor: _____	Issue Date: _____
Project Manager: _____	Issue Status: _____
Project Engineer: _____	Issue Type: _____
Project Architect: _____	Issue Category: _____
Project Designer: _____	Issue Sub-category: _____
Project Draftsman: _____	Issue Sub-sub-category: _____
Project Checker: _____	Issue Sub-sub-sub-category: _____
Project Approver: _____	Issue Sub-sub-sub-sub-category: _____



Sheet: 24/04/13/17/24/01 30mm.wpd 13/7

NOT FOR CONSTRUCTION



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FRONT ARCHITECTURAL - (A) Storage

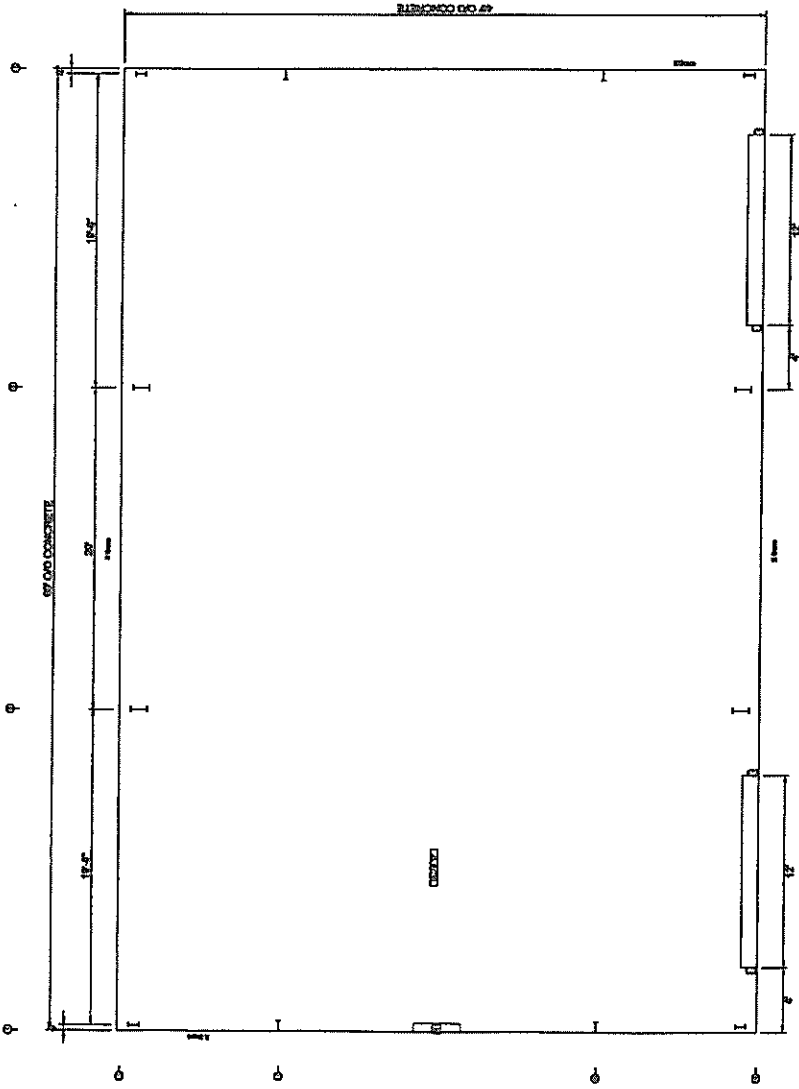
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Order No: 24/04/13/17/24/01 Order Date: 24/04/13 Order Ref: 24/04/13/17/24/01	Order No: 24/04/13/17/24/01 Order Date: 24/04/13 Order Ref: 24/04/13/17/24/01
Order No: 24/04/13/17/24/01 Order Date: 24/04/13 Order Ref: 24/04/13/17/24/01	Order No: 24/04/13/17/24/01 Order Date: 24/04/13 Order Ref: 24/04/13/17/24/01

**MEMFI**  
 The supplier warrants that the goods are as described in the contract documents and that the goods are fit for the purposes for which they are intended. The supplier warrants that the goods are fit for the purposes for which they are intended.

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NOT FOR CONSTRUCTION

ACCESSORY SCHEDULE	
Sheet	Description
1	2020 Storage Room - 2020



This drawing is not for construction. This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

FLOOR PLAN - (A) Storage

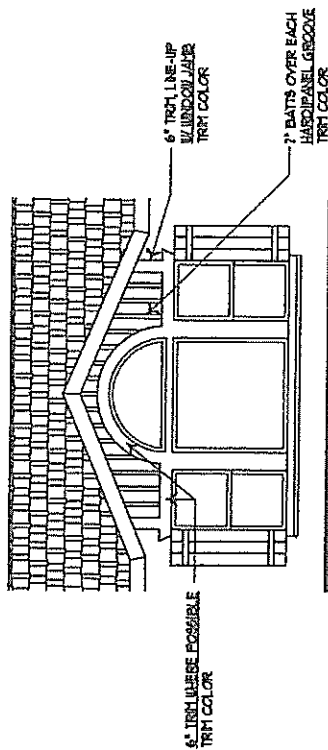
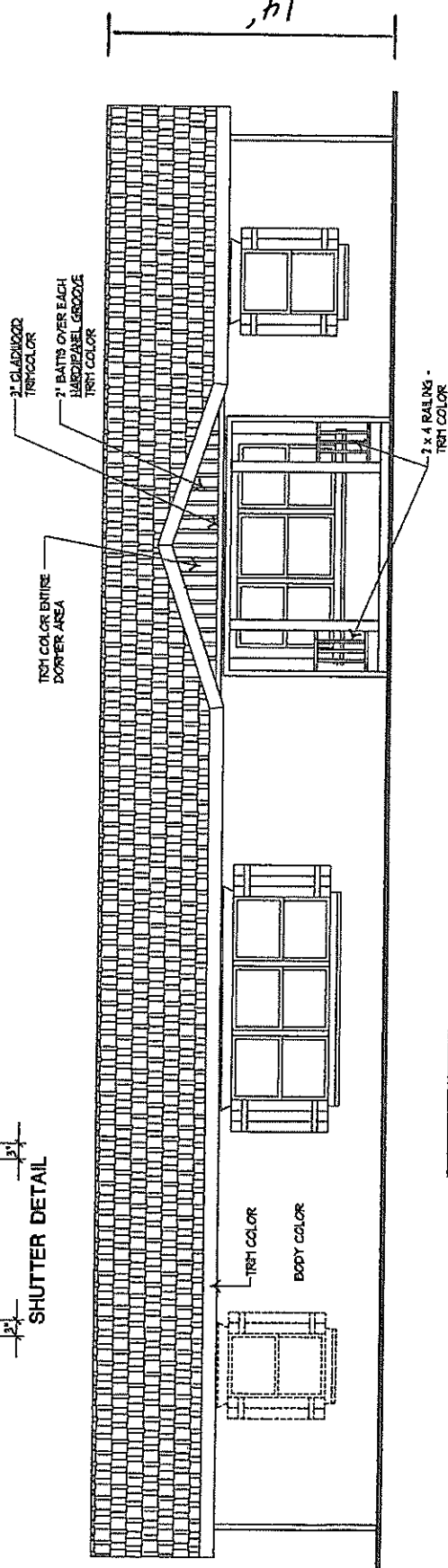
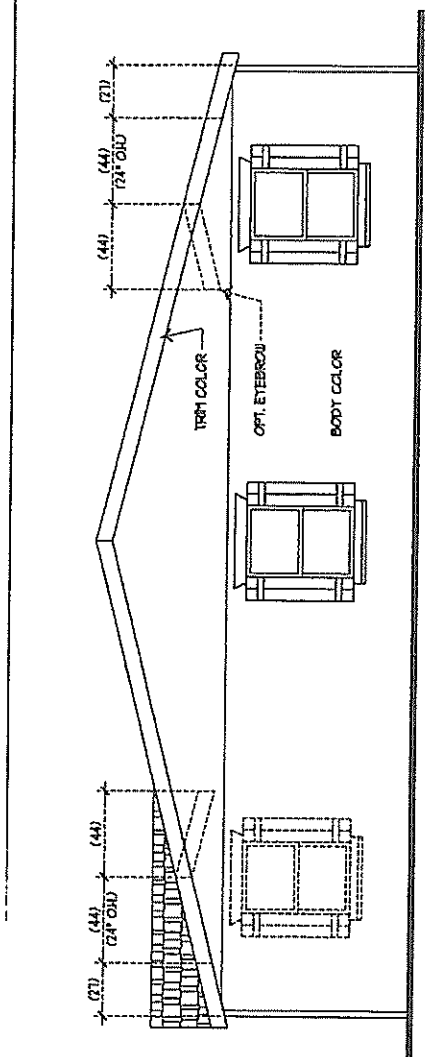
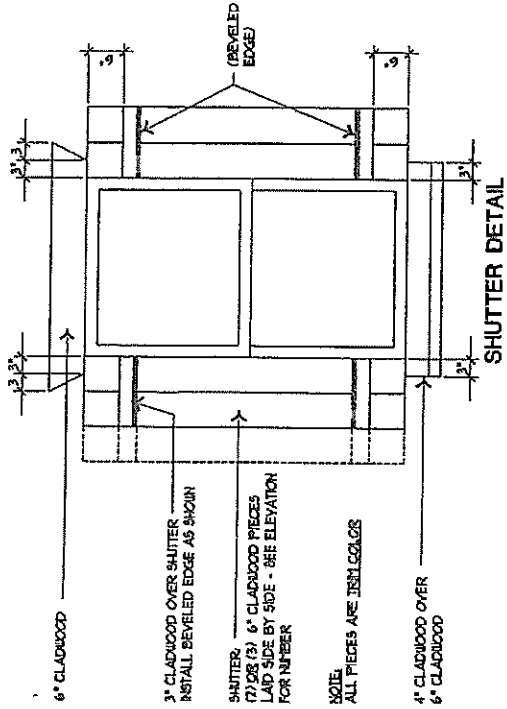


PROJECT NO. 2020-01 PROJECT NAME PROJECT LOCATION PROJECT DATE PROJECT VALUE PROJECT STATUS <input type="checkbox"/> For Approval <input type="checkbox"/> For Construction Permit	CLIENT CONTACT NAME CONTACT PHONE CONTACT EMAIL CONTACT ADDRESS
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**M B M F**

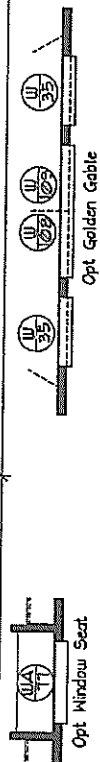
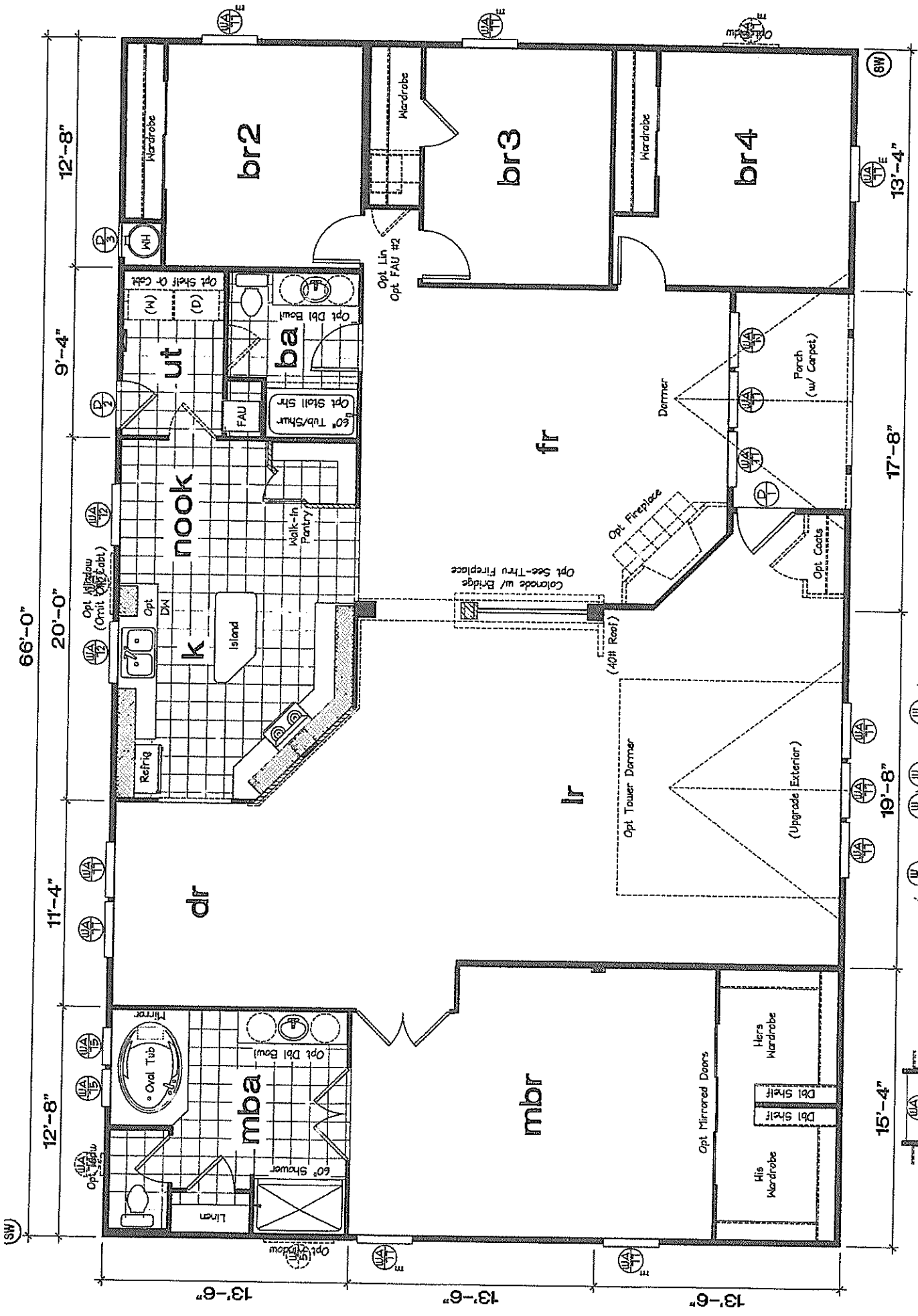
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**NOTE:**  
 3" CLADWOOD TRIM ONLY AROUND REAR ENDWALL AND REAR SIDEWALL DOORS AND WINDOWS EXCEPT WHEN NOTED OTHERWISE

<b>CMH Manufacturing West, Inc</b> Perris Division • (951) 657-1611	<b>STANDARD EXTERIOR</b>		MODEL NO. <b>GE062K</b>
	DRAWING TITLE	PRODUCT <b>GOLDEN WEST EXCLUSIVE</b>	DATE <b>6-7-01</b>
APPROVAL REF :	SQ. FT. <b>2,596</b>	SHEET <b>2-A</b>	REVISED <b>GB 10-26-07</b>
PERRIS DIVISION	DRAWN BY : <b>G. BUE</b>		



**Golden West Exclusive - GE662K**  
 4 Bedroom, 2 Bath, Family Room, Porch - 2,596 Sq. Ft.

PUBLIC USE PERMIT Case #: PUP00856R2

Parcel: 315-110-045

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      USE - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is to expand an existing child development facility by adding a 2,596 square foot residence and a 2,400 square foot garage.

The existing center consists of two modular buildings, 3,456 and 1,784 square feet, respectively; and a playground area and a parking lot containing 13 parking spaces. This revised permit will also approve the existing driveway entrance located near the northeasterly corner of the project site.

10. EVERY. 2                      USE - HOLD HARMLESS                      RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees COUNTY from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the REVISED PUBLIC USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the REVISED PUBLIC USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is

PUBLIC USE PERMIT Case #: PUP00856R2

Parcel: 315-110-045

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Public Use Permit No. 856, Revised Permit No. 2 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for PUP00856R2, Exhibit A, Amended No. 1, dated July 9, 2012.

APPROVED EXHIBIT B-1 & C-1 (SHEETS 1-3) for PUP856R2, dated January 30, 2012.

APPROVED EXHIBIT B-2 & C-2 (SHEETS 1-6) for PUP856R2, dated January 30, 2012.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 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.

PUBLIC USE PERMIT Case #: PUP00856R2

Parcel: 315-110-045

10. GENERAL CONDITIONS

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. 6                   USE - NPDES INSPECTIONS                   RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

PUBLIC USE PERMIT Case #: PUP00856R2

Parcel: 315-110-045

10. GENERAL CONDITIONS

10.BS GRADE. 6                   USE - NPDES INSPECTIONS (cont.)                   RECOMMND

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                   USE - EROSION 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. 8                   USE - DUST CONTROL                   RECOMMND

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

10.BS GRADE. 9                   USE - 2:1 MAX SLOPE RATIO                   RECOMMND

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

10.BS GRADE. 11                  USE - MINIMUM DRNAGE GRADE                  RECOMMND

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

10.BS GRADE. 12                  USE - DRAINAGE & TERRACING                  RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13                  USE - SLOPE SETBACKS                   RECOMMND

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

PUBLIC USE PERMIT Case #: PUP00856R2

Parcel: 315-110-045

10. GENERAL CONDITIONS

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 2 USE - BUILD & SAFETY PLNCK RECOMMND

The applicant shall obtain building permits from the building department prior to any construction or placement of any building, structure or equipment on the property.

All building department plan submittal and fee requirements shall apply. All building plans and supporting documents shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations.

Where the use or occupancy classifications have changed

PUBLIC USE PERMIT Case #: PUP00856R2

Parcel: 315-110-045

10. GENERAL CONDITIONS

10.BS PLNCK. 2 USE - BUILD & SAFETY PLNCK (cont.) RECOMMND

in existing buildings, a building permit is required. There shall be no occupancy or use of a building, structure, or equipment until a final approved building inspection has been received for the applicable use.

All site conditions and buildings shall comply with all accessibility requirements per the current building code and ADA regulations.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PUP# 856 R2 - COMMENTS RECOMMND

Public Use Permit#856 R2 (PUP#856 R2) is proposing to install a metal building/garage without plumbing and a proposed caretakers residence with plumbing. PUP#856 R2 shall comply the the requirements set forth in the Department of Environmental Health Technical Guidance Manual, Uniform Plumbing Code, and all other applicable local and state requirements.

10.E HEALTH. 2 OWTS/ATU - MAINTAIN SETBACKS RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (ATUs) shall maintain all required setbacks per the Uniform Plumbing Code, Department of Environmental Health Technical Guidance Manual and State and Local Regulations.

10.E HEALTH. 3 EMWD POTABLE WATER SERVICE RECOMMND

Public Use Permit#856 R2 is proposing Eastern Municipal Water District (EMWD) potable water service. It is the responsibility of the property owner to ensure that all requirements to obtain potable water service are met with EMWD as well as all other applicable agencies.

10.E HEALTH. 4 OWTS/ATU PLANS & FLOOR PLANS RECOMMND

At time of building submittal, the applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all



PUBLIC USE PERMIT Case #: PUP00856R2

Parcel: 315-110-045

10. GENERAL CONDITIONS

10.E HEALTH. 4                      OWTS/ATU PLANS & FLOOR PLANS (cont.)                      RECOMMND

pertinent detail on scaled Precise Grading wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS/ATU 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.

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 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure.

10.FIRE. 3                              USE-#20-STANDARD FIRE HYDRANT                              RECOMMND

A standard fire hydrant (6"x4"x2 1/2") shall be located at the driveway entrance.

10.FIRE. 4                              USE-#88A-AUTO/MAN GATES                              RECOMMND

Gate(s) shall be

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

PUBLIC USE PERMIT Case #: PUP00856R2

Parcel: 315-110-045

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Public Use Permit 00856, Revised Permit No. 2, is a request to add a caretaker's residence and garage to an existing day care center on an approximately 2.4-acre site. The site is located in the Mead Valley area on the west side of Clark Street north of Nance Street.

The site naturally drains in a westerly direction. There is an offsite drainage area of approximately 30-acres tributary along the northerly property line of the site. While the improvements proposed with this request are located in the southwesterly portion of the site, to ensure that the improvements are not impacted by storm runoff, the finished floor of the residence shall be elevated 18-inches above the highest adjacent ground. The grading proposed with this request does not alter the natural drainage patterns of the site. With these floodproofing measures, the proposed improvements will be considered free of ordinary storm flood hazard. However, a storm of unusual magnitude may cause damage.

The site is located in the Santa Ana watershed. This request as presented on the exhibit creates just under 5,000 square feet of impervious area and disturbs less than an acre. Therefore this request is not considered 'Significant Redevelopment' and is below the threshold which would require a project-specific Water Quality Management Plan (WQMP). Additionally, over 6,000 square feet of pervious pavement for the driveway is proposed. However, the District will request that the engineer/applicant submit grading and/or building plans for a 'no fee - over the counter' plan check to verify the amount of impervious area proposed with this application is consistent with the final grading and building plans submitted with the Building and Safety Department for construction. Should the impervious area on final grading and building plans exceed 5,000 square feet, a WQMP will then be required.

It should be noted that water quality mitigation was required and completed with improvements associated with Revised Permit No. 1.

The project site is located in the Lake Mathews Area Drainage Plan (ADP) where fees have been adopted by the

PUBLIC USE PERMIT Case #: PUP00856R2

Parcel: 315-110-045

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

Board of Supervisors.

The District does not object to this request.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

PUBLIC USE PERMIT Case #: PUP00856R2

Parcel: 315-110-045

10. GENERAL CONDITIONS

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

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 ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and fter consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3                    USE - 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.

PUBLIC USE PERMIT Case #: PUP00856R2

Parcel: 315-110-045

10. GENERAL CONDITIONS

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. 7 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with verside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 8 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this public use permit shall be limited to the hours of 6:00 a.m. to 8:00 p.m., Monday through Friday.

10.PLANNING. 9 USE - BASIS FOR PARKING RECOMMND

Parking for this Revised permit was determined primarily on the basis of County Ordinance No. 348, Section 18.12.  
a.(2).b),  
Single family residence; 2 spaces

The existing 13 parking spaces shall remain.

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this public use permit as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, except the caretaker and members of the caretaker's family, 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.

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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, 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 55 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 Code Enforcement Department as part of a code enforcement action. Upon written notice from the Code Enforcement Department 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 Code Enforcement Department, unless more time is allowed through written agreement by the Code Enforcement Department. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 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.

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10. GENERAL CONDITIONS

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.

10.PLANNING. 26 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 29 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 34 USE - 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. 35 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.

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10. GENERAL CONDITIONS

10.PLANNING. 35 USE - LOW PALEO (cont.)

RECOMMND

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

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

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

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

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

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



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10. GENERAL CONDITIONS

10.PLANNING. 35 USE - LOW PALEO (cont.) (cont.) RECOMMND

of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

TRANS DEPARTMENT

10.TRANS. 1 USE-STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Clark Street and Nance Street since adequate right-of-way

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W (cont.) RECOMMND  
exists.

10.TRANS. 5 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND  
No additional road improvements will be required at this time along Clark Street due to existing improvements.

10.TRANS. 6 USE - TRAFFIC MANAGEMENT PLAN RECOMMND  
The following traffic management plan was prepared by the applicant/engineer for PUP 00856R2.

Project Description:

- (A) PUP 00856 constructed an existing 1,809-square foot (sq. ft.) mobile home, which is to remain, (9) Parking spaces and (1) ADA parking.
- (B) PUP 00856 R1 constructed a 3,456-square foot (sq. ft.) Modular Building ("Funded by First 5 Riverside- the Riverside County Children & Families Commission"). (13) Parking spaces and (1) ADA parking. Adding childcare for 12 infants, an additional 12 toddlers and 16 preschoolers (40 additional children). This allowed RCDC to provide full day childcare for 70 children from 0-5 years of age.
- (C) PUP 00856R2 will construct a 2,596-square foot (sq. ft.) modular caretakers residence and a 2,400-square foot (sq. ft.) steel building to be used as a garage. There will be no parking spaces provided for the residence and garage. The garage will provide parking for the residence. The cars that will be parked in the garage are currently using the parking lot, thus increasing available parking for the clients, employees and special events.

Project Location:

- (A) The RCDC is located in Mead Valley of Riverside County, at 18215 Clark St. Cross street is Nance Street.

Ingress/Egress:

- (A) The parents' arrival schedule is based on their individual needs. This includes the parents work start time with travel allowance from home to the center and from the center to work. Usually there are 2 to 4 cars at most, arriving at the same time to the center. Approximately 98% of the parents driving to

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10. GENERAL CONDITIONS

10.TRANS. 6

USE - TRAFFIC MANAGEMENT PLAN (cont.)

RECOMMND

RCDC live South of the center in Mead Valley and the 92571, zip code (south of the I-215).

- (B) The number of students does not indicate the amount of vehicles arriving and departing RCDC. Some staff members, car pool to work. Visitors usually arrive between 10 AM and Noon. Special event traffic uses the remainder of the sites 2.35 Acres. Special events include Easter, Christmas, Thanksgiving and moving to Kinder. Special events, are scheduled from 10 AM to 11 AM.
- (C) The project was conditioned under PUP00856R1 to provide a southbound deceleration lane as well as a northbound left turn lane, which have been installed.
- (D) PUP00856R2 proposes a caretakers residence which will serve to reduce the trips to RCDC for two employees. This will reduce two trips to RCDC and two trips from RCDC.

Hours of Operation:

The Rawlins Child Development Center (RCDC) presently operates from 6 AM to 6:30 PM, Monday through Friday. Currently RCDC serves 11 toddlers and 19 preschoolers, ages 2-5. Staff includes 3 teachers and 3 teacher aids.

Number of Employees & Duties:

- (1) Teacher 7 AM to 2:30 PM
- (1) Teacher's aid 8AM 12 Noon
- (1) Teacher 7 AM to 12 Noon
- (1) Teacher's aid 8AM to 5PM
- (1) Teacher 7 AM to 3:30 PM
- (1) Teacher's aid 8 AM to 12 Noon and 2 PM to 4 PM

The RCDC will be adding 3 teachers and 5 teacher aids to cover the future increase of the 12 infants, 12 toddlers and 16 preschoolers. The new staff schedule will mirror the existing work schedule:

- (1) Teacher 7 AM to 2:30 PM
- (2) Teacher's aid 8AM 12 Noon
- (1) Teacher 7 AM to 12 Noon
- (1) Teacher's aid 8AM to 5PM
- (1) Teacher 7 AM to 3:30 PM
- (2) Teacher's aid 2 PM to 4 PM

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10. GENERAL CONDITIONS

10.TRANS. 6 USE - TRAFFIC MANAGEMENT PLAN (cont.) (cont.)RECOMMND

Signage:

With the oval driveway, signage is used to indicate the desired onsite flow of traffic. Including arrows on pavement and written instructions in English and Spanish. Parking and drop off issues related to any traffic flow is also part of the enrollment orientation that is conducted with all existing, future or pending patrons.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF THE PERMIT RECOMMND

The life of Public Use Permit No. 856 Revised Permit No. 1 shall terminate on August 1, 2029. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP RECOMMND

The installation of the caretaker's residence and the garage building shall be accomplished within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. Installation is defined as the beginning of substantial construction of the proposed buildings contemplated by this revised permit 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 of the proposed buildings. Should the one year extension be obtained and no substantial construction of the buildings be initiated within three (3) years of the approval date the entitlement to construct the proposed buildings shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                   USE - GEOTECH/SOILS RPTS                   RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                   USE - DRAINAGE DESIGN Q100                   RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 10                  USE - ALTERNATIVE PVMT                   RECOMMND

In instances where the grading plan involves the use of porous or pervious pavements as an alternative to asphalt and concrete surfaces, prior to the issuance of a grading permit, approval shall be obtained from the Building and Safety Department.

60.BS GRADE. 11                  USE - APPROVED WQMP                   RECOMMND

The exhibit for PUP00856R2 creates just under 5,000 square feet of impervious area and is not considered a "Significant Redevelopment" and is below the threshold which would require a project specific Water Quality Management Plan (WQMP).

If the grading plans exceed 5,000 square feet of impervious area, prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment control BMPs have been included on the grading plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

EPD DEPARTMENT

60.EPD. 1 - NESTING BIRD SURVEY

RECOMMND

In order to insure that grading does not impact nesting birds protected by the federal Migratory Bird Treaty Act (MBTA) a nesting bird clearance survey will be required prior to site preparation or any grading. The nesting bird survey must be completed by a qualified biologist currently holding an MOU with the County of Riverside. Surveys must be submitted directly to the Environmental Programs Division (EPD) of the Planning Department directly for review and approval. This condition only applies to any grading permits that are attempting to be obtained during the nesting season (Feb 1st- to- August 31st). For grading permits that are being obtained outside the formal nesting season, please contact EPD directly for clearance at 951-955-6982

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE VERIFY IMPERVIOUS AREA

RECOMMND

For compliance that a WQMP is not required, grading and/or building plans shall be submitted for a 'no fee - over the counter' plan check to verify the amount of impervious area for this project is less than 5,000 square feet.

60.FLOOD RI. 2 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Lake Mathews 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.

Public Use Permit 00856, Revised Permit No. 2, is located

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE MITCHARGE (cont.)

RECOMMND

within the limits of the Lake Mathews 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 0.11-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.

PLANNING DEPARTMENT

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Public Use Permit No. 856, Revised Permit No. 2, 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.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMND

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT

RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                      USE - ROUGH GRADE APPROVAL                      RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1                      USE - E.HEALTH CLEARANCE REQ.                      RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

FIRE DEPARTMENT

80.FIRE. 1                              USE-#17A-BLDG PLAN CHECK \$                              RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

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. 1 USE VERIFY IMPERVIOUS AREA

RECOMMND

For compliance that a WQMP is not required, grading and/or building plans shall be submitted for a 'no fee - over the counter' plan check to verify the amount of impervious area for this project is less than 5,000 square feet.

80.FLOOD RI. 2 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Lake Mathews 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.

Public Use Permit 00856, Revised Permit No. 2, is located within the limits of the Lake Mathews 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 0.11-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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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 3                   USE - CONFORM TO ELEVATIONS                   RECOMMND

Elevations and floor plans of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B-1 & C-1 and B-2 & C-2.

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. 6                   USE - MINIMUM FLOOR AREA                   RECOMMND

The dwelling unit shall have a minimum floor living area of not less than 750 square feet excluding porches, garages, patios or similar features whether attached or detached. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all dwelling unit minimum floor living area regulations.

80.PLANNING. 17                  USE - SCHOOL MITIGATION                   RECOMMND

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

80.PLANNING. 19                  USE - FEE STATUS                   RECOMMND

Prior to issuance of building permits for Public Use Permit No. 856, Revised Permit No. 2, 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. 21                  USE- LC LANDSCAPE PROJECT SPEC                   RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal (R1), the following project specific conditions shall be imposed:

a. Additional screening of the caretakers unit and garage (R2) along the fence existing fence with trees and shrubs required.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 USE - REMOVE SHIPPING CONTAINR RECOMMND

In accordance with Section 18.50.B.4., no shipping containers shall be allowed on the property, and the two existing shipping containers shall be removed from the site prior to the issuance of a building permit.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

In instances where a Water Quality Management Plan (WQMP) is required, prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

In instances where a Water Quality Management Plan (WQMP) is required, prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

In instances where a Water Quality Management Plan (WQMP) is required, prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

In instances where a Water Quality Management Plan (WQMP) is required, prior to final building inspection, the applicant/owner shall register the project - specific WQMP

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4                   USE - BMP REGISTRATION (cont.)                   RECOMMND

treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5                   USE - REQ'D GRADING INSP'S                   RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
  - a.Inspection of Final Paving
  - b.Precise Grade Inspection
  - c.Inspection of completed onsite storm drain facilities
  - d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6                   USE - PRECISE GRDG APPROVAL                   RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

PUBLIC USE PERMIT Case #: PUP00856R2

Parcel: 315-110-045

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6                   USE - PRECISE GRDG APPROVAL (cont.)                   RECOMMND

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 7                   USE - BUSINESS REGISTRATION                   RECOMMND

Prior to final building inspection, the applicant/owner shall register the project with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

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.

PUBLIC USE PERMIT Case #: PUP00856R2

Parcel: 315-110-045

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1                      USE-#45-FIRE LANES                      RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2                      USE-#12A-SPRINKLER SYSTEM                      RECOMMND

Install a complete fire sprinkler system per NFPA 13d 2010 edition. Plans must be submitted to the Fire Department for approval prior to installation.

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.

PLANNING DEPARTMENT

90.PLANNING. 9                      USE - NO ROOF EQUIPMENT                      RECOMMND

Roof-mounted equipment for residential units shall not be permitted within the project site.

90.PLANNING. 27                      USE - ORD 810 O S FEE (2)                      RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for PUP00856R2 is calculated to be 0.89 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

PUBLIC USE PERMIT Case #: PUP00856R2

Parcel: 315-110-045

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28

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 PUP00856R2 has been calculated to be 0.89 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.

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: February 1, 2012

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Riv. Co. EDA – Redevelopment  
Riv. Co. ALUC – John Guerin  
March Air Reserve Base  
Mead Valley Municipal Advisory Council  
1st District Supervisor

1st District Planning Commissioner  
City of Perris  
Val Verde Unified School Dist.  
Eastern Municipal Water Dist.  
Southern California Edison  
Southern California Gas Co.  
Verizon  
Eastern Information Center - UCR

**PUBLIC USE PERMIT NO. 856, REVISED PERMIT NO. 2 – EA42494 – Applicant: Rogelio Rawlins – Engineer/Representative: Andrew Woodard - First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Communities: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Nance Street, southerly of Burch Street, easterly of Haines Street and westerly of Clark Street – 2.35 Gross Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** Proposal to add a 2,596 square foot caretaker's residence and a 2,400 square foot garage to an existing child day care center. – APN: 315-110-045 – Related Cases: PUP00856, PUP00856R1**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 1, 2012**. 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 **Adrienne Rossi**, Project Planner, at **(951) 955-6925** or email at **AROSSI@rctlma.org / MAILSTOP# 1070**.

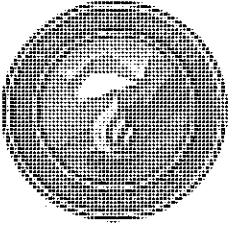
COMMENTS:

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.*



# Val Verde Unified School District

975 W Morgan Street • Perris, CA 92571 • 951-940-6100

February 23, 2012

Adrienne Rossi, Project Planner  
COUNTY OF RIVERSIDE, Planning Department  
9<sup>th</sup> Floor, CAC – P.O. Box 1409  
Riverside, CA 92502-1409

**BOARD OF EDUCATION:**

*Fredy R. De Leon, J.D.*  
*Stacey L. Guzman*  
*Wraymond Sawyer*  
*Michael M. Vargas*  
*D. Shelly Yarbrough*

**Alan Jensen, Ed.D.**  
*Superintendent*

Re: Project Description: Permit No. 856, Add 2,596 s.f. Caretaker's Residence  
& 2,400 s.f. garage to existing child day care center  
Location: N of Nance, S of Burch, E of Haines, W of Clark  
Applicant: Rogelio Rawlins  
APN: 315 110 045

Dear Ms. Rossi:

We have reviewed the above referenced project. The Val Verde Unified School District would like to make the following comments and/or recommendations:

1. The District recommends that all environmental health agencies within your jurisdiction take into consideration the health, safety and welfare of the students of the Val Verde Unified School District.
2. The District recommends that it be apprised of any traffic flow changes that might affect the health, safety and welfare of the students of the Val Verde Unified School District as well as the Val Verde District Office staff.
3. Val Verde Unified School District has adopted State statutory industrial/commercial fees. Companies within your jurisdiction will need to satisfy the appropriate fees prior to issuance of building permits.

We appreciate your requesting our input concerning this project. Should you have any questions or concerning regarding the District's recommendations, please don't hesitate to contact me at (951) 940-6107.

Sincerely,

  
Stacy Strawderman, Director  
Facilities, Contracts & Purchasing Services

SS/gjc

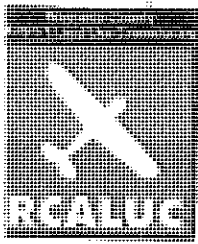
cc: Alan Jensen, Ed.D., Superintendent  
Michelle Richardson, Deputy Superintendent, Business Services

**Michelle Richardson, Ed.D.**  
*Assistant Superintendent  
Business Services*

**Michael McCormick**  
*Assistant Superintendent  
Education Services*

**John Simonson**  
*Assistant Superintendent  
Student Services*

AIRPORT LAND USE COMMISSION  
RIVERSIDE COUNTY



RECEIVED  
OCT 17 2012  
ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

October 15, 2012

CHAIR  
Simon Housman  
Rancho Mirage

VICE CHAIRMAN  
Rod Ballance  
Riverside

COMMISSIONERS

Arthur Butler  
Riverside

John Lyon  
Riverside

Glen Holmes  
Hemet

Greg Pettis  
Cathedral City

Richard Stewart  
Moreno Valley

STAFF

Director  
Ed Cooper

Russell Brady  
John Guerin  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Mr. HP Kang, Contract Planner  
Riverside County Planning Department  
4080 Lemon Street, Twelfth Floor  
Riverside CA 92501  
HAND DELIVERY

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW  
File No.: ZAP1082MA12  
Related File No.: PUP00856R2 (Revised Public Use Permit)  
APN: 315-110-045

Dear Mr. Kang:

On October 11, 2012, the Riverside County Airport Land Use Commission (ALUC) found Public Use Permit No. 856, Revised No. 2 (PUP00856R2), a proposal to add a 2,596 square foot caretaker's residence and a 2,100 square foot garage to an existing child care facility located on a 2.33-acre property fronting on the westerly side of Clark Street, northerly of Nance Street, CONSISTENT with the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area, subject to the following conditions:

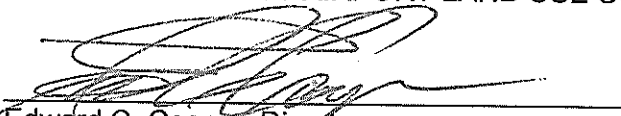
**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Noise-sensitive outdoor nonresidential uses and hazards to flight.
  - (f) The aboveground storage of explosive or flammable materials, other than flammable materials in quantities not exceeding fifty (50) gallons. Any such materials shall be stored in the garage or other enclosed structure not accessible to children.
3. The attached notice shall be given to all prospective purchasers and/or tenants of the property.

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JJGJG:bks

Attachments: Notice of Airport in Vicinity

cc: Rawlins Child Development Center, LLC (payee)  
Rogelio and Maria Rawlins (applicant/owner)  
IW Consulting Engineers, Inc. – Attn.: Andrew Walcker  
Gary Gosliga, Airport Manager, March Joint Powers Authority  
Dan Fairbanks, March Joint Powers Authority  
ALUC Staff

Y:\ALUC\Airport Case Files\March\ZAP1082MA12.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 influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



DEPARTMENT OF THE AIR FORCE  
AIR FORCE RESERVE COMMAND

RECEIVED  
FEB 27 2012

ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

MEMORANDUM FOR RIVERSIDE COUNTY  
ATTN: ADRIENNE ROSSI, PROJECT PLANNER  
PLANNING DEPARTMENT  
P.O. BOX 1409  
RIVERSIDE, CA 92502-1409

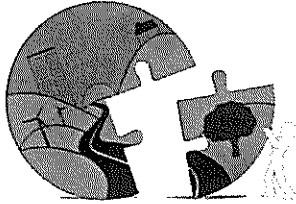
FROM: 452d Mission Support Group/Civil Engineers  
Base Operating Support  
610 Meyer Drive Bldg 2403  
March ARB CA 92518-2166

SUBJECT: Public Use Permit No. 856, Revised Permit No. 2  
Related Cases: PUP00856, PUP00856R1

1. The March Air Reserve Base (MARB) review of the proposal to add a 2,596 SF caretaker's residence and a 2,400 SF garage to an existing child day care center is provided with this memorandum.
2. This development is consistent with compatible land use and MARB mission operations at the proposed location. The site does not occupy any area impacted by current mission aircraft noise, flight paths, or any zones related to localized aircraft incident statistics.
3. Thank you for the opportunity to review and comment on this proposed development. If you have questions please contact Ms. Denise Hauser at (951) 655-4862.

A handwritten signature in cursive script that reads "Pamela M. Hann".

PAMELA M. HANN  
Base Civil Engineer



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

Set ID# CC006331

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PUP 00856 R2

DATE SUBMITTED: 1-9-12

### APPLICATION INFORMATION

Applicant's Name: Rogelio Rawlins

E-Mail: rumy@verizon.net

Mailing Address: 18215 Clark Street  
Perris, CA 92570  
City State ZIP

Daytime Phone No: (951) 283-4758 Fax No: (    )           

Engineer/Representative's Name: IW Consulting Engineers Inc. E-Mail: andreww@iwcei.com

Mailing Address: 3544 University Avenue  
Riverside, CA 92501  
City State ZIP

Daytime Phone No: (951) 905-5300 Fax No: (951) 905-5302

Property Owner's Name: Rogelio Rawlins & Maria E-Mail: rumy@verizon.net

Mailing Address: 18215 Clark Street  
Perris, CA 92570  
City State ZIP

Daytime Phone No: (951) 283-4758 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.

EA42494/CFG05866

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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.

Rogelio A. Rawlins                      Rogelio A. Rawlins  
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.

Rogelio A. Rawlins                      Rogelio A. Rawlins  
PRINTED NAME OF PROPERTY OWNER(S)                      SIGNATURE OF PROPERTY OWNER(S)  
Maria L Rawlins                      Maria L Rawlins  
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): 315-110-045

Section: 3                      Township: 4 South                      Range: 4 West

Approximate Gross Acreage: 2.35 acres

General location (nearby or cross streets): North of Nance St., South of \_\_\_\_\_



**APPLICATION FOR LAND USE AND DEVELOPMENT**

Burch St. \_\_\_\_\_, East of Haines St. \_\_\_\_\_, West of Clark St. \_\_\_\_\_.

Thomas Brothers map, edition year, page number, and coordinates: 2005, Page 746 grid J-7

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

*2,596 sq ft*  
*2,400 sq ft*

Addition of a caretakers residence and garage to an existing child day care center. The project will be located on the western portion of the lot. There will be one lot, two units, and the project will be built in 2012.

Related cases filed in conjunction with this request:

N/A

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

If yes, provide Case No(s). Public Use Permit 00856 & 00856R1 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 41969 E.I.R. No. (if applicable): N/A

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: All completed under original and R1 PUP application

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) 4,000'

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: 250

Estimated amount of fill = cubic yards 250

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Import 0 Export 0 Neither \_\_\_\_\_

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

What is the anticipated route of travel for transport of the soil material?  
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 5,000 sq. ft.

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

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

Does the development project area exceed more than one acre in area? Yes  No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclics/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) Forbes A. Paul Date 12-20-11  
Owner/Representative (2) Maria Rawlins Date 12-28-11

**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 <sup>1</sup>		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
		YES NO
<b>Proposed Project Consists of, or includes:</b>		<input type="checkbox"/> <input type="checkbox"/>
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>2</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–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan <sup>3</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>4</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> Includes San Jacinto River watershed. <sup>2</sup> Land area is based on acreage disturbed. <sup>3</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 <a href="http://www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf">www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf</a> . <sup>4</sup> 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> .		
<b>DETERMINATION: Circle appropriate determination.</b>		
If <b>any</b> question answered "YES"	Project requires a project-specific WQMP.	
If <b>all</b> questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 11/1/2012,

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

APN (s) or case numbers PUP00856R2 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.

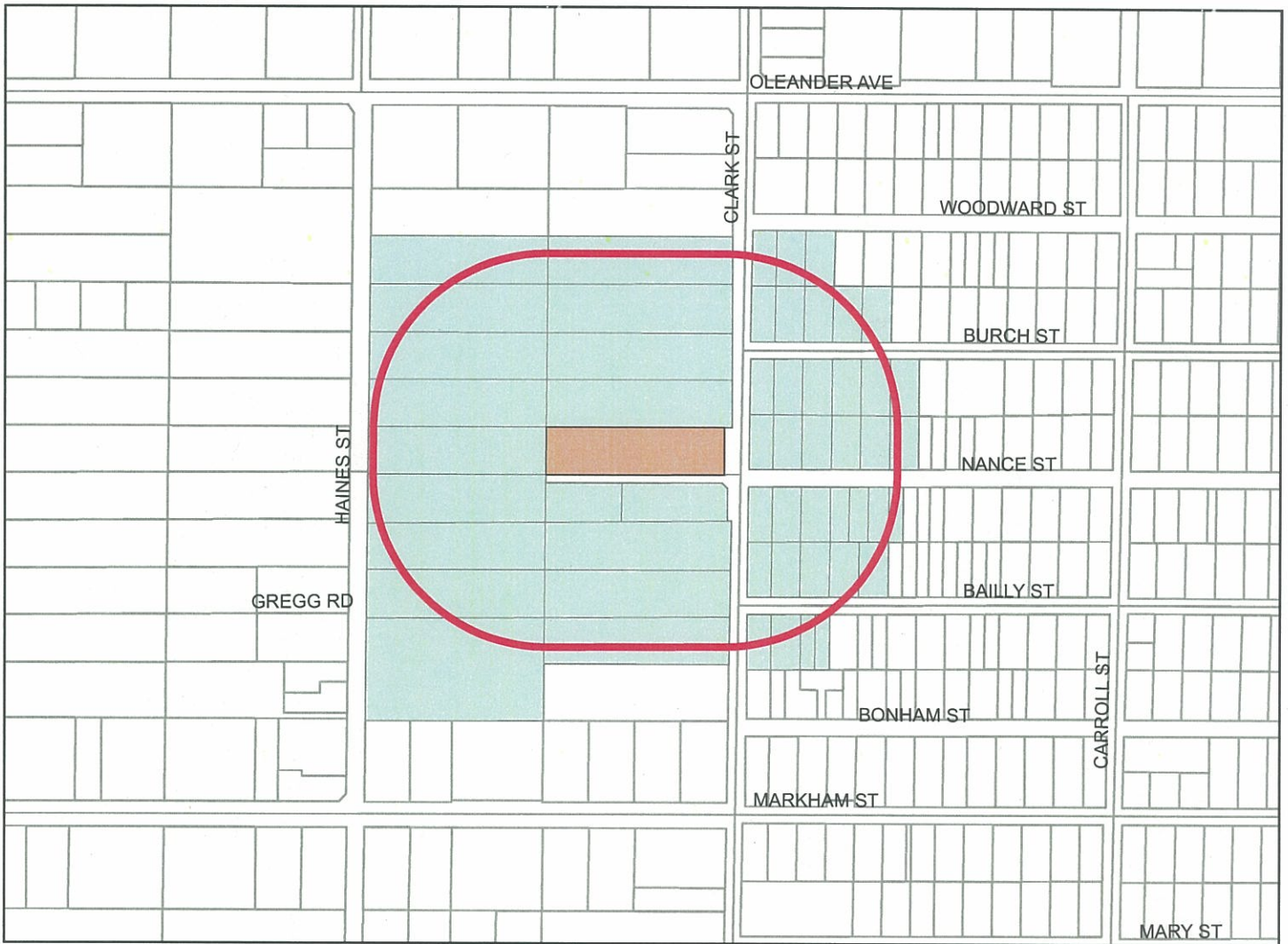
NAME: Vinnie Nguyen

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

## PUP00856R2 (600 feet buffer)



### Selected Parcels

315-171-004	315-110-021	315-110-040	315-161-005	315-120-016	315-120-027	315-161-002	315-132-025	315-132-001	315-162-030
315-132-002	315-132-028	315-171-001	315-161-004	315-162-002	315-162-001	315-120-026	315-162-032	315-161-023	315-171-002
315-132-024	315-110-023	315-161-025	315-161-026	315-120-028	315-162-031	315-162-029	315-161-028	315-161-003	315-132-003
315-110-019	315-120-040	315-120-017	315-110-025	315-161-024	315-161-001	315-162-007	315-162-006	315-162-033	315-120-041
315-132-027	315-162-003	315-162-004	315-162-005	315-110-027	315-161-027	315-110-022	315-171-003	315-132-026	315-110-045
315-161-006	315-110-041	315-120-014	315-110-020	315-120-015					



525 262.5 0 525 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.

ASMT: 315110019, APN: 315110019  
DOLORES SEVILLA, ETAL  
20151 OLEANDER AVE  
PERRIS CA 92570

ASMT: 315110040, APN: 315110040  
ANN HARRIS  
2372 PRINCE ALBERT DR  
RIVERSIDE CA 92507

ASMT: 315110020, APN: 315110020  
VICTORINE HORNSBY  
2257 W 21ST ST  
LOS ANGELES CA 90018

ASMT: 315110041, APN: 315110041  
THO VUONG  
17357 KAISON CIR  
RIVERSIDE CA 92508

ASMT: 315110021, APN: 315110021  
ELENA CARRILLO, ETAL  
18130 HAINES ST  
PERRIS, CA. 92570

ASMT: 315110045, APN: 315110045  
MARIA RAWLINS, ETAL  
18215 CLARK ST  
PERRIS, CA. 92570

ASMT: 315110022, APN: 315110022  
ROSA MERCADO, ETAL  
5843 GREEN PINE CT  
RANCHO CUCAMONGA CA 91739

ASMT: 315120014, APN: 315120014  
TONY LE  
9503 DE ADALENA ST  
ROSEMEAD CA 91770

ASMT: 315110023, APN: 315110023  
MONICA RODRIGUEZ, ETAL  
23333 WALNUT ST  
PERRIS CA 92570

ASMT: 315120015, APN: 315120015  
RUTH DOUCET, ETAL  
7842 HALLDALE AVE  
LOS ANGELES CA 90047

ASMT: 315110025, APN: 315110025  
PATRICIA BALUCAN, ETAL  
17711 GERRITT AVE  
CERRITOS CA 90701

ASMT: 315120016, APN: 315120016  
BERTHA WALKER  
P O BOX 705  
PERRIS CA 92572

ASMT: 315110027, APN: 315110027  
PHILLIP WHITENER  
18111 CLARK ST  
PERRIS, CA. 92570

ASMT: 315120017, APN: 315120017  
JEREMY BISHOP, ETAL  
18402 HAINES ST  
PERRIS, CA. 92570



ASMT: 315120026, APN: 315120026  
ERIC NEGRETE  
10995 DUCKBILL RD  
MORENO VALLEY CA 92557

ASMT: 315132003, APN: 315132003  
MARIA MANCILLA, ETAL  
1528 W PICO BLVD  
LOS ANGELES CA 90015

ASMT: 315120027, APN: 315120027  
ANGELINA LALAP, ETAL  
18331 CLARK ST  
PERRIS, CA. 92570

ASMT: 315132024, APN: 315132024  
GILBERTO ESQUIVEL  
21580 BURCH ST  
PERRIS, CA. 92570

ASMT: 315120028, APN: 315120028  
VERONICA ZABITH, ETAL  
18281 CLARK ST  
PERRIS, CA. 92570

ASMT: 315132025, APN: 315132025  
LEONA HAYES, ETAL  
P O BOX 165  
PERRIS CA 92572

ASMT: 315120040, APN: 315120040  
CONNIE COPPINGER, ETAL  
21380 NANCE ST  
PERRIS, CA. 92570

ASMT: 315132026, APN: 315132026  
RIGOBERTO FREGOSO  
21552 BURCH ST  
PERRIS, CA. 92570

ASMT: 315120041, APN: 315120041  
MARIA ORNELAS, ETAL  
18225 CLARK ST  
PERRIS, CA. 92570

ASMT: 315132027, APN: 315132027  
NIVARDO RUANO, ETAL  
22599 RAYMOND RD  
PERRIS CA 92570

ASMT: 315132001, APN: 315132001  
CRISTINA RIVERA  
18108 CLARK ST  
PERRIS, CA. 92570

ASMT: 315132028, APN: 315132028  
DANIEL COX  
P O BOX 1300  
RIVERSIDE CA 92502

ASMT: 315132002, APN: 315132002  
TANYA BEARDMAN, ETAL  
21511 WOODWARD ST  
PERRIS CA 92570

ASMT: 315161001, APN: 315161001  
LUIS RIOS  
21519 BURCH ST  
PERRIS, CA. 92570

ASMT: 315161002, APN: 315161002  
ELVIRA SANTOS, ETAL  
21537 BURCH ST  
PERRIS, CA. 92570

ASMT: 315161026, APN: 315161026  
JUANA VEGA, ETAL  
3315 E 14TH ST  
LONG BEACH CA 90804

ASMT: 315161003, APN: 315161003  
JORGE MACIAS, ETAL  
21545 BURCH ST  
PERRIS, CA. 92570

ASMT: 315161027, APN: 315161027  
PRISCILLA BACA  
PMB 410  
1835 A S CENTRE CITY  
ESCONDIDO CA 92025

ASMT: 315161004, APN: 315161004  
DAVID LE  
P O BOX 5721  
NORCO CA 92860

ASMT: 315161028, APN: 315161028  
RONALD WILLIAMS, ETAL  
18280 CLARK ST  
PERRIS, CA. 92570

ASMT: 315161005, APN: 315161005  
MARIA LOPEZ, ETAL  
21573 BURCH ST  
PERRIS, CA. 92570

ASMT: 315162001, APN: 315162001  
JACQUELYN SIMMONS, ETAL  
18300 CLARK ST  
PERRIS, CA. 92570

ASMT: 315161006, APN: 315161006  
GEORGE HERNANDEZ, ETAL  
16314 DENVER AVE  
GARDENA CA 90248

ASMT: 315162005, APN: 315162005  
PATRICIA AGUILAR  
191 DAYLILY DR  
PERRIS CA 92571

ASMT: 315161023, APN: 315161023  
CARMEN ESPARZA, ETAL  
21590 NANCE ST  
PERRIS, CA. 92570

ASMT: 315162006, APN: 315162006  
ZULMA PEREZ, ETAL  
21565 NANCE ST  
PERRIS, CA. 92570

ASMT: 315161024, APN: 315161024  
LEONEL CISNEROS  
21580 NANCE ST  
PERRIS, CA. 92570

ASMT: 315162007, APN: 315162007  
VICTORIA TOSTADO, ETAL  
21581 NANCE ST  
PERRIS, CA. 92570



ASMT: 315162029, APN: 315162029  
JESSE ANDERSON  
21584 BAILLY ST  
PERRIS, CA. 92570

ASMT: 315171004, APN: 315171004  
ROSA ANDALON, ETAL  
21557 BAILLY ST  
PERRIS, CA. 92570

ASMT: 315162030, APN: 315162030  
DANIEL BALDWIN  
1824 LEXINGTON  
CORONA CA 92880

ASMT: 315162031, APN: 315162031  
ELODIA LOPEZ, ETAL  
21560 BAILLY ST  
PERRIS, CA. 92570

ASMT: 315162033, APN: 315162033  
MARIA FLORES  
18340 CLARK ST  
PERRIS, CA. 92570

ASMT: 315171001, APN: 315171001  
NICKA CUMPIAN, ETAL  
21513 BAILLY ST  
PERRIS, CA. 92570

ASMT: 315171002, APN: 315171002  
CLARA MUNOZ, ETAL  
21660 OLEANDER AVE  
PERRIS CA 92570

ASMT: 315171003, APN: 315171003  
GABRIELA PADILLA, ETAL  
21543 BAILLY ST  
PERRIS, CA. 92570

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

452nd MSG/CECC  
March Air Reserve Base  
Civil Engineering - BOS  
610 Meyer Dr., Building 2403  
March ARB, CA 92518-2166

ATTN: Lee Cussins, Secretary  
Mead Valley Municipal Advisory Council  
18870 Springwood Ln.  
Perris, CA 92570

ATTN: Planning Manager  
Planning & Community Development  
Department, City of Perris  
135 N. D St.  
Perris, CA 92570

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Val Verde Unified School District  
975 W. Morgan St.  
Perris, CA 92571-3103

Verizon Engineering  
9 South 4<sup>th</sup> Street  
Redlands, CA 92373

Applicant/Owner:  
Rogelio Rawlins  
18215 Clark Street  
Perris, CA 92570

Engineer/Representative:  
IW Consulting/Andrew Woodard  
3544 University Avenue  
Riverside, CA 92501

Applicant/Owner:  
Rogelio Rawlins  
18215 Clark Street  
Perris, CA 92570

Engineer/Representative:  
IW Consulting/Andrew Woodard  
3544 University Avenue  
Riverside, CA 92501



# 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.: Public Use Permit No. 856, Revised Permit No. 2

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Nance Street, southerly of Burch Street, easterly of Haines Street, and westerly of Clark Street in the Mead Valley Area Plan.

Project Description: Public Use Permit No. 856, Revised Permit No. 2, proposes to add a 2,596 square foot caretaker's residence and a 2,400 square foot garage to an existing child day care center.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Rogelio Rawlins

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (15303)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption (\_\_\_\_)  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: \_\_\_\_\_

Reasons why project is exempt: The project is proposing to add a 2,596 square foot caretaker's residence and a 2,400 square foot garage to an existing child day care center. Construction of a single family residence and a garage (appurtenant accessory structure) is considered exempt from CEQA per category 15303 (a) and (e) which consists of construction and location of limited numbers of new, small facilities or structures, et al. Examples of this exemption (15303) include but are not limited to those land uses and buildings in this project: a) one single-family residence, et al, and e) accessory structures including garages, et al.

H. P. Kang County Contact Person (951) 955-1888 Phone Number

\_\_\_\_\_  
Signature Title Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA42494 ZCFG No. 05866 - County Clerk Posting Fee 64.00  
**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

N\* REPRINTED \* R1200148

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: RAWLINS ROGELIO \$64.00  
paid by: CK 1163  
CA FISH AND GAME FEE FOR PUP00856R2  
paid towards: CFG05866 CALIF FISH & GAME: DOC FEE  
at parcel: 18215 CLARK ST PERR  
appl type: CFG3

By \_\_\_\_\_ Jan 09, 2012 12:21  
MGARDNER posting date Jan 09, 2012

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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